

PRIME FREEWAY FRONTAGE SITE AVAILABLE FOR LEASE OR SALE



3.59 ACRES

- HIGHWAY 101 VISIBILITY
- BUILD-TO-SUITE
- LAND LEASE
- POTENTIAL LOT SPLIT
- ADJACENT TO FUTURE PRADO RD OVERPASS



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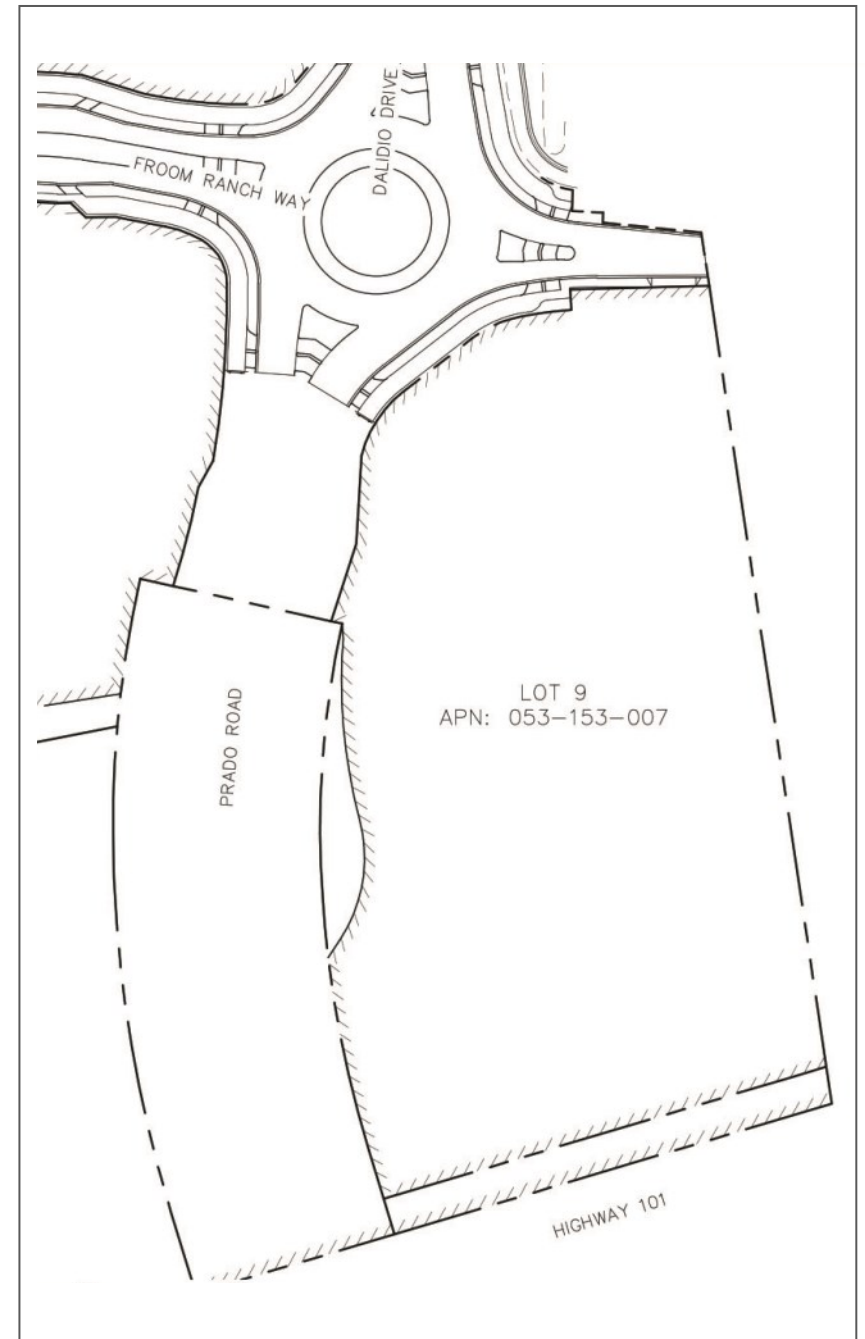
OFFERING HIGHLIGHTS

Lot 9 of San Luis Ranch, a thoughtfully planned community, offers a unique opportunity for a highly visible site from the freeway, centrally located in the highly sought-after area of San Luis Obispo. San Luis Ranch features 580 homes, an additional 299 future units, a 200-room hotel, an organic farm and marketplace, all providing a range of amenities to complement the site. The Prado Road freeway overpass connecting Dalidio Road at San Luis Ranch to Prado Road on the east side of Highway 101, along with other major road connections, also makes this location incredibly accessible.

Property:	3.59 Acres Gross (156,380 SF)
Maximum Building Size:	75,000 SF
Zoning:	Neighborhood Commercial
Allowable Uses:	Retail, Office, Medical (see the chart for a full list)
Site Condition:	Completed offsites and Blue Top pad
Build-to-Suite	
Rent:	Contact broker for rates
Lease Type:	NNN
TI Allowance:	Negotiable

* Ownership may be willing to divide into 2 or 3 parcels.

* Ground lease or sale options available



ALLOWABLE USES

Neighborhood Commercial - (NC)		
USE	PERMIT REQUIREMENTS	USE REGULATION
Antennas and telecommunications facilities	D	17.16.120
Bar/tavern	D	
Bed and breakfast inn	A	
Building and landscape materials, sales, indoor/ outdoor	D	
Caretaker quarters	A	
Catering service	D	
Club, lodge, private meeting hall	A	
Commercial recreation facility - indoor	A	17.08.060
Commercial recreation facility - outdoor	D	
Community garden	D	
Copying and quick printer service	A	
Convenience store	A	17.08.095
Day care - day care center (child/adult)	A	17.08.100
Day care - family day care home (small/large)	A	17.08.100
Educational conference	D	17.08.010(c)(6)
Extended hour retail	D	
Fitness/health facility	A	
General retail - less than 20,000 sf	D	
General retail - more than 20,000 sf	PC	
Home occupation	Home Occ Permit	17.08.090
Hotel, motel	A	
Library, museum	D	
Library, branch facility	D	
Liquor store/alcohol sales	D	17.11, 17.100.180
Live/work units	A	17.08.130
Medical service - doctor office	A	
Medical service - clinic, laboratory, urgent care	A	
Mobile home as temporary residence at building site	A	
Multi-Family dwelling	A	17.22.010(G)
Night club	PC	17.95
Outdoor/temporary/seasonal sales	A	17.08.020
Park, playground	A	
Parking facility	D (3)	
Parking facility - multilevel	D (3)	17.95
Parking facility - temporary	D	
Personal services	A	
Personal services - restricted	PC	
Produce stand	A	
Public assembly facility	D	
Public safety facilities	A	

USE	PERMIT REQUIREMENTS	USE REGULATION
Recreational vehicle (RV) park accessory to hotel, motel	PC	
Recycling facilities - small collection facility	D	
Religious facility	PC	
Residential care facilities - 7 or more residents	PC	
Residential mixed-use	A	Where not in conflict with ALUC
Residential support services	A (2)	
Rest home	PC	
Restaurant	A	
Safe parking (1)	PC	17.08.115
School - specialized education/training	D	
Service station	D	18.08.030
Social services organization	A	
Special event	D	17.08.010
Sports and active recreation facility	PC	
Studio - art, dance, martial arts, music, etc.	A	
Theater	D	17.95
Transit stop	A	
Vehicle services - car wash	D	
Veterinary clinic/hospital, boarding, small animal indoor	A	
Wine/cider/beer tasting room or distillation facility	D	

D = Director's Use Permit approval required PC = Planning Commission Use Permit approval required

A = Allowed by right

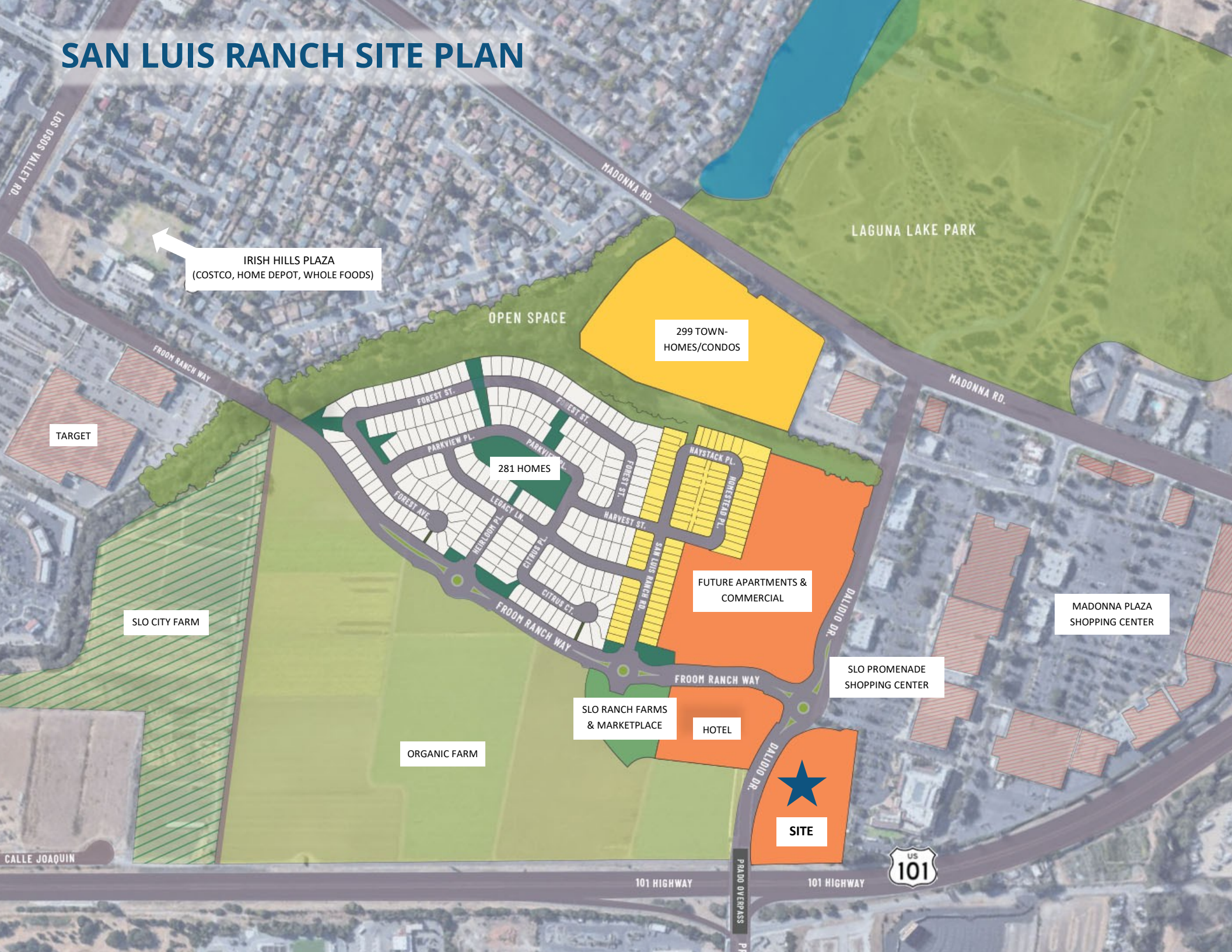
Notes:

- Safe parking is only allowed to a public assembly use, such as a club, lodge, private meeting hall, or religious facility. Safe parking is prohibited on properties where residential uses are the primary use.
- Behind ground floor use only. Allowed as a ground floor use with Administrative Use Permit.
- Parking as a Principal Use. Use permit approval may include deviations to otherwise applicable setback requirements and building height limits. A multi-level parking facility will require the approval of a use permit by the PC.

* 1 building under 20,000 sf can be approved by the Director. More than 1 building or any building over 20,000 sf shall be approved by the PC.



SAN LUIS RANCH SITE PLAN



IRISH HILLS PLAZA
(COSTCO, HOME DEPOT, WHOLE FOODS)

TARGET

SLO CITY FARM

OPEN SPACE

299 TOWN-HOMES/CONDOS

LAGUNA LAKE PARK

281 HOMES

FUTURE APARTMENTS & COMMERCIAL

MADONNA PLAZA SHOPPING CENTER

SLO PROMENADE SHOPPING CENTER

SLO RANCH FARMS & MARKETPLACE

HOTEL

ORGANIC FARM

SITE



101 HIGHWAY

101 HIGHWAY

PRALDO OVERPASS

CALLE JOAQUIN

LOS OSOS VALLEY RD.

MADONNA RD.

FROOM RANCH WAY

MADONNA RD.

DALDIDIO DR.

FROOM RANCH WAY

FROOM RANCH WAY

DALDIDIO DR.

FOREST ST.

PARKVIEW PL.

PARKVIEW PL.

FOREST ST.

FOREST ST.

LEGACY LN.

HARVEST ST.

HARVEST ST.

FOREST AVE.

HERLBYN PL.

CITRUS PL.

CITRUS CT.

FOREST AVE.

HERLBYN PL.

CITRUS PL.

CITRUS CT.

FOREST AVE.

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FOREST AVE.

HERLBYN PL.

CITRUS PL.

CITRUS CT.

FUTURE PRADO RD OVERPASS

PROPOSED PROJECT SCHEDULE

Process	Date
Final environmental document to be completed	November 2023
Right-of-way acquisition to be completed	July 2025
Design to be completed	July 2025
Advertise	October 2025
Construction to begin	February 2026
Construction to be completed	February 2029



NEARBY SLO PROMENADE & MADONNA PLAZA SHOPPING CENTERS



SITE

**EMBASSY SUITES
HOTELS**

WORLD MARKET

RACK

HOBBY LOBBY

REI

**SPROUTS
FARMERS MARKET**

Michaels

ROSS

**BEST
BUY**

KOHL'S

Traffic Counts			
Collection Street	Cross Street	Traffic Volume	Distance from Property
Cabrillo Hwy	Madonna Rd N	60,575	0.10 mi
Madonna Rd	El Mercado NE	25,311	0.31 mi
Madonna Rd	El Mercado SW	28,124	0.31 mi
Prado Rd	Elks Ln NW	7,369	0.31 mi
S Higuera St	Margarita Ave S	16,718	0.36 mi
S Higuera St	Margarita Ave N	15,114	0.42 mi
Madonna Rd	Cabrillo Hwy NE	32,359	0.43 mi
Cabrillo Hwy	Madonna Rd NW	4,338	0.44 mi
Highway 101	-	69,441	0.48 mi
Oceanaire Dr	Seaward St N	602	0.51 mi

SLO RANCH FARMS & MARKETPLACE AND MARRIOTT HOTELS

SITE

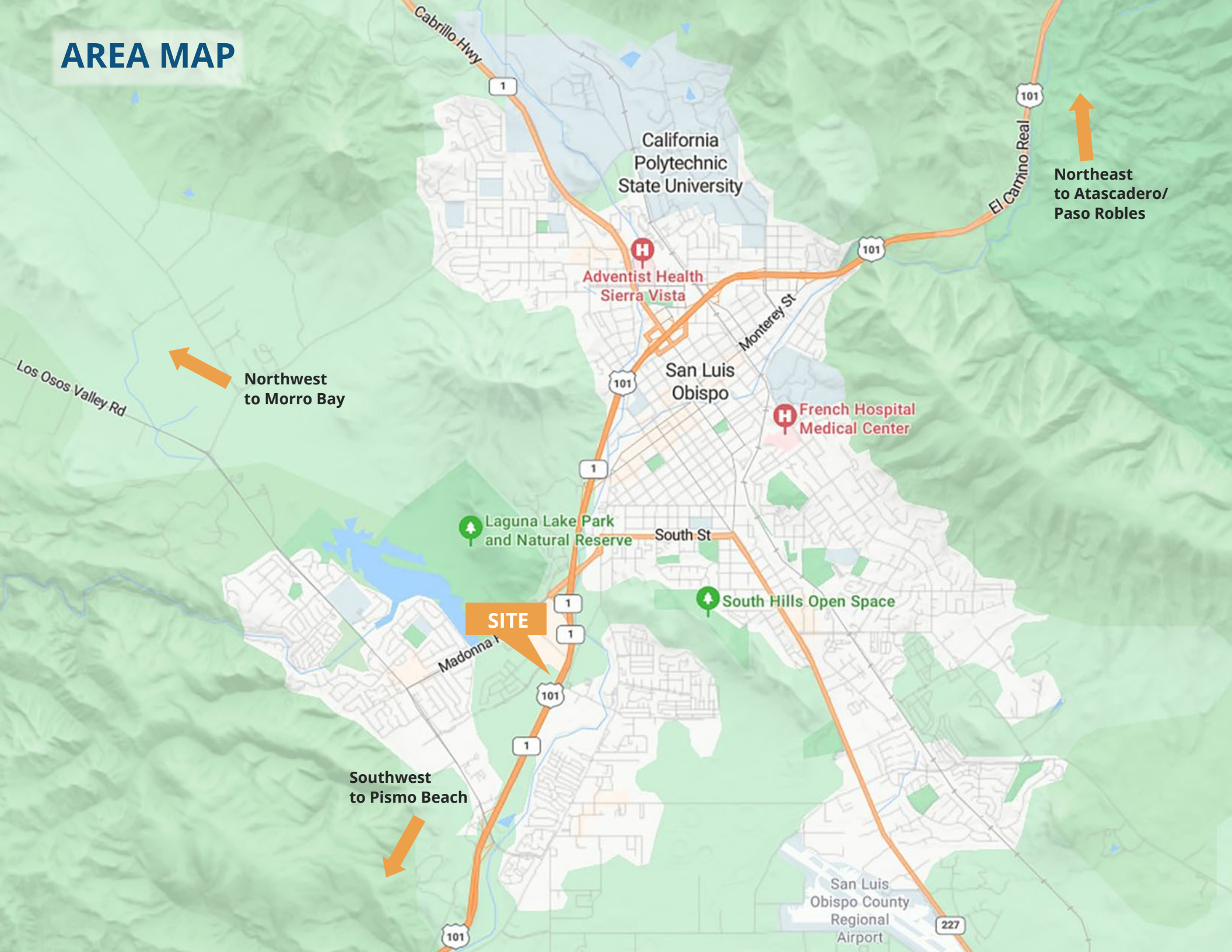


NEARBY TARGET SHOPPING CENTER

SITE



AREA MAP



Northwest
to Morro Bay

Northeast
to Atascadero/
Paso Robles

Southwest
to Pismo Beach

SITE

AREA MAP

California
Polytechnic
State University

Adventist Health
Sierra Vista

French Hospital
Medical Center

Laguna Lake Park
and Natural Reserve

South Hills Open Space

San Luis
Obispo County
Regional
Airport

Los Osos Valley Rd

Cabrillo Hwy

El Camino Real

Monterey St

South St

Madonna Pkwy

1

101

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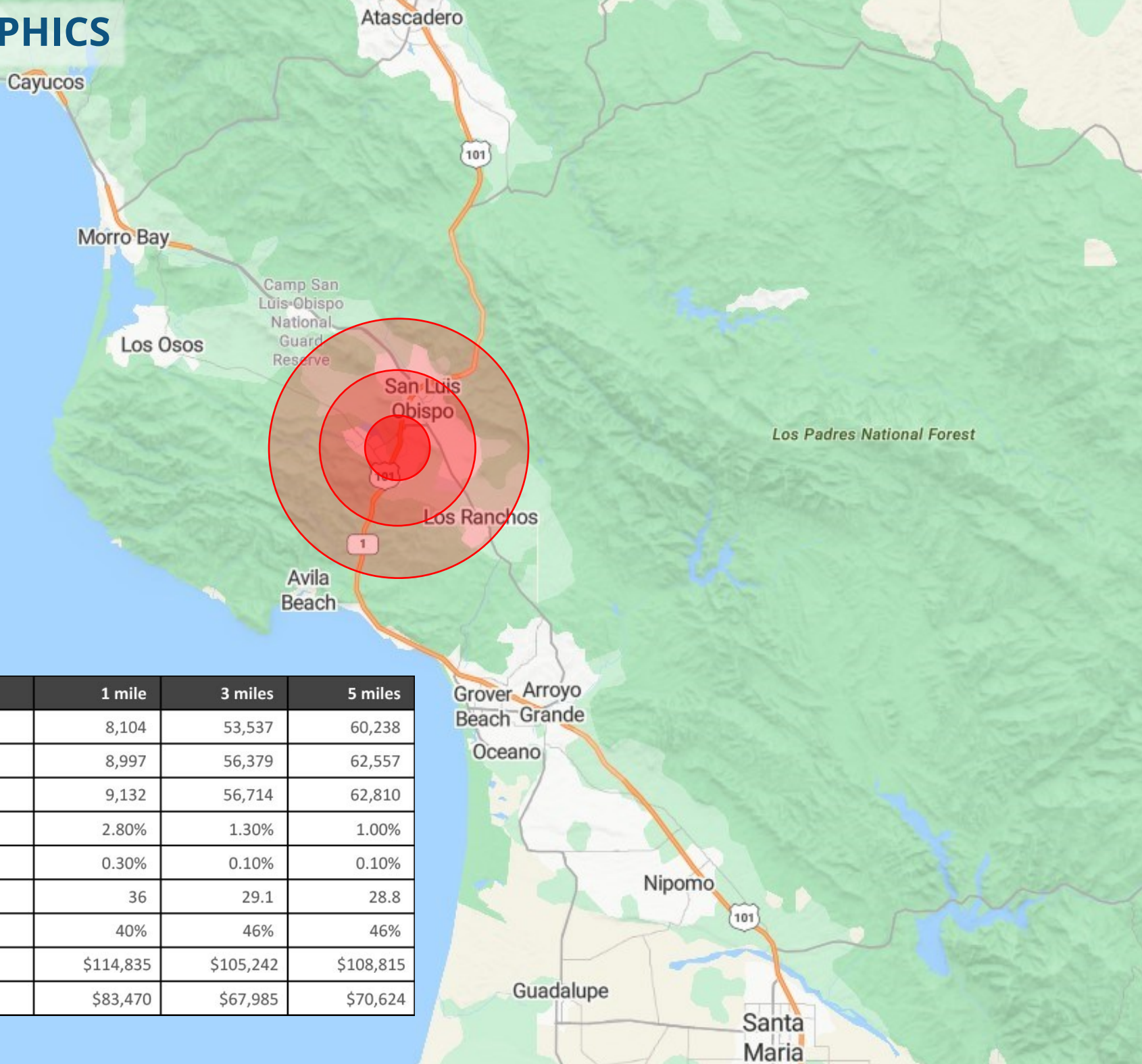
101

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101

227

DEMOGRAPHICS



Population	1 mile	3 miles	5 miles
2020 Population	8,104	53,537	60,238
2024 Population	8,997	56,379	62,557
2029 Population Projection	9,132	56,714	62,810
Annual Growth 2020-2024	2.80%	1.30%	1.00%
Annual Growth 2024-2029	0.30%	0.10%	0.10%
Median Age	36	29.1	28.8
Bachelor's Degree or Higher	40%	46%	46%
Avg Household Income	\$114,835	\$105,242	\$108,815
Median Household Income	\$83,470	\$67,985	\$70,624

SAN LUIS OBISPO

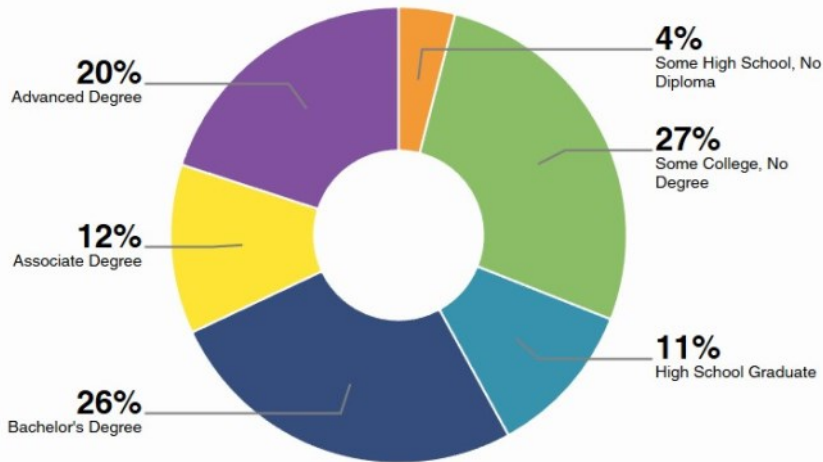
San Luis Obispo is approximately 190 miles north of Los Angeles and 230 miles south of San Francisco. The city, locally referred to as SLO, is the county seat of San Luis Obispo County and is adjacent to renowned California Polytechnic State University.

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.



EDUCATIONAL ATTAINMENT



3 miles 2024 % of Population

WHY SLO?

San Luis Obispo County, located on California's Central Coast, offers a dynamic environment for businesses considering expansion. As of 2023, San Luis Obispo County's population is approximately 283,000. San Luis Obispo County's labor force, which is comprised of approximately 135,533 individuals is distributed across various sectors, including government, trade, transportation, utilities, leisure and hospitality, professional and business services, education and health services, manufacturing, and agriculture. Notably, the government sector employs around 19.13% of the workforce, while trade, transportation, and utilities account for 18.51%.

The unemployment rate in San Luis Obispo County stands at 3.7%. This rate is notably lower than both the statewide average of 5.2% and the national average of 3.8% indicating a robust local labor market. The county's economy is diverse, with significant contributions from agriculture, tourism, and education. San Luis Obispo County is the third-largest producer of wine in California, following Sonoma and Napa counties. Wine grapes are the second-largest agricultural crop in the county, after strawberries, supporting both direct economic impact and a growing wine tourism industry.

Strong Economic and Business Environment

- Diverse Economy – SLO has a well-balanced economy with strong sectors in education, healthcare, technology, agriculture, tourism, and renewable energy.
- Pro-business Climate – The city and county actively support business growth through various incentives and economic development programs.

Access to a Skilled Workforce

- California Polytechnic State University (Cal Poly) – With over 22,000 students, Cal Poly provides a steady pipeline of well-educated talent, particularly in engineering, business, and agriculture.
- Skilled and Educated Workforce – The area attracts professionals seeking a high quality of life, leading to a workforce that is both talented and motivated.

High Quality of Life

- Mild Mediterranean Climate – The city's temperate weather and outdoor lifestyle make it an attractive place to live and work.
- vibrant Downtown and Culture – With local restaurants, wineries, arts, and music scenes, SLO offers an appealing environment for employees and business owners.
- Work-Life Balance – Proximity to beaches, hiking trails, and outdoor recreation makes SLO an ideal location for companies focused on employee well-being.

Strategic Location and Infrastructure

- Central California Hub – Positioned between Los Angeles and San Francisco, SLO provides access to major markets without the congestion and costs of big cities.
- San Luis Obispo County Regional Airport (SBP) – Offers direct flights to San Francisco, Los Angeles, Denver, Phoenix, and Seattle, making business travel convenient.
- High-Speed Internet & Business Parks – The city has developed commercial zones and tech parks to support business expansion.

Lower Costs Compared to Major Metro Areas

- Lower Operating Costs – While SLO is not the least expensive places in California, it offers a lower cost of doing business compared to Los Angeles or San Francisco, especially in terms of office space and utilities.
- Less Competition for Talent – Companies can attract skilled workers without the intense competition and salary inflation found in larger metropolitan areas.

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