



840 Monterey Street Available Soon

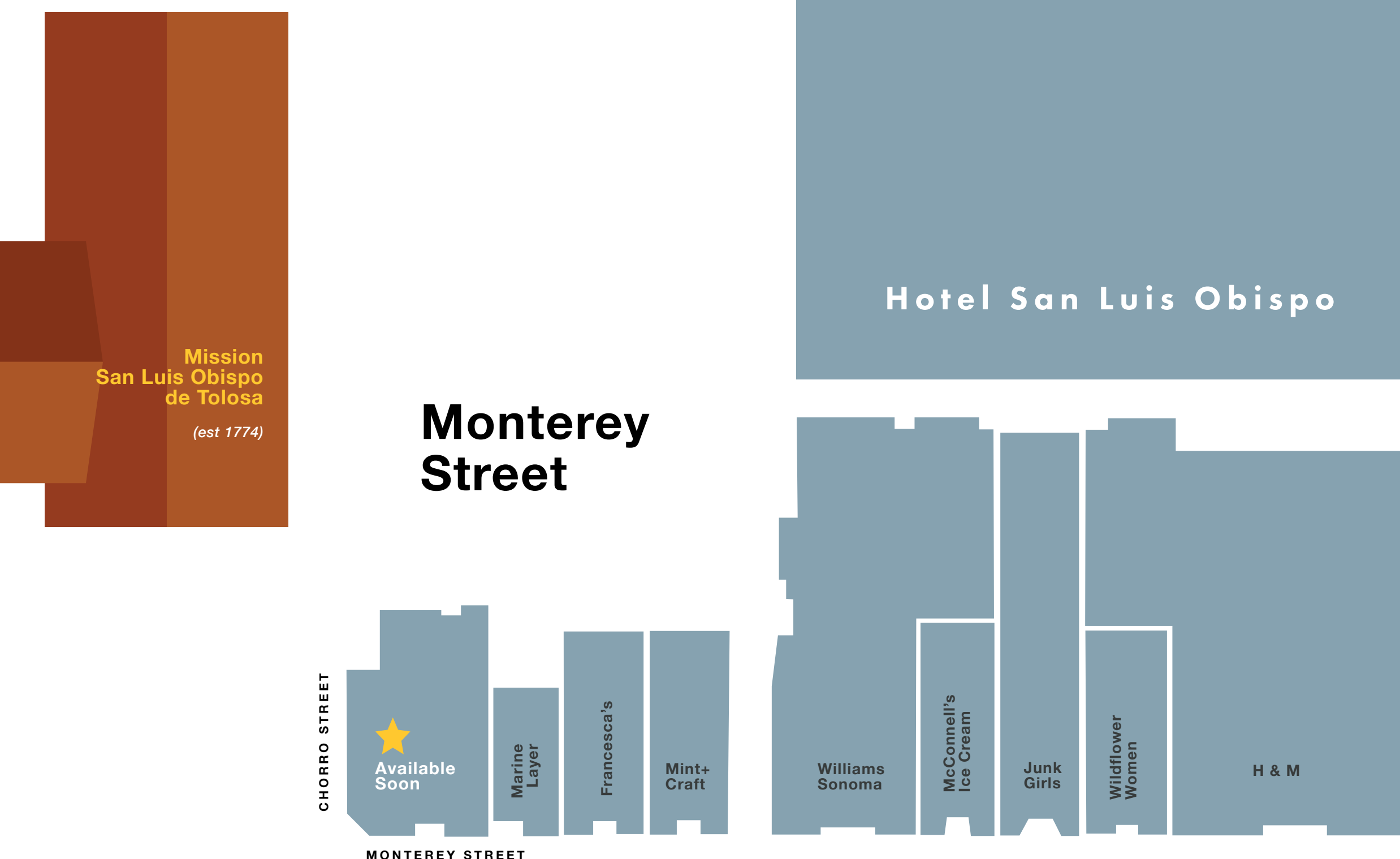
2500sf in the Heart of Downtown San Luis Obispo

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- Premiere retail location on San Luis Obispo's Historic Monterey Street
- Current Tenant has seen explosive growth & is moving to larger space in the portfolio
- Adjacent to 5-star Hotel San Luis Obispo
- Located within 2 blocks of city/county government complexes and SLO County Courthouse
- Monterey Street recently converted to bicycle-friendly lifestyle zone with increased footfall
- Across the street from Historic Mission San Luis Obispo de Tolosa
- Premium Co-Tenancy includes: Williams-Sonoma, Marine Layer Urban Outfitters, McConnell's Fine Ice Cream, H&M
- Neighborhood includes Apple, Amazon Prime, Anthropologie, Athleta, FP Movement and Brixton



With a large number of working professionals, premium residential, important tourist attractions, and 5-star hotels located just steps away, 840 Monterey Street represents an outstanding opportunity for a unique specialty retailer.





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SAN LUIS OBISPO BY THE NUMBERS

400,000 trade Area, drive time 25 minutes

100,000 daytime population

33,000 students, Cal Poly & Cuesta College

90 minute average dwell time

\$90,000 average household income

750,000 annual visitors attend world famous
thursday night Farmer's Market

3 million people visit Mission San Luis Obispo de Tolosa each year

