

MARIGOLD SHOPPING CENTER

NEC BROAD ST. & TANK FARM RD., SAN LUIS OBISPO, CA 93401



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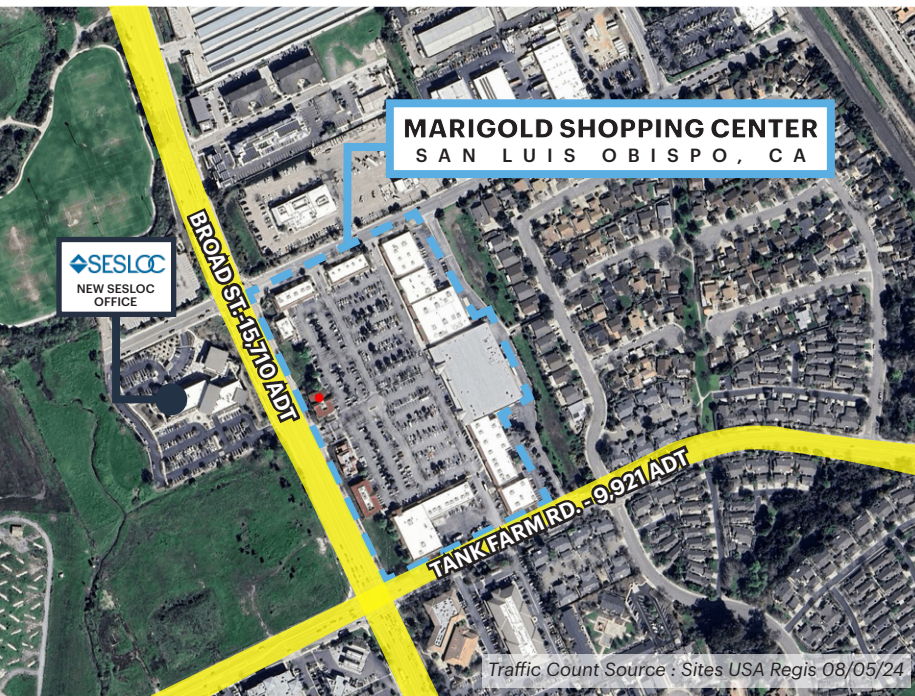
MARIGOLD SHOPPING CENTER is the dominant community shopping center in San Luis Obispo, with the highest volume traditional grocer in the area. Located within a busy commuter corridor, the property has strong daytime population and good residential, with approximately 1,000 homes in development. Tenants include Vons, CVS, BIG 5, Planet Fitness, Jersey Mike's and more.

SUMMARY

ADDRESS	3810-3980 BROAD ST., SAN LUIS OBISPO, CA 93401	
TYPE	Shopping Center Retail	
GLA	±174,428 SF	
AVAILABLE	±1,012-8,100 SF	
TRAFFIC COUNTS	Broad Street	15,710 ADT
	Tank Farm Road	9,921 ADT
SEEKING	Retail, Restaurant, Medical Office, Specialty Fitness	

HIGHLIGHTS

- Dominant Grocery Anchored Center in East San Luis Obispo
- Highest Volume Traditional Grocer (Vons) in the Area
- Strong Daytime Population and Commuter Traffic



AVAILABLE SPACES

H-062	AVAILABLE	1,084 SF
H-064	AVAILABLE	1,084 SF
N-025	AVAILABLE	8,100 SF
O-013	AVAILABLE	2,124 SF
P-005	AVAILABLE	2,381 SF
BLDG G	AVAILABLE	8,000 SF

CURRENT RETAILERS

PAD A-110	Shalimar Indian Restaurant	2,771 SF
PAD B-104	Taco Bell	1,750 SF
PAD B-106	Pizza Republic	1,250 SF
PAD B-108	Fresh Donuts	1,000 SF
PAD C	Carl's Jr	3,035 SF
PAD D-102	T-Mobile	1,494 SF
PAD D-094	Starbucks Coffee	1,217 SF
PAD D-095	Cottage Health Urgent Care	3,274 SF
BLDG E	CVS Pharmacy	16,854 SF
F-072	Jersey Mike's Subs	1,240 SF
F-074	Palm Tree Foot Spa	1,240 SF
F-076	H&R Block	1,480 SF
F-078	Marigold Nails	1,000 SF
F-080	The Joint Chiropractic	1,050 SF
F-082	PetMed	1,705 SF
F-084	UPS Store	2,180 SF
H-060	The Club Smoke Shop	1,094 SF
H-061	Therapeutic Wellness Center	1,518 SF
H-066	One Main Financial	1,748 SF
J-052	Fantastic Sam's	1,300 SF
J-058	Big 5 Sporting Goods	9,900 SF
K-050	Vons	52,071 SF
L-045	Planet Fitness	21,006 SF
M-030	CaliDental	5,780 SF
M-034	Old SLO BBQ Co.	3,200 SF
N-028	US Armed Forces Recruiting	3,900 SF
O-012	Wing Stop (Coming Soon)	1,488 SF
O-014	Dignity Health	1,120 SF
O-016	Debonair Eyes	1,500 SF
P-002	Kumi Ko Japanese Restaurant	2,500 SF
P-008	Hearing Solutions	1,012 SF



MARIGOLD SHOPPING CENTER | CLOSE AERIAL



942 Residential Units
in Development

VONS

BIG 5
SPORTING GOODS

Jiffy Lubes

ups

CVS
pharmacy

Starbucks

Cottage Health

T-Mobile

Carls Jr.

TACO BELL

ESSENTIALS

Planet Fitness

COMING SOON!

HEARING SOLUTIONS
HEARING AID SERVICES

INDUSTRIAL WAY

BROAD ST. 15710 ADT

MARIGOLD SHOPPING CENTER
VONS Planet Fitness CVS



UNIVERSITY PLAZA

LASSENS RITE AID

MADONNA PLAZA

Ralphs BEST BUY ROSS DRESS FOR LESS ULTA
 KOHL'S Michaels five BELOW DSW DESIGNER SHOE WAREHOUSE

SLO PROMENADE

SPROUTS FARMERS MARKET REI NORDSTROM rack
 WORLD MARKET BOOT BARN HOBBY LOBBY

LAGUNA VILLAGE

GROCERY OUTLET CVS pharmacy

IRISH HILLS PLAZA

COSTCO WHOLESALE WHOLE FOODS MARKET THE HOME DEPOT PET SMART
 OLD NAVY BevMo! TJ-maxx HomeGoods

PREFUMO CREEK COMMONS

TARGET DICK'S SPORTING GOODS

HIGUERA PLAZA

TRADER JOE'S Food 4 Less Starbucks

SLO CENTRAL BUSINESS DISTRICT

BARNES & NOBLE BOOKSELLERS Apple ANTIPOPOLOGIE lululemon athletica
 BANANA REPUBLIC POTTERY BARN WILLIAMS SONOMA URBAN OUTFITTERS

MARIGOLD SHOPPING CENTER

VONS CVS pharmacy BIG 5 SPORTING GOODS

524 Residential Units in Development

TANK FARM RD. 9,921 ADT

CALIFORNIA 1
31,064 ADT

US 101

62,634 ADT

US 101

CALIFORNIA 227
21,967 ADT

SITE

San Luis Obispo Airport



ESTIMATED POPULATION

1 MILE	3 MILES	5 MILES
5,767	34,788	59,300



DAYTIME EMPLOYEES

1 MILE	3 MILES	5 MILES
6,313	31,701	32,520



POPULATION FAMILY

1 MILE	3 MILES	5 MILES
38,07	21,058	279,334



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$149,772	\$134,284	\$124,895



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
2,473	15,046	21,385



AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$1.46 M	\$1.17 M	\$1.1 M



TOTAL HOUSEHOLD EXPENDITURE

1 MILE	3 MILES	5 MILES
\$233.34 M	\$1.3 B	\$1.75 B



FOOD AND BEVERAGES

1 MILE	3 MILES	5 MILES
\$33.46 M	\$188.65 M	\$253.38 M

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*Traffic Counts Source - Pages 2-6: Sites USA REGIS Online 7/15/24 | Demographics Source - Page 7: Sites USA REGIS Online 7/15/24