

FOR LEASE | ±23,642 SF

740 QUINTANA ROAD, MORRO BAY, CA



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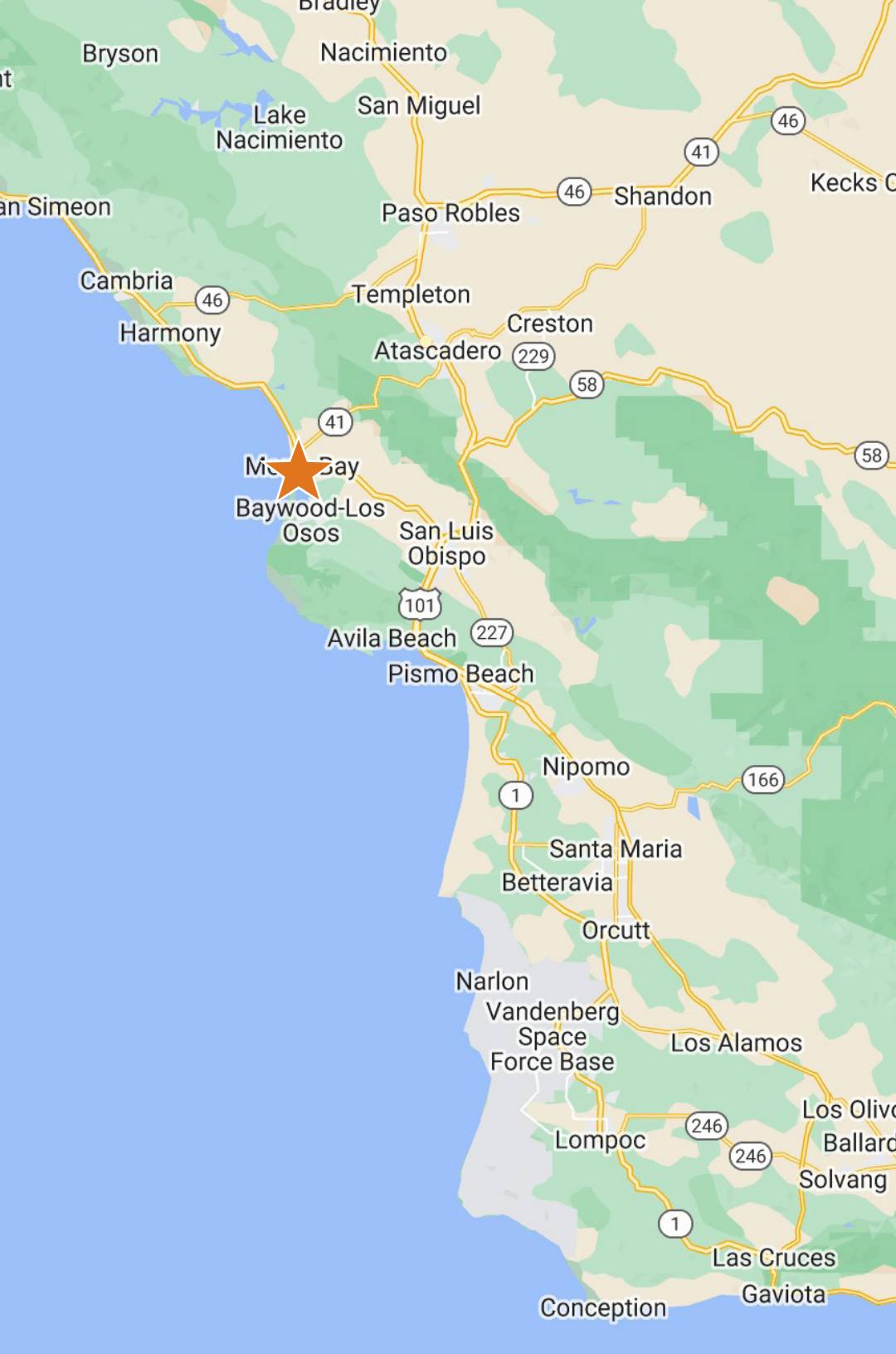
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The information contained herein has been obtained from sources that have been deemed reliable. While we have no reason to doubt its accuracy we do not guarantee it.



LOCATION DESCRIPTION

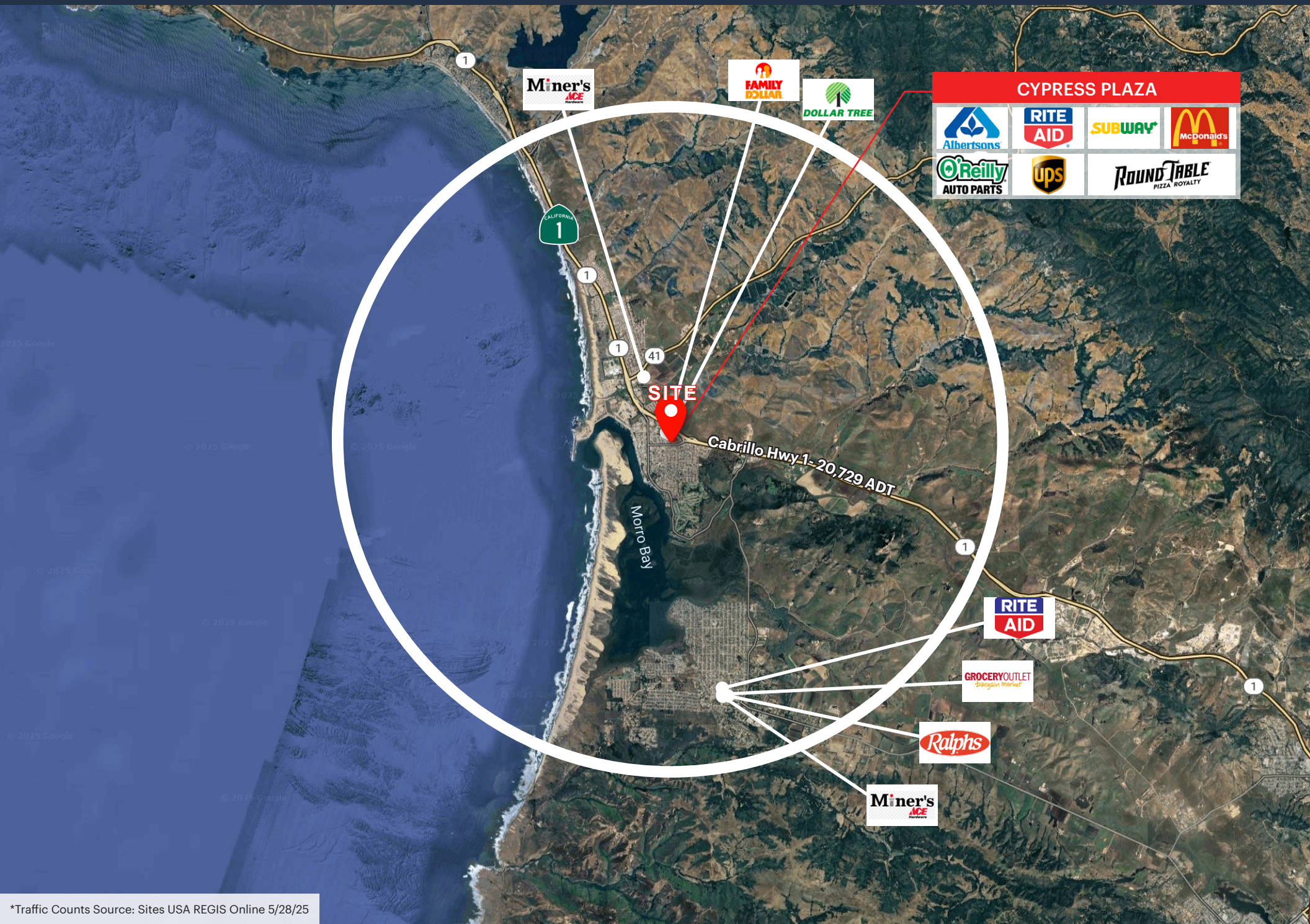
Located within Cypress Plaza, the primary retail hub of Morro Bay and anchored by Albertsons, this property enjoys exceptional visibility and accessibility just off Highway 1. Surrounded by a stable, predominantly residential community, the site also benefits from Morro Bay's status as a popular tourist destination within San Luis Obispo County and beyond, driving consistent foot traffic year-round. Its strategic location makes it ideal for both local-serving and visitor-oriented businesses.

PROPERTY DESCRIPTION

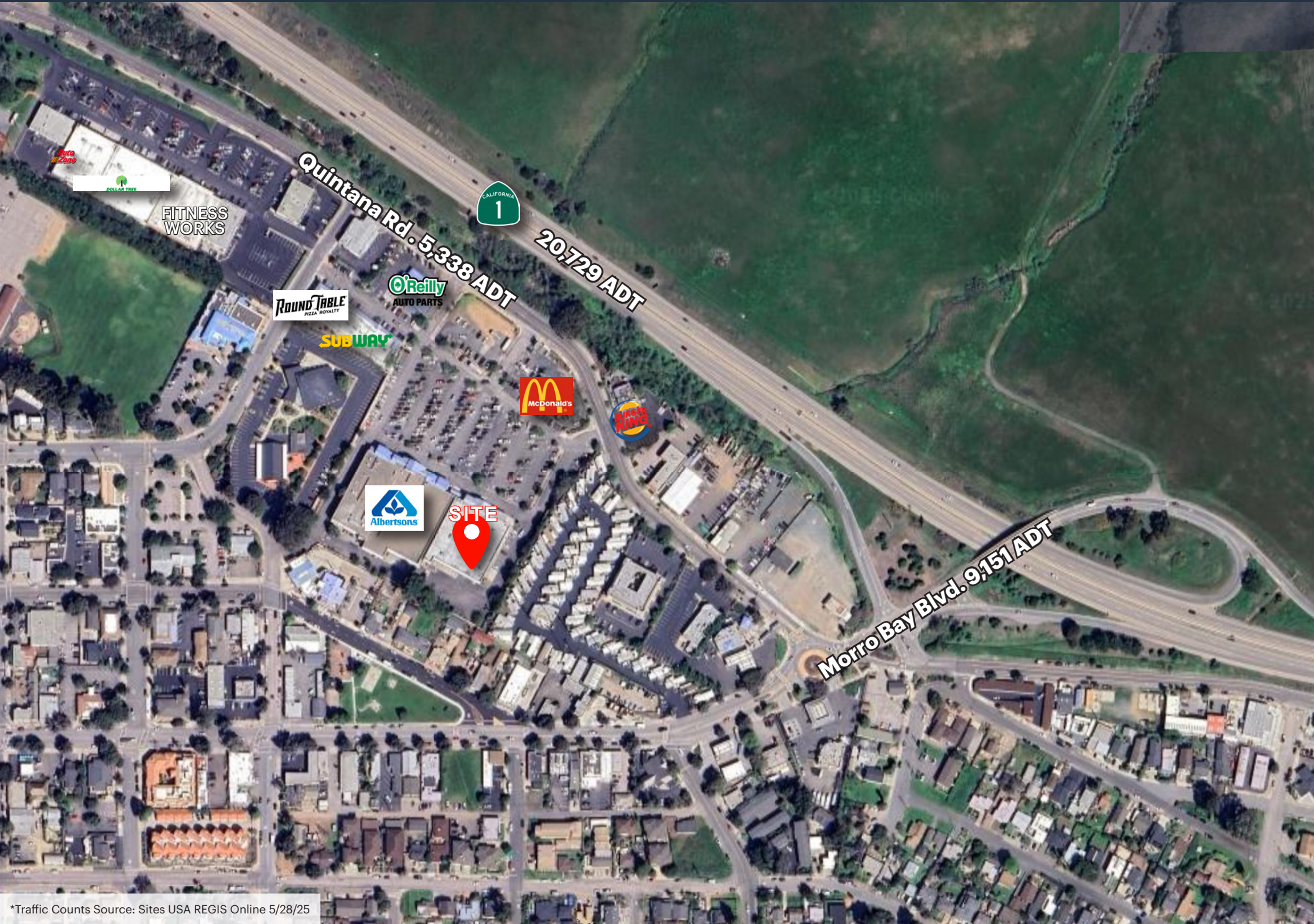
Former Rite Aid located in Morro Bay's primary shopping center. The ±23,642 SF building features multiple signage opportunities, ample parking, and a rare anchor opportunity in market with dock-high loading.

PROPERTY PROFILE

PROPERTY HIGHLIGHTS	<ul style="list-style-type: none">• Co-Anchored by Albertsons• Dominant daily needs retail hub for Morro Bay• Ample on site parking• Anchor box opportunity with potential to demise	
TRAFFIC COUNTS	Morro Bay Blvd.	9,151 ADT
	Quintana Rd.	5,338 ADT
	CA-1	20,729 ADT
SIZE	±23,642 SF	
ASKING RENT	Contact Leasing Agents	



*Traffic Counts Source: Sites USA REGIS Online 5/28/25



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DEMOGRAPHICS



POPULATION

1 MILE	5 MILES	15 MILES
5,439	27,069	132,658



ESTIMATED AVERAGE HOUSEHOLD INCOME

3 MILE	5 MILES	15 MILES
\$127,414	\$131,669	\$135,383



HOUSEHOLD INCOME DISTRIBUTION > \$200K

3 MILE	5 MILES	15 MILES
14.0%	17.0%	17.8%



HOME VALUES > \$750K

3 MILE	5 MILES	15 MILES
28.2%	29.6%	29.2%



COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

3 MILE	5 MILES	15 MILES
45.1%	49.7%	45.7%



TOTAL HOUSEHOLD RETAIL EXPENDITURES

3 MILE	5 MILES	15 MILES
\$131.29 M	\$649.72 M	\$2.67 B

