

FOR LEASE

±957 - 35,786 SF

SLO Promenade | Highway 101 & Madonna Road, San Luis Obispo, CA 93401



LOCKEHOUSE



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SUMMARY & HIGHLIGHTS

SLO PROMENADE | HIGHWAY 101 & MADONNA ROAD, SAN LUIS OBISPO, CA 93401

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SUMMARY

Address	Highway 101 & Madonna Road San Luis Obispo, CA 93401
Available	Anchor: ±35,786 SF Pads & Shops: ±957 - 14,516 SF
Parking	± 4/1,000
Zoning	C-R-PD (Retail Commercial)
Asking Rent	Anchor: \$2.00/SF NNN Pads & Shops: \$3.00/SF NNN
NNN	Est. \$0.71/SF
Term	Negotiable



HIGHLIGHTS

- Rarely Available Anchor Position (±35,786 SF)
- Sprouts, REI, HomeGoods, Nordstrom Rack and Boot Barn Now Open!
- ±256,000 SF Regional Shopping Center Adjacent to Madonna Plaza
- Over 67,361 ADT Traveling Along Highway 101
- High Performing Regional Shopping Center
- High Residential Growth Area (577 New Homes Planned & Under Construction directly to the South)

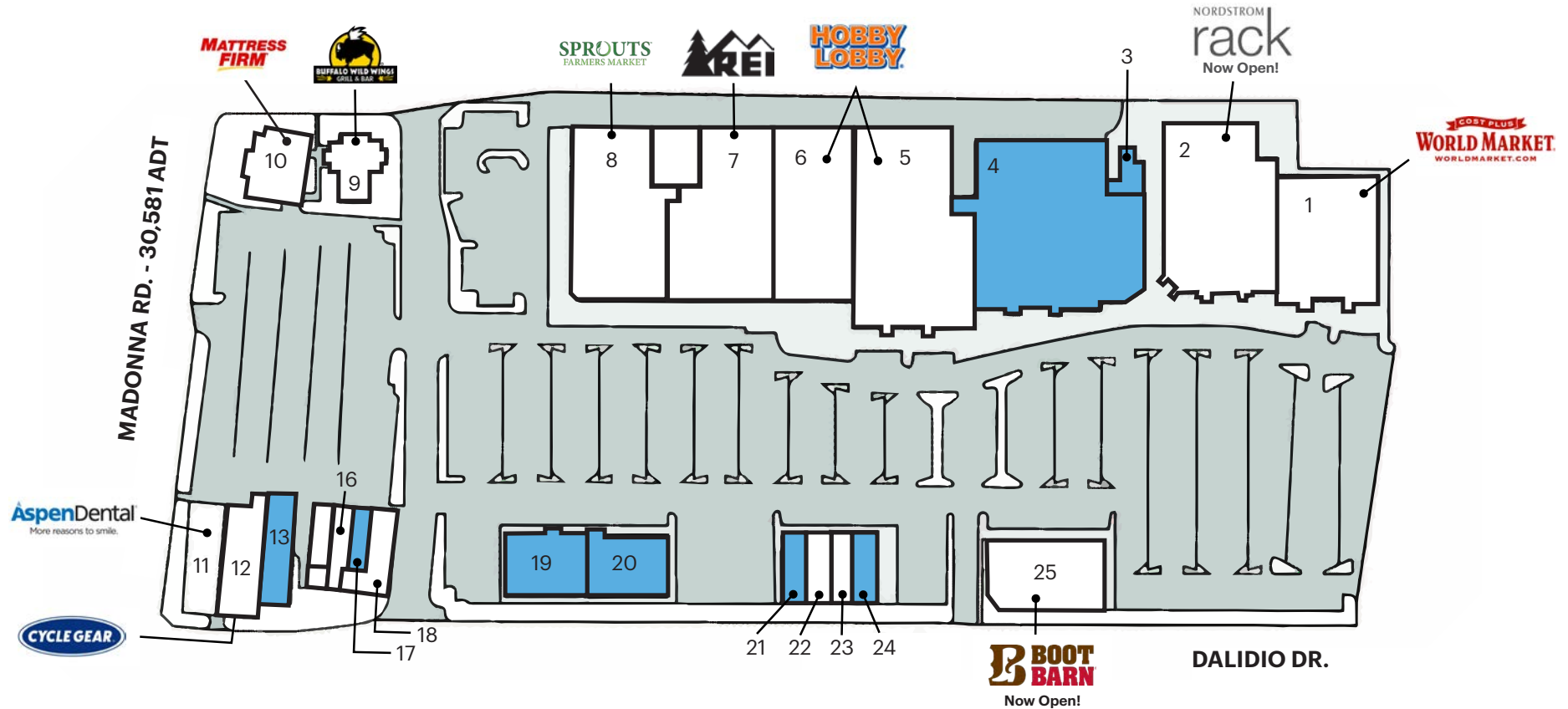


*Traffic Count Source: Sites USA REGIS Online 6/13/24

SITE PLAN

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SUITE	TENANT	SIZE
1	Cost Plus World Market	18,315 SF
2	Nordstrom Rack (Now Open!)	24,063 SF
3	Available	957 SF
4	Available	35,786 SF
5/6	Hobby Lobby	45,223 SF
7	REI	22,214 SF
8	Sprouts	30,485 SF
9	Buffalo Wild Wings	4,500 SF
10	Mattress Firm	5,520 SF
11	Aspen Dental (Now Open!)	4,073 SF
12	Cycle Gear	4,943 SF
13	Available	2,901 SF

SUITE	TENANT	SIZE
14/15	Crumbl Cookies	2,002 SF
16	Sport Clips	1,569 SF
17	Available	1,398 SF
18	Spectrum	3,121 SF
19	Available	7,373 SF
20	Available	7,143 SF
21	Available	2,800 SF
22	Smoke n Vape	1,178 SF
23	Mike's Shoes	3,001 SF
24	Available	1,876 SF
25	Boot Barn (Now Open!)	10,753 SF

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MARKET AERIAL

SLO PROMENADE | HIGHWAY 101 & MADONNA ROAD, SAN LUIS OBISPO, CA 93401

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CLOSE UP AERIAL

SLO PROMENADE | HIGHWAY 101 & MADONNA ROAD, SAN LUIS OBISPO, CA 93401

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SLO PROMENADE

MADONNA PLAZA

LAGUNA VILLAGE

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IRISH HILLS PLAZA

SAN LUIS RANCH DEVELOPMENT
577 HOMES PLANNED & UNDER CONSTRUCTION

Prado Rd. Interchange Coming Soon
(Hwy 101 on/off Ramp)

Madonna Rd. - 30,581 ADT

67,361 ADT

US 101

Los Osos Valley Rd.

Prado Rd.

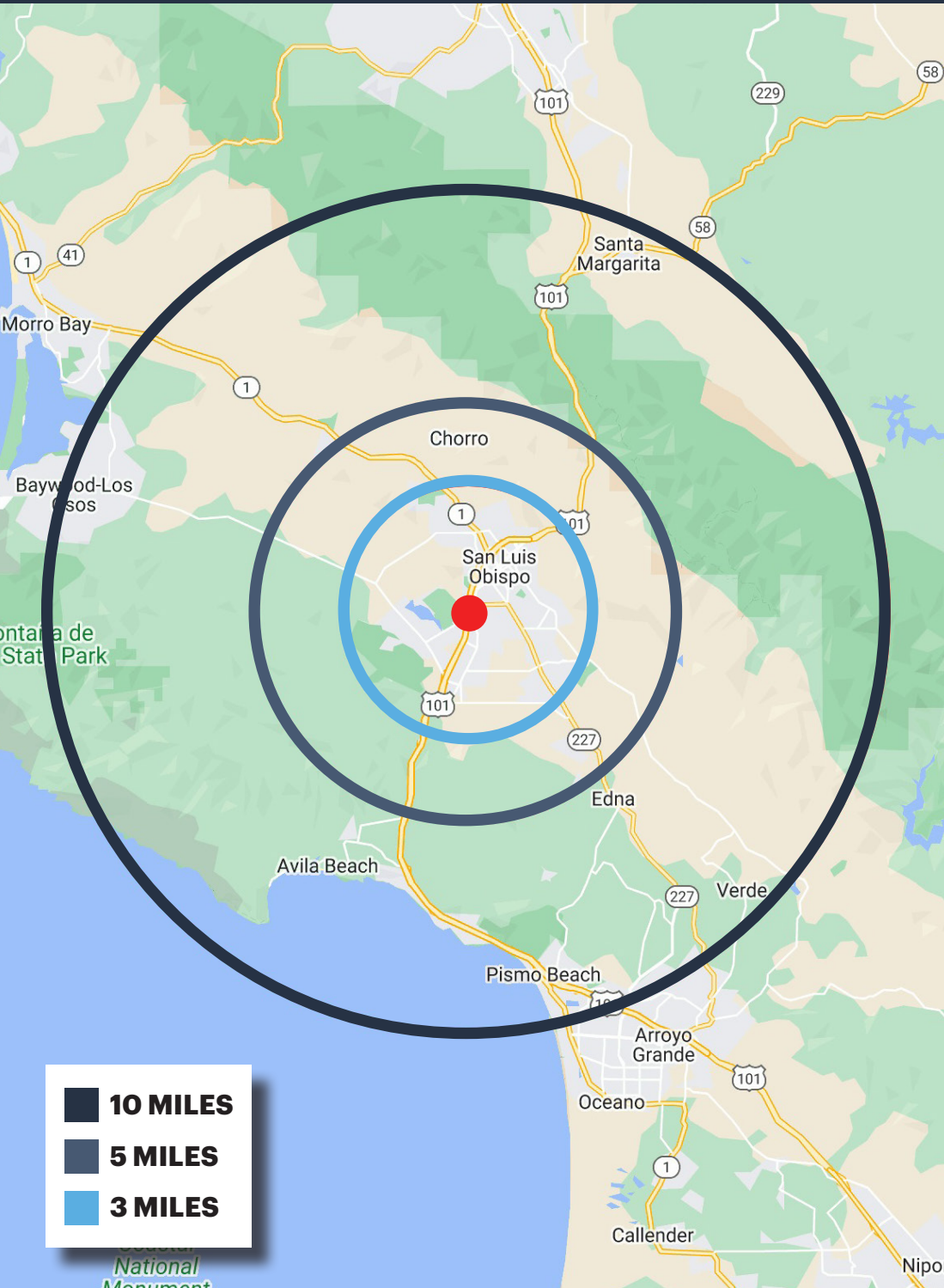
S. Higuerera St.

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DEMOGRAPHICS

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- 10 MILES**
- 5 MILES**
- 3 MILES**

ESTIMATED POPULATION

3 MILES	5 MILES	10 MILES
50,639	63,412	94,102



DAYTIME EMPLOYEES

3 MILES	5 MILES	10 MILES
34,504	35,948	45,084



AVERAGE HOUSEHOLD INCOME

3 MILES	5 MILES	10 MILES
\$122,767	\$129,969	\$137,427



BACHELOR'S DEGREE OR HIGHER

3 MILES	5 MILES	10 MILES
52.4%	48.4%	47.7%



HOUSEHOLD RETAIL EXPENDITURES

3 MILES	5 MILES	10 MILES
\$3,158	\$3,297	\$3,447



HOUSEHOLD DENSITY (PSM)

3 MILES	5 MILES	10 MILES
1,792	808	300



HOUSEHOLDS WITH CHILDREN

3 MILES	5 MILES	10 MILES
3,208	3,448	6,247



HOME VALUES OVER 1 MILLION

3 MILES	5 MILES	10 MILES
2,451	2,971	5,429



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