

MARIGOLD SHOPPING CENTER

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



LOCKEHOUSE

NATALIE V. WAGNER, CCIM

natalie@lockehouse.com | Lic. #01868161

(805) 232-4550





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	±1,012-8,107 SF	
TRAFFIC COUNTS	Broad Street	17,497 ADT
	Tank Farm Road	9,436 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
O-013	AVAILABLE	2,124 SF
P-005	AVAILABLE	2,381 SF
BLDG G	AVAILABLE	8,107 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-025	Sola Salon Studios (Coming Soon!)	8,100 SF
N-028	US Armed Forces Recruiting	3,900 SF
O-012	Wing Stop (Now Open!)	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

Planet Fitness

ESTABE

COMING SOON!

HEARING SOLUTIONS

INDUSTRIAL WAY

BROAD ST. 17497 ADT

VONS
Planet Fitness
CVS



UNIVERSITY PLAZA

LASSENS
RITE AID

MADONNA PLAZA

Ralphs
BEST BUY
ROSS DRESS FOR LESS
ULTA BEAUTY
KOHLS
Michaels
five BELOW
DSW DESIGNER SHOE WAREHOUSE

SLO PROMENADE

SPROUTS FARMERS MARKET
KREI
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
ANTHROPLOGIE
lululemon athletica
BANANA REPUBLIC
POTTERY BARN
WILLIAMS SONOMA CALIFORNIA
URBAN OUTFITTERS

MARIGOLD SHOPPING CENTER

VONS
CVS pharmacy
BIG 5 SPORTING GOODS

524 Residential Units in Development

TANK FARM RD. 18,289 ADT

21,356 ADT

52,539 ADT

29,180 ADT

San Luis Obispo Airport





ESTIMATED POPULATION

1 MILE	3 MILES	5 MILES
7,161	36,642	60,639



DAYTIME EMPLOYEES

1 MILE	3 MILES	5 MILES
8,804	43,871	61,401



POPULATION FAMILY

1 MILE	3 MILES	5 MILES
5,246	24,329	35,956



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$149,306	\$136,014	\$124,617



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
2,979	15,643	21,865



AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$1.81 M	\$1.48 M	\$1.38 M



TOTAL HOUSEHOLD EXPENDITURE

1 MILE	3 MILES	5 MILES
\$172.17 M	\$834.83 M	\$112 B



FOOD AND BEVERAGES

1 MILE	3 MILES	5 MILES
\$17.84 M	\$86.62 M	\$115.09 M

MARIGOLD SHOPPING CENTER

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



WWW.LOCKEHOUSE.COM

*Traffic Counts Source - Pages 2-6: Sites USA REGIS Online 04/01/26 | Demographics Source - Page 7: Sites USA REGIS Online 04/01/26