

# Prime Downtown San Luis Obispo Retail For Lease!

857 Monterey Street, San Luis Obispo, CA



## NEIGHBORING RETAILERS:



## Property/Lease Details:

- ±4,400 square foot ground floor retail space
- Property Type: Retail
- Right across the street from the new Chinatown project
- San Luis Obispo's NEW downtown core
- \$3.95/square foot/month, triple-net
- Available soon
- Regional and local draw



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Information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.



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Aerial



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**857 Monterey Street, San Luis Obispo  
Demographics**

		1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	2016 Estimated Population	16,006	54,053	62,896
	2021 Projected Population	16,666	55,750	64,718
	2010 Census Population	15,140	51,150	61,304
	2000 Census Population	15,306	46,906	56,283
	Projected Annual Growth 2016-2021	0.8%	0.6%	0.6%
	Historical Annual Growth 2000-2016	0.3%	1.0%	0.7%
Households	2016 Median Age	27.1	28.9	30.7
	2016 Estimated Households	7,370	20,437	21,666
	2021 Projected Households	7,774	21,483	22,778
	2010 Census Households	6,953	19,134	20,319
	2000 Census Households	6,944	18,628	19,700
	Projected Annual Growth 2016-2021	1.1%	1.0%	1.0%
Race & Ethnicity	Historical Annual Growth 2000-2016	0.4%	0.6%	0.6%
	2016 Estimated White	84.2%	81.6%	79.7%
	2016 Estimated Black or African American	1.4%	1.4%	4.5%
	2016 Estimated Asian or Pacific Islander	5.8%	7.6%	6.7%
	2016 Estimated American Indian or Native American	0.6%	0.5%	0.6%
	2016 Estimated Other Races	8.0%	8.9%	8.6%
Income	2016 Estimated Hispanic	14.7%	15.3%	16.3%
	2016 Estimated Average Household Income	\$61,621	\$68,927	\$71,853
	2016 Estimated Median Household Income	\$43,573	\$51,338	\$53,754
Education (Ages 25+)	2016 Estimated Per Capita Income	\$28,548	\$26,861	\$26,949
	2016 Estimated Elementary (Grade Level 0-8)	2.6%	4.0%	4.4%
	2016 Estimated Some High School (Grade Level 9-11)	3.0%	3.2%	6.1%
	2016 Estimated High School Graduate	13.0%	13.7%	16.9%
	2016 Estimated Some College	21.2%	21.3%	20.9%
	2016 Estimated Associates Degree Only	10.3%	9.1%	8.3%
	2016 Estimated Bachelors Degree Only	30.6%	29.0%	25.8%
Business	2016 Estimated Graduate Degree	19.3%	19.7%	17.6%
	2016 Estimated Total Businesses	2,335	4,647	4,901
	2016 Estimated Total Employees	20,919	47,754	50,457
	2016 Estimated Employee Population per Business	9.0	10.3	10.3
	2016 Estimated Residential Population per Business	6.9	11.6	12.8



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