

FOR LEASE: RETAIL SUITES AT THE SUMMIT



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OVERVIEW

Summary

- **Total SQ FT:** 6,785 Gross
- **Est. Delivery:** October 2023
- **Parking:** 32 Spaces
- **Rents:** \$3.25 SF NNN
- **TIA:** Negotiable
- **Traffic Count:** 16,813 (Foothill & N Chorro)

Overview

The Summit is a beautiful new mixed use project located on the NWC of Foothill Blvd and N Chorro St in San Luis Obispo. The project consists of 234 bed luxury student housing units with 6,758 square feet of ground floor retail.

Located within a mile of the Cal Poly campus, The Summit's combination of location and visibility provides a unique opportunity for a variety of businesses.

The retail component will benefit from the project's more affluent student residents, as well as the high amount of foot and bike traffic along this busy corridor. Ample on-site parking will serve patrons coming to The Summit as a destination.

Highlights

- New mixed-use property with 234 bed high end luxury student apartments located within walking distance to Cal Poly
- Prime Opportunity for a coffeehouse, fast casual restaurant, service and retail tenants
- Ventilation shafts and grease interceptor in place for restaurants
- Retail area designed to allow for multiple demising plans and uses
- Large windowed frontage with excellent natural light

| Suite | Gross SF | Dimensions (FT) |
|-------|----------|-------------------------|
| 110 | 2,083 | LEASED |
| 120 | 1,318 | LEASED |
| 130 | 848 | (2ND Gen Space. No TIA) |
| 140 | 1,571 | LEASED |
| 150 | 938 | AVAILABLE |

PROJECT RENDERING

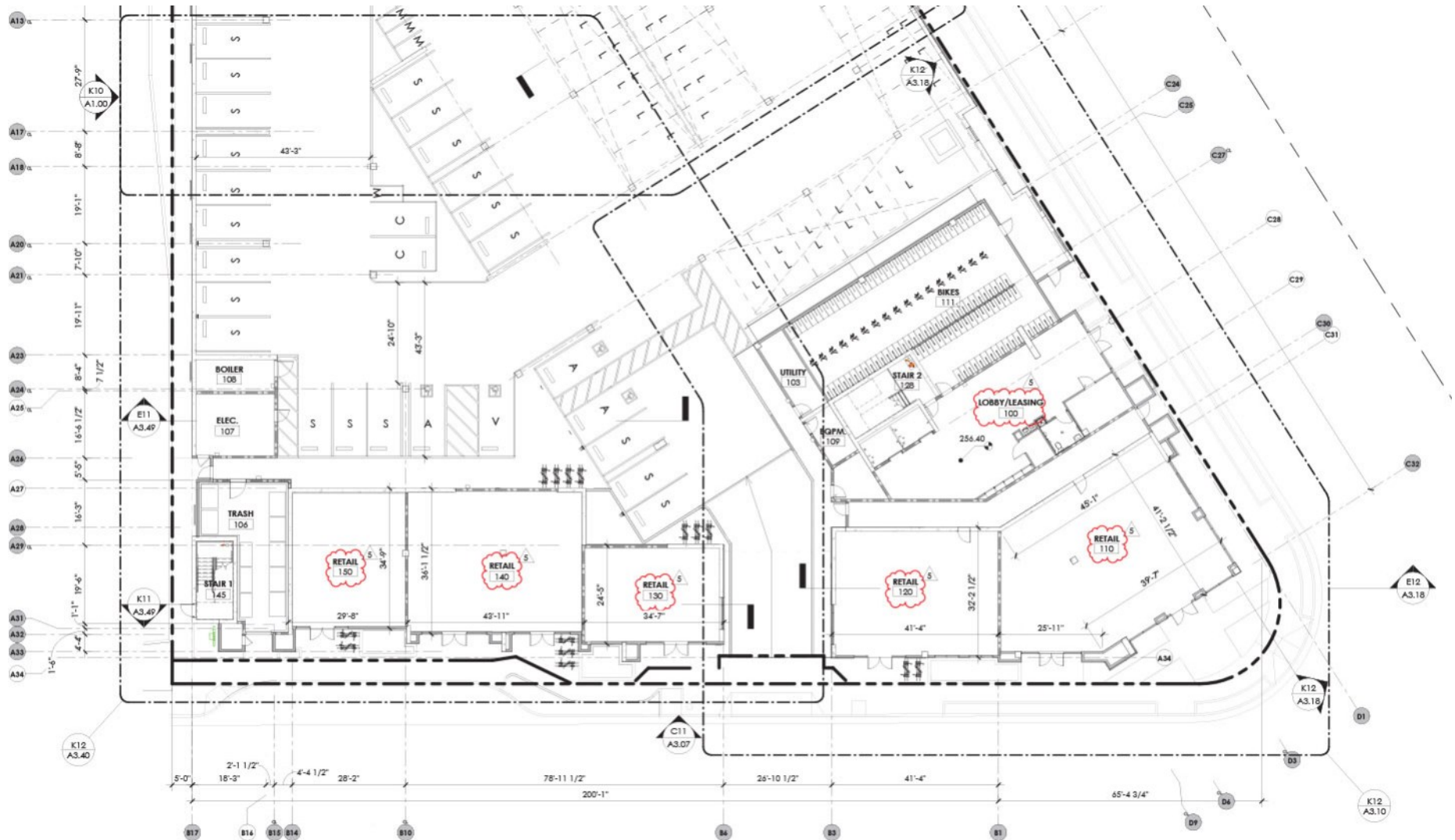


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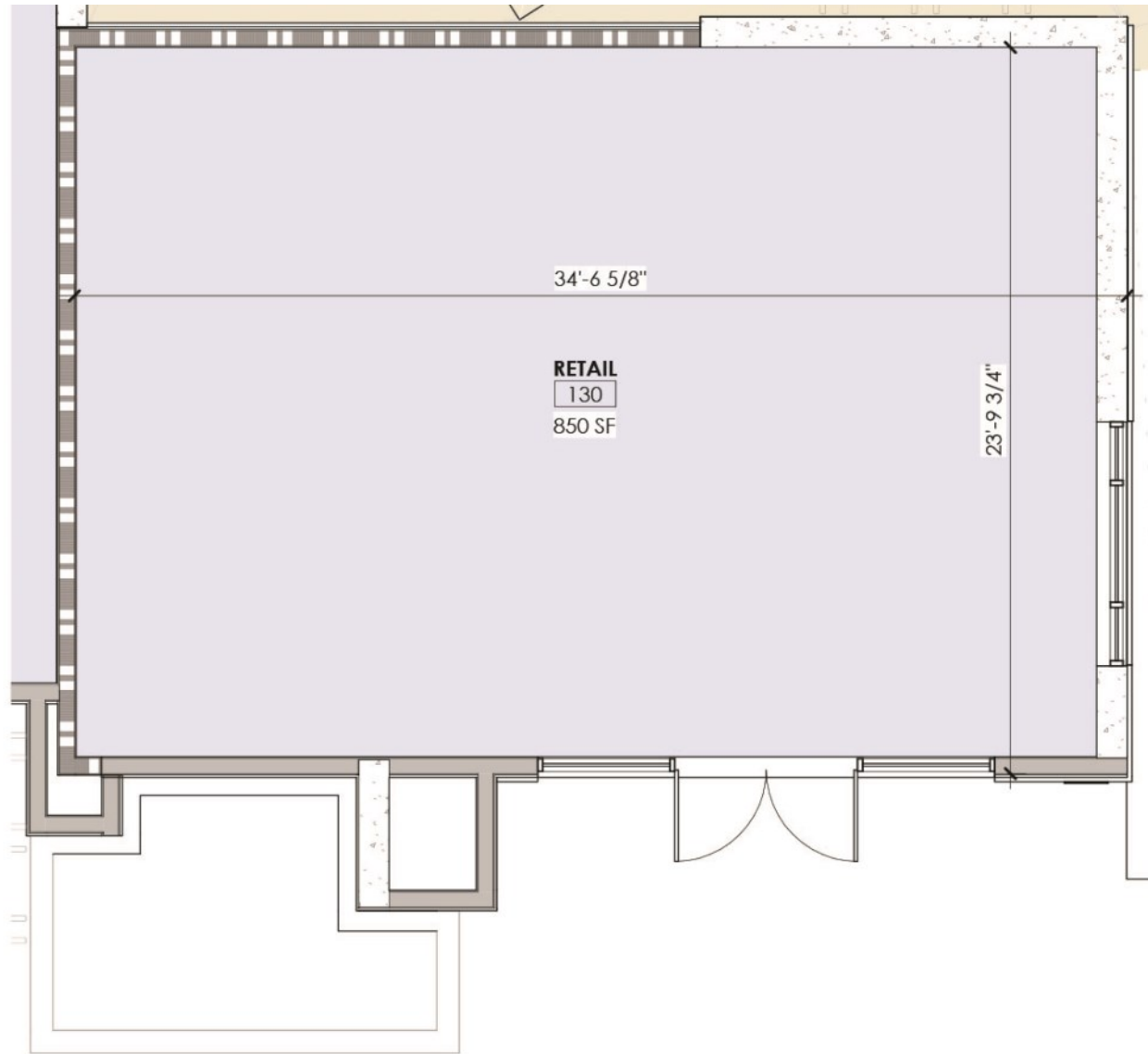
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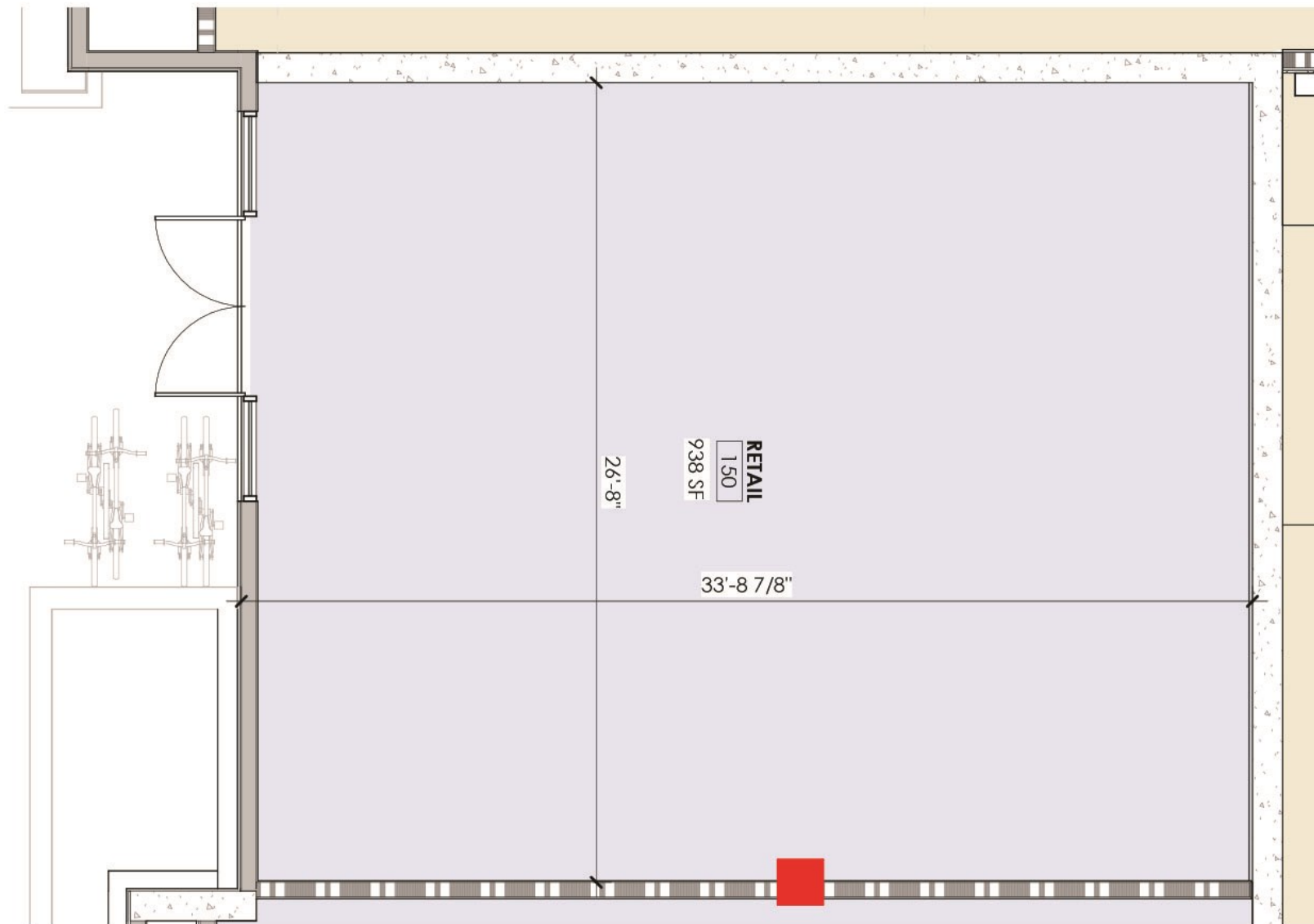
SITE PLAN



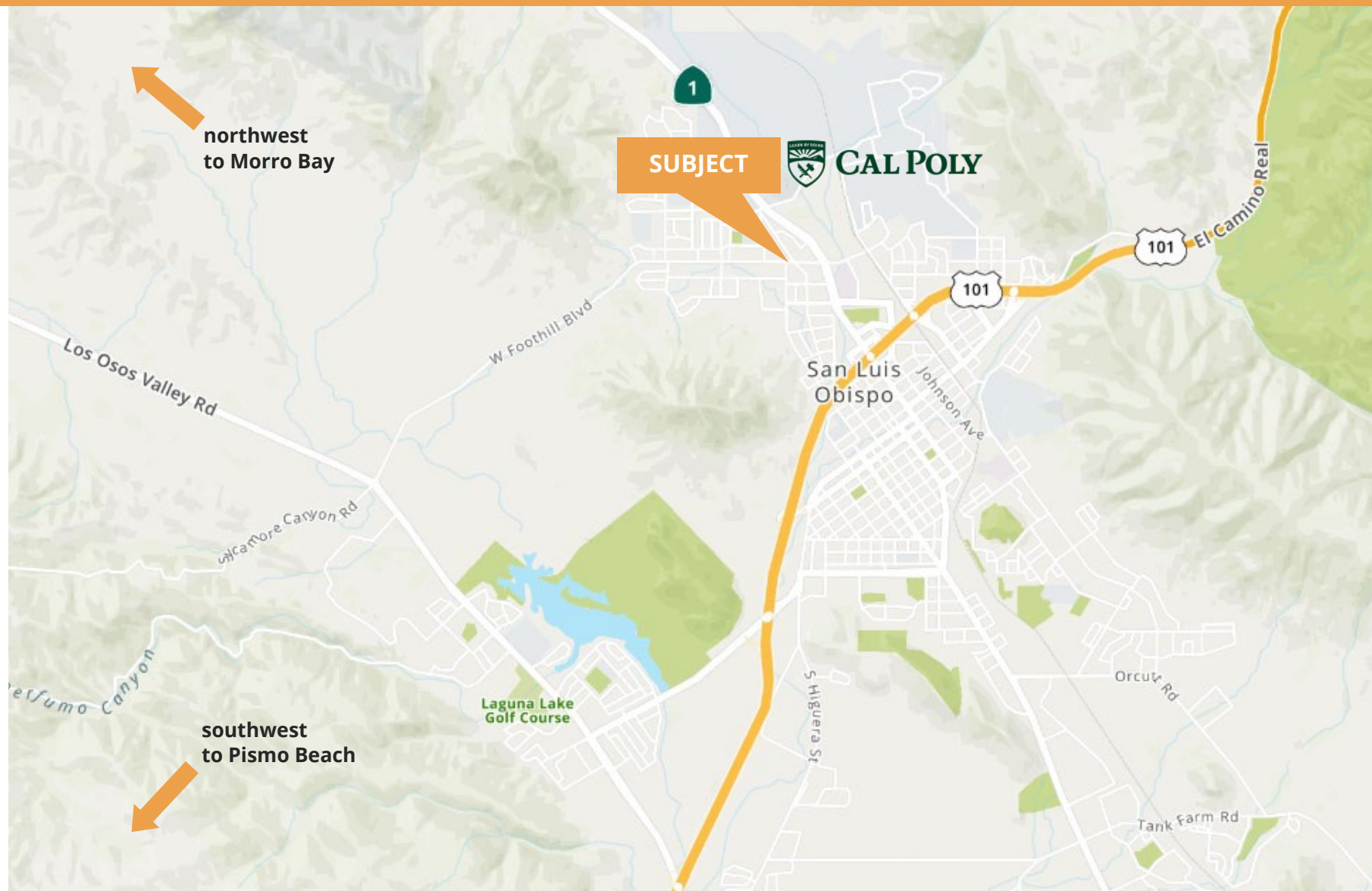
SUITE 130 PLAN



SUITE 150 PLAN



AREA MAP



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COMMUNITY OVERVIEW

San Luis Obispo is approximately 190 miles north of Los Angeles and 230 miles south of San Francisco. The city, locally referred to as SLO, is the county seat of San Luis Obispo County and is adjacent to renowned California Polytechnic State University.

San Luis Obispo continually ranks among the premier places to live and visit in the United States. Each year San Luis Obispo finds its way onto dozens of lists featuring the activities, natural resources, food and wine scene, shopping, entertainment and the many benefits that make San Luis Obispo so special.

San Luis Obispo is famous for its downtown farmers' market where vendors sell food and goods and various visual and music artists perform, it's renowned wine regions, the San Luis Obispo International Film Festival, and breathtaking nearby beaches just to name a few.

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| 2021 POPULATION | 23,728 | 33,405 | 48,336 |
| 2026 PROJECTION | 24,286 | 33,915 | 48,637 |
| MEDIAN AGE | 25.9 | 27.4 | 29.0 |
| 2020 HOUSEHOLDS | 2,650 | 21,920 | 34,601 |
| AVERAGE HH INCOME | \$61,860 | \$81,406 | \$86,657 |
| OWNER OCCUPIED | 1,904 | 3,189 | 6,140 |
| RENTER OCCUPIED | 6,175 | 9,255 | 12,238 |



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