

# FOR LEASE | ±23,642 SF

## 740 QUINTANA ROAD, MORRO BAY, CA



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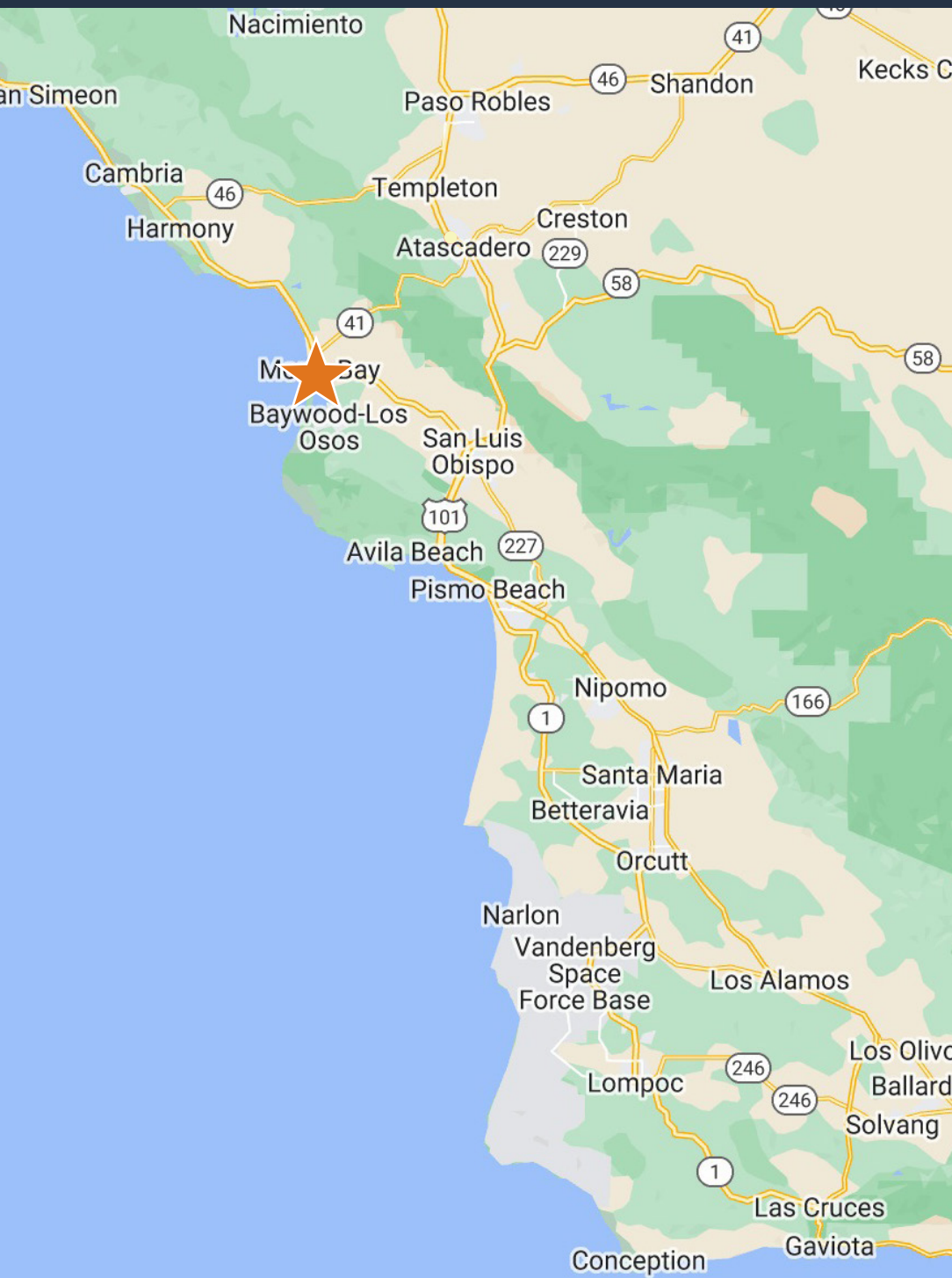
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## LOCATION DESCRIPTION

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, dock-high loading, and a rare junior anchor opportunity in market.

## PROPERTY PROFILE

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



