



Garden Street Terraces

SAN LUIS OBISPO, CA

Downtown Property

1039 Murray Ave., Suite 200
San Luis Obispo, CA 93405
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EXECUTIVE SUMMARY

OFFERING OVERVIEW

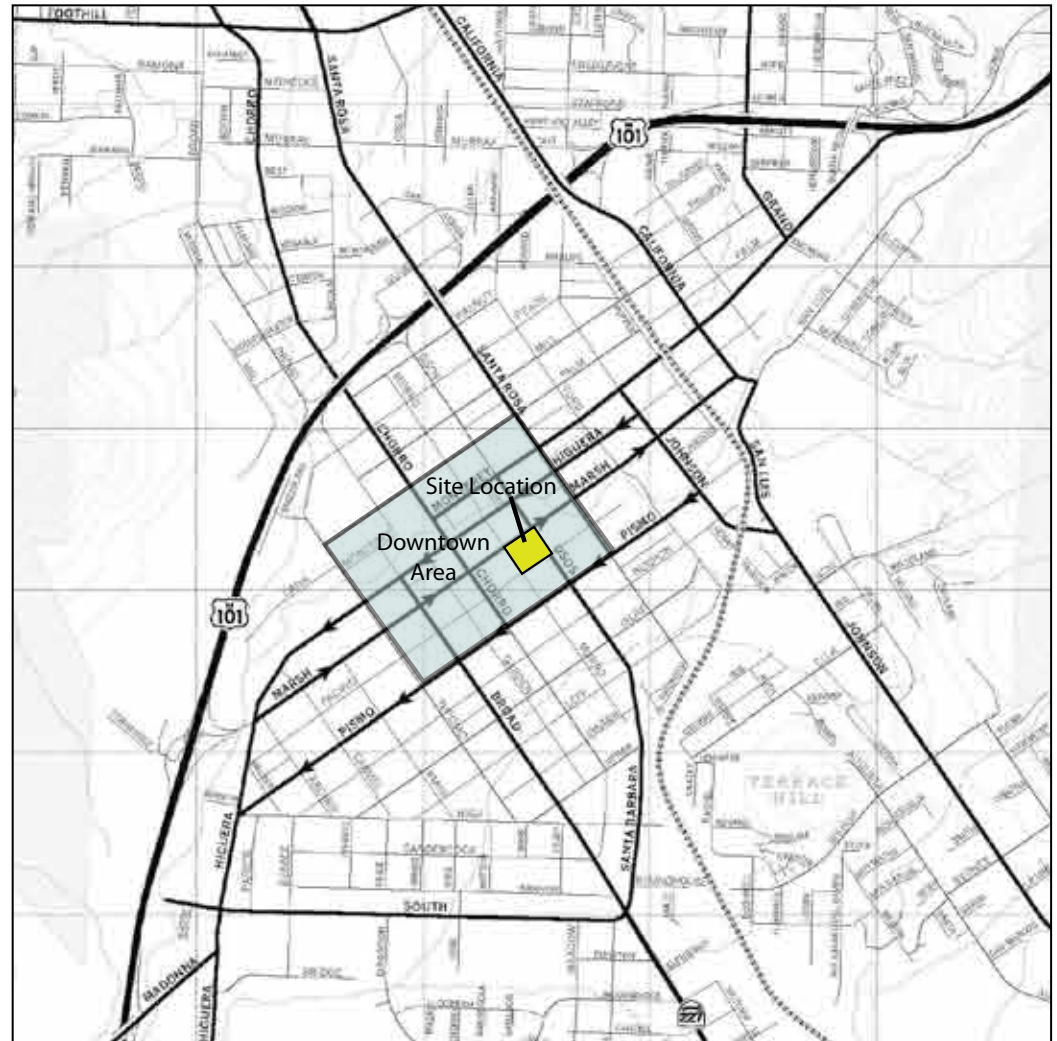
CV Commercial Real Estate is proud to offer for lease Garden Street Terraces in San Luis Obispo, CA. The property is a proposed development which will include the historic Downtown Brew building on Garden Street with the addition of new retail, hotel, and residential space. The site is conveniently located at the major intersection of Broad Street and Marsh Street near the 101 Freeway on/off ramps and in the heart of downtown San Luis Obispo.

INVESTMENT SUMMARY

Property Name:	Garden Street Terraces
Address:	San Luis Obispo, CA
Price Per SF	Unpriced
Gross Leaseable SF	24,000 SF
Parking Spaces	34

INVESTMENT HIGHLIGHTS

- Prime downtown location
- 12,000 SF anchor space (can be combined with 7,000 SF retail)
- 7,000 SF and 5,000 SF retail
- Mixed use with a hotel and historic downtown brew
- Opportunity to enter market with high barriers of entry
- Near Wells Fargo, CVS, across from local favorite Big Sky Restaurant
- Other national downtown tenants include Gap, Express, Barnes & Noble, Banana Republic, Pottery Barn, Sephora, Urban Outfitters, Talbots, 3 movie theatres, California Pizza Kitchen, Jamba Juice, Starbucks, Peet's Coffee, etc.



Demographics	1 Mile	3 Miles	5 Miles
Population	14,087	49,689	59,990
Ave HH Income	50,410	58,422	60,969