

# FOR LEASE

±957 - 35,924 SF

SLO PROMENADE | Highway 101 & Madonna Road, San Luis Obispo, CA 93405



## LOCKEHOUSE



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# SUMMARY & HIGHLIGHTS

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

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## SUMMARY

<b>Address</b>	Highway 101 & Madonna Road San Luis Obispo, CA 93401
<b>Available</b>	Anchor: ±35,924 SF Pads & Shops: ±957 - 14,516 SF
<b>Parking</b>	± 4/1,000
<b>Zoning</b>	C-R-PD (Retail Commercial)
<b>Asking Rent</b>	Anchor: \$2.00/SF NNN Pads & Shops: \$3.00/SF NNN
<b>NNN</b>	Est. \$0.77/SF
<b>Term</b>	Negotiable



## HIGHLIGHTS

- Rarely Available Anchor Position (±35,924 SF)
- Sprouts, REI, Hobby Lobby, Nordstrom Rack and Boot Barn Now Open!
- ±256,000 SF Regional Shopping Center Adjacent to Madonna Plaza
- Over 53,587 ADT Traveling Along Highway 101
- High Performing Regional Shopping Center
- High Residential Growth Area (577 New Homes Completed & Under Construction Directly to the South)

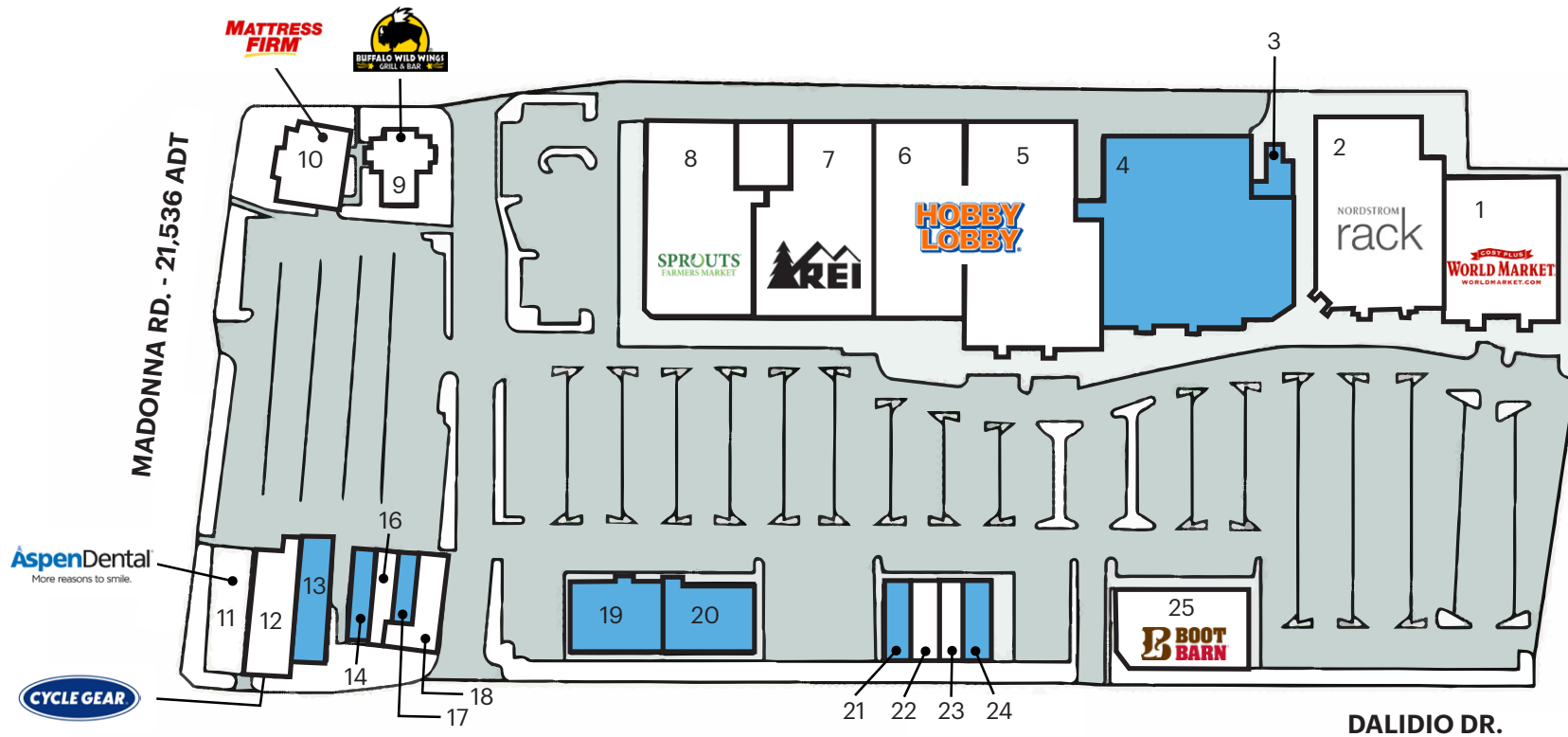


\*Traffic Count Source: Sites USA REGIS Online 12/13/24

# SITE PLAN

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SUITE	TENANT	SIZE
1	Cost Plus World Market	18,315 SF
2	Nordstrom Rack	24,063 SF
3	Available	957 SF
4	Available	35,924 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	4,073 SF
12	Cycle Gear	4,943 SF
13	Available	2,901 SF

SUITE	TENANT	SIZE
14	Available	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

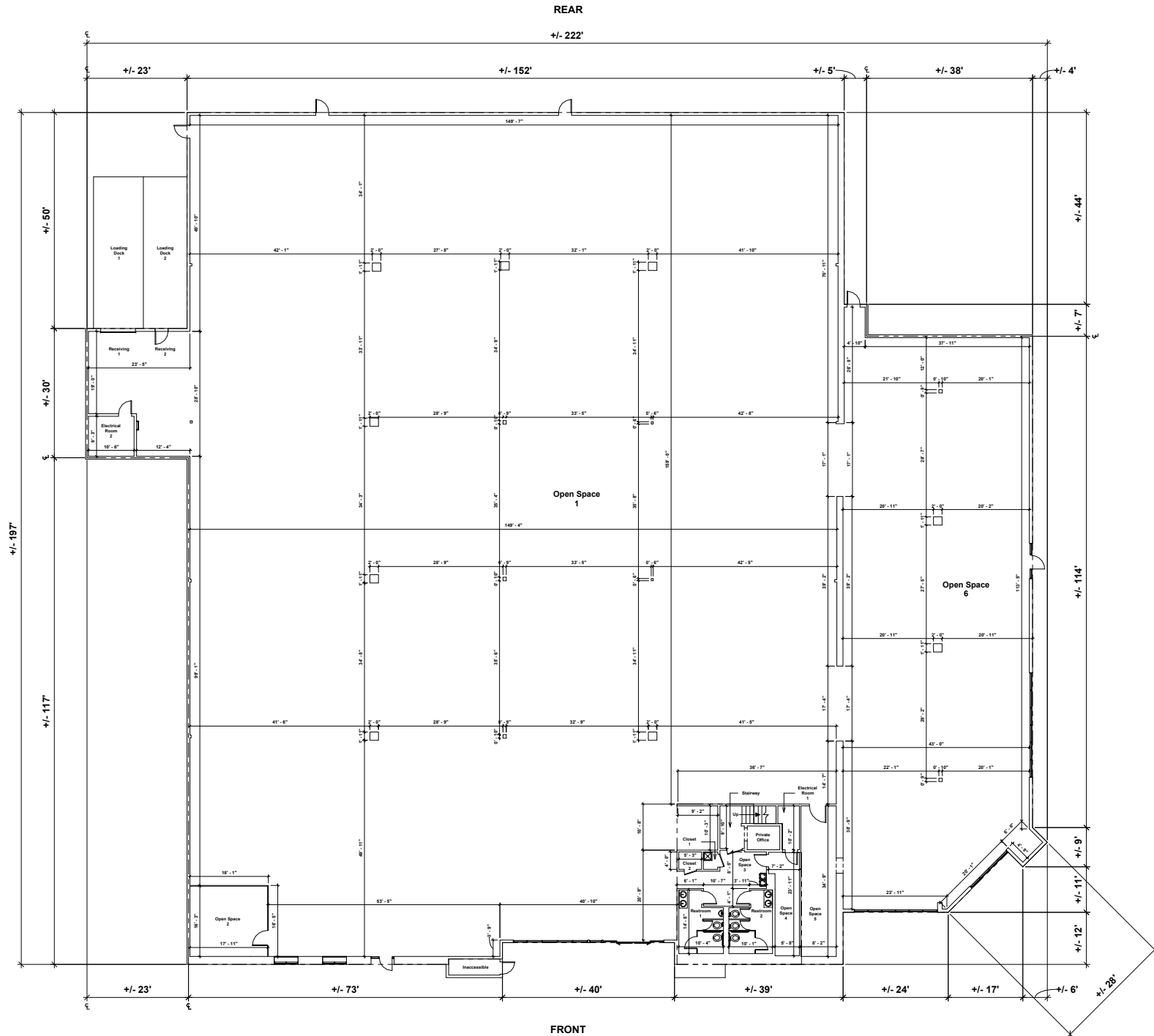
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# ANCHOR FLOOR PLAN

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# MARKET AERIAL

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# CLOSE UP AERIAL

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**SLO PROMENADE**

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

**MADONNA PLAZA**

ROSS DRESS FOR LESS	BEST BUY	Ralphs	ULTA
KOHL'S	Michaels	FIVE BELOW	DSW

**LAGUNA VILLAGE**

GROCERY OUTLET	CVS pharmacy
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**Prado Rd. Interchange Coming Soon (Hwy 101 on/off Ramp)**

**SAN LUIS RANCH 577 NEW HOMES**

TARGET

DICK'S SPORTING GOODS

**IRISH HILLS PLAZA**

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

PUBLIC MARKET

**HIGUERA PLAZA**

Food 4 Less	TRADER JOE'S
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Madonna Rd. - 21,536 ADT

Los Osos Valley Rd. - 26,047 ADT

65,045 ADT

US 101

S. Higuera St.

Prado Rd.

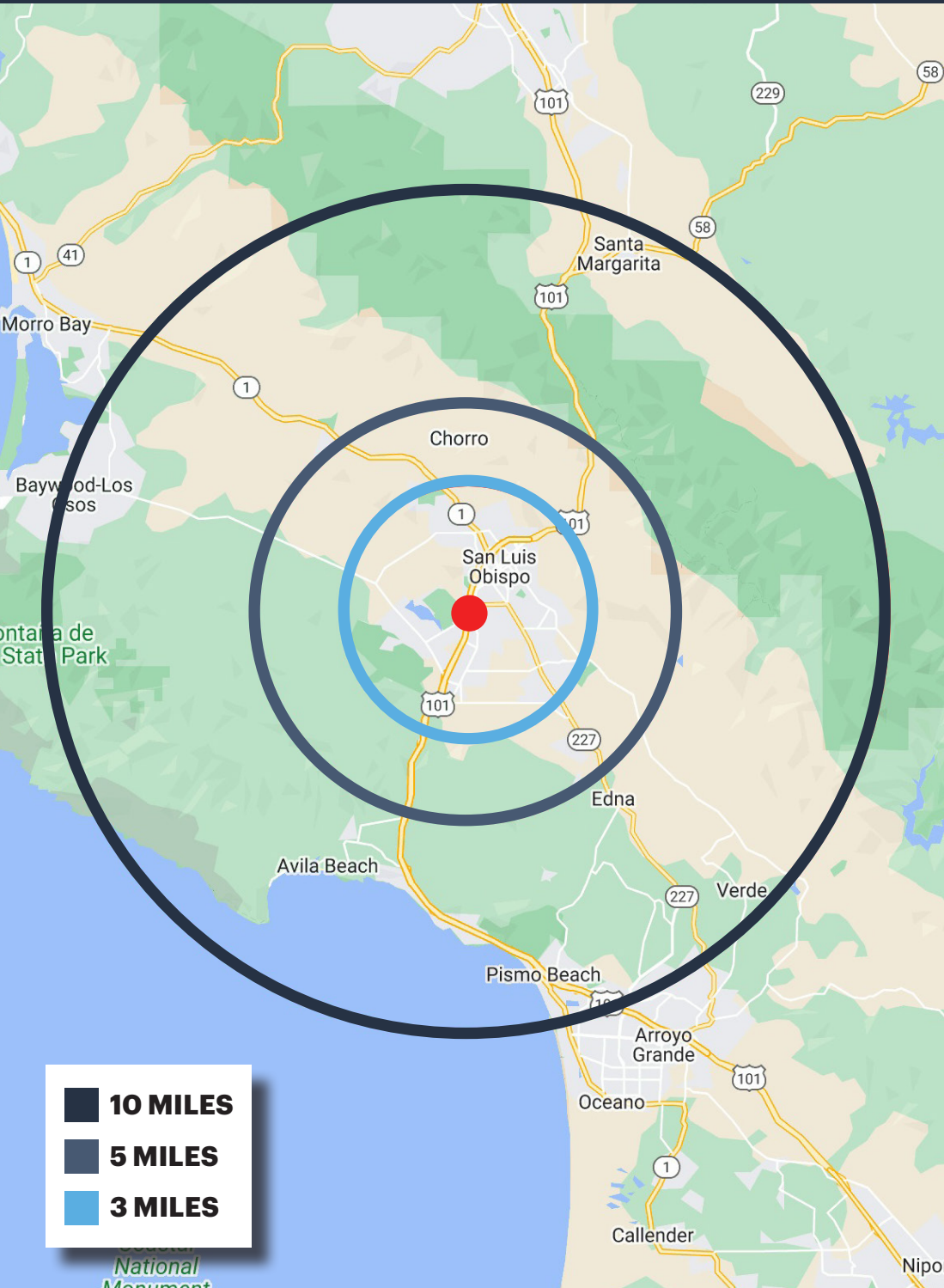
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# DEMOGRAPHICS

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

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**10 MILES**

**5 MILES**

**3 MILES**

## ESTIMATED POPULATION

3 MILES	5 MILES	10 MILES
54,536	63,774	91,266



## DAYTIME EMPLOYEES

3 MILES	5 MILES	10 MILES
55,304	61,380	81,053



## AVERAGE HOUSEHOLD INCOME

3 MILES	5 MILES	10 MILES
\$116,175	\$120,489	\$131,361



## BACHELOR'S DEGREE OR HIGHER

3 MILES	5 MILES	10 MILES
54.4%	49.5%	50.3%



## HOUSEHOLD RETAIL EXPENDITURES

3 MILES	5 MILES	10 MILES
\$4,125	\$4,186	\$4,491



## HOUSEHOLD DENSITY (PSM)

3 MILES	5 MILES	10 MILES
1,930	812	291



## HOUSEHOLDS WITH CHILDREN

3 MILES	5 MILES	10 MILES
4,436	4,712	7,284



## HOME VALUES OVER 1 MILLION

3 MILES	5 MILES	10 MILES
2,522	3,048	6,081



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