

# FOR LEASE: SLO RANCH FARMS & MARKETPLACE



CLICK LOGO FOR WEBSITE LINK



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Grover Beach, CA 93433

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# CURRENT AVAILABILITIES



## Building Availabilities

<b>Market (leased)</b>	<b>4,529 SF</b>
<b>Restaurant (leased)</b>	<b>5,000 SF</b>
<b>AG Processing Building</b>	
Creamery (leased)	2,247 SF
Sushi/Ramen (leased)	949 SF
Pizza (leased)	1,104 SF
Persian BBQ	1,332 SF
<b>Available</b>	<b>903 SF</b>
<b>Wine Bar/Distillery</b>	<b>1,988 SF</b>
<b>Outdoor Bar</b>	<b>1,000 SF</b>
<b>Retail Building</b>	
Coffee (leased)	1,348 SF
Pet Shop (leased)	1,192 SF
Ice Cream (leased)	814 SF
Bakery (leased)	860 SF
Retail (leased)	697 SF
<b>Available</b>	<b>1,720 SF</b>
<b>Available</b>	<b>1,100 SF</b>
<b>2nd Floor Executive Offices</b>	
<b>Historic House (leased)</b>	<b>2,250 SF</b>



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# OVERVIEW

## Summary

- **Total SQ FT:** 33,500
- **Est. Delivery:** Fall 2023
- **Est. Opening:** Early 2024
- **Parking:** ON SITE ASPHALT 75 SPACES (4 ADA)
- **Rents:** \$3.50 SF NNN
- **TIA:** Negotiable

## Overview

SLO Ranch Farms and Marketplace will be the keystone to San Luis Ranch which is bringing over 580 residential units, a hotel, office complex, a and commercial and retail center to the city of San Luis Obispo. Located on Highway 101, the Marketplace will be a highly visible and easily accessed commercial property. The Farm & neighborhood, surrounding community and travelers alike.

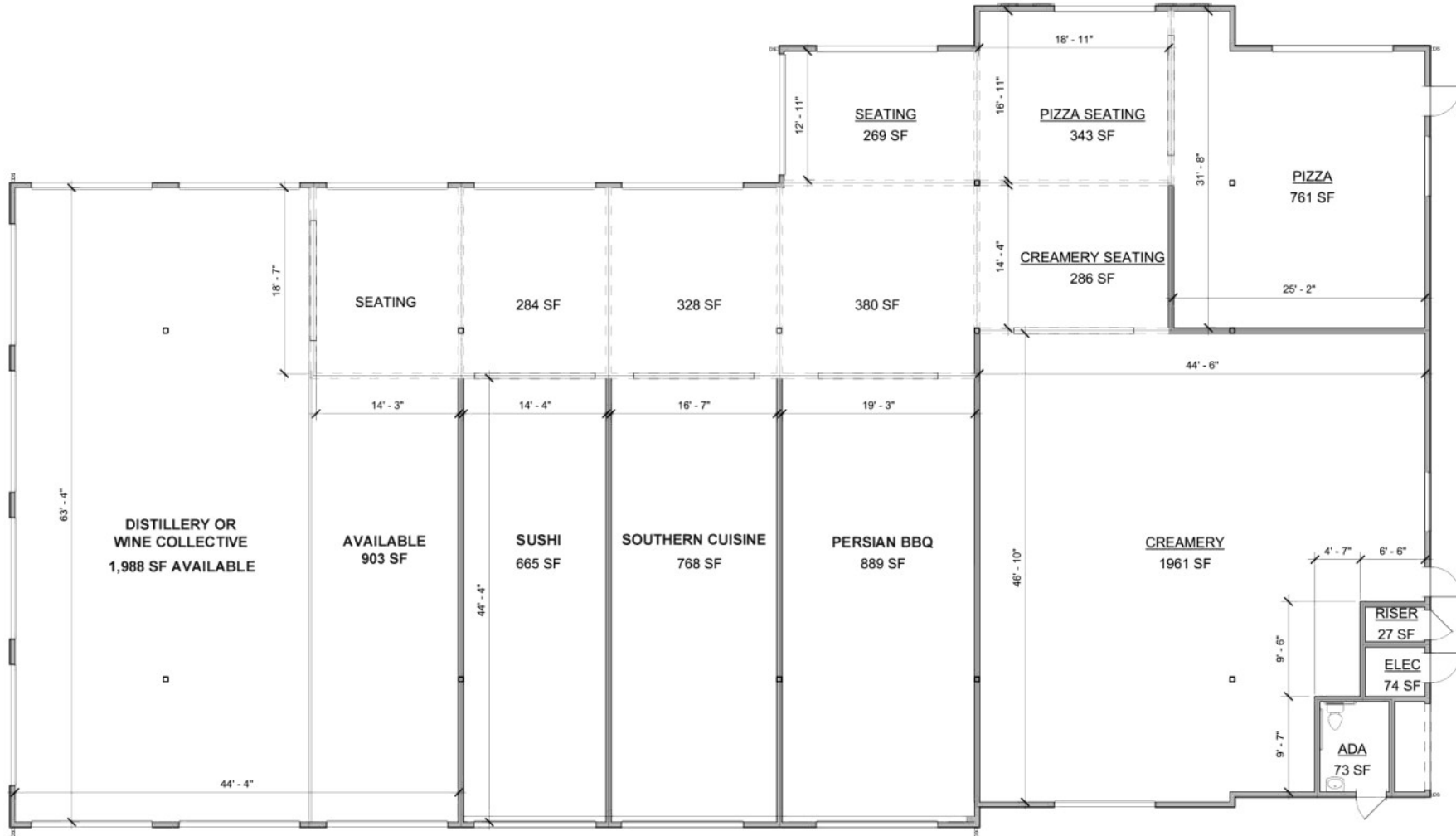
The Marketplace will showcase several distinct features that will attract a wide range of customers. The forefront will be a permanent farmer's market style market. The market will be surrounded and supported by a restaurant, retail shopping and an agricultural processing building. In addition, attached to the Farm & Marketplace plaza there are nearly 40 acres of a working farm. Within this prime agricultural acreage there will be community garden plots and interactive seasonal farming. The seasonal farming will include pumpkin patches, hayrides, berry picking, and other activities intended to engage the public.

The Farm & Marketplace is intended to bring people together. It will be designed with a safe and friendly open-air concept. The architecture will take its cues from the historic ranch and barn that were located on the San Luis Ranch property. Large barn or roll-up doors will create scenic indoor-outdoor spaces. Permanent outdoor seating and fire pits will be fixtures in the plaza. There will be a stage for events and public gatherings.

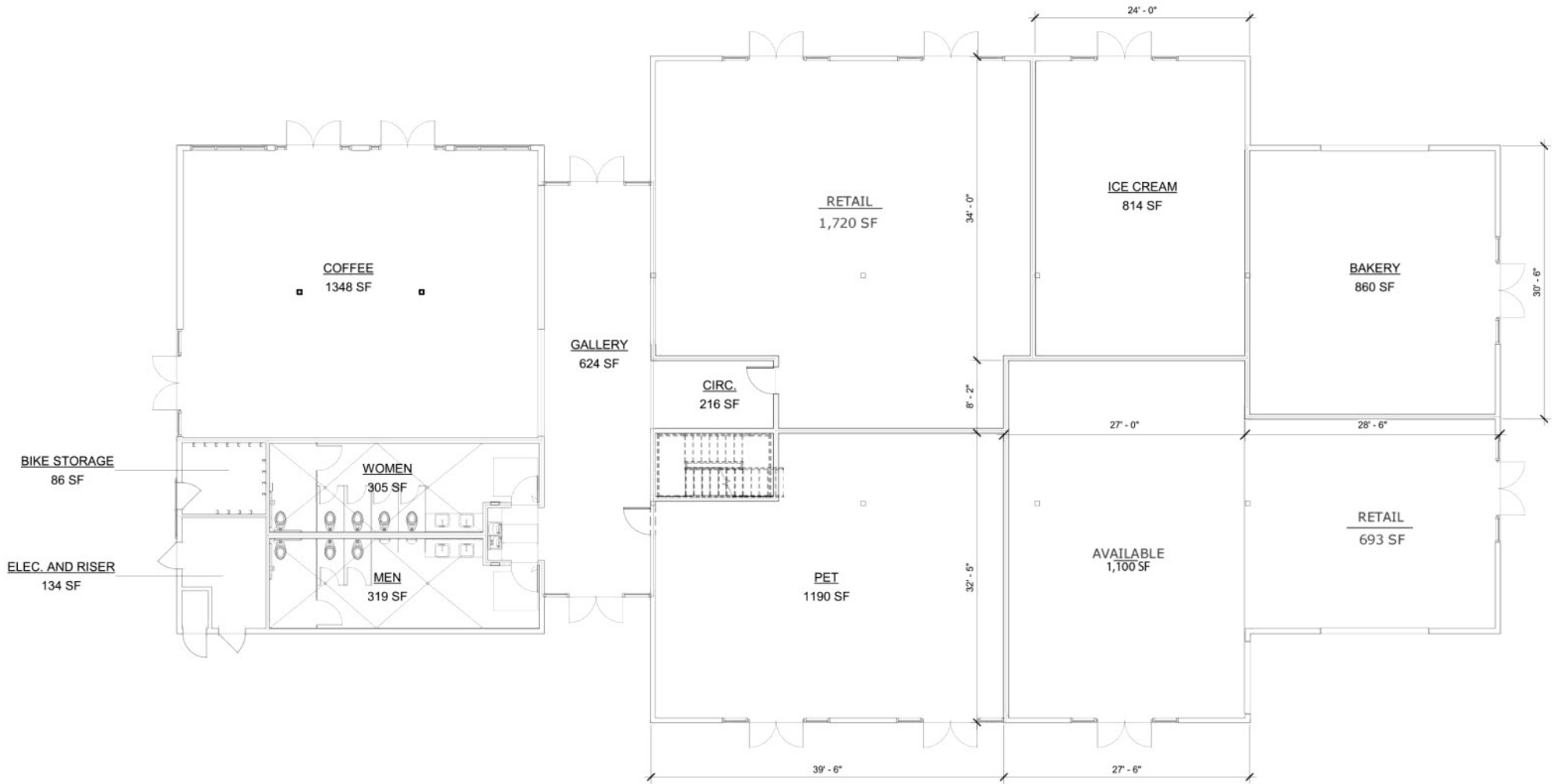
With its great location, high visibility, and easy access for many near by residents, SLO Ranch Farm and Marketplace will be destination stop for locals, tourists, and travelers alike. Its potential to reach many customers will make the commercial spaces highly desirable for many local businesses. SLO Ranch Farm and Marketplace will provide a unique opportunity to be part of a 'farm-to-table' community.



# AG PROCESSING BUILDING FLOOR PLAN



# RETAIL BUILDING FLOOR PLAN



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# WINE BAR/DISTILLERY WITH OUTDOOR BAR RENDERING



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# SITE PLAN BIRD'S EYE

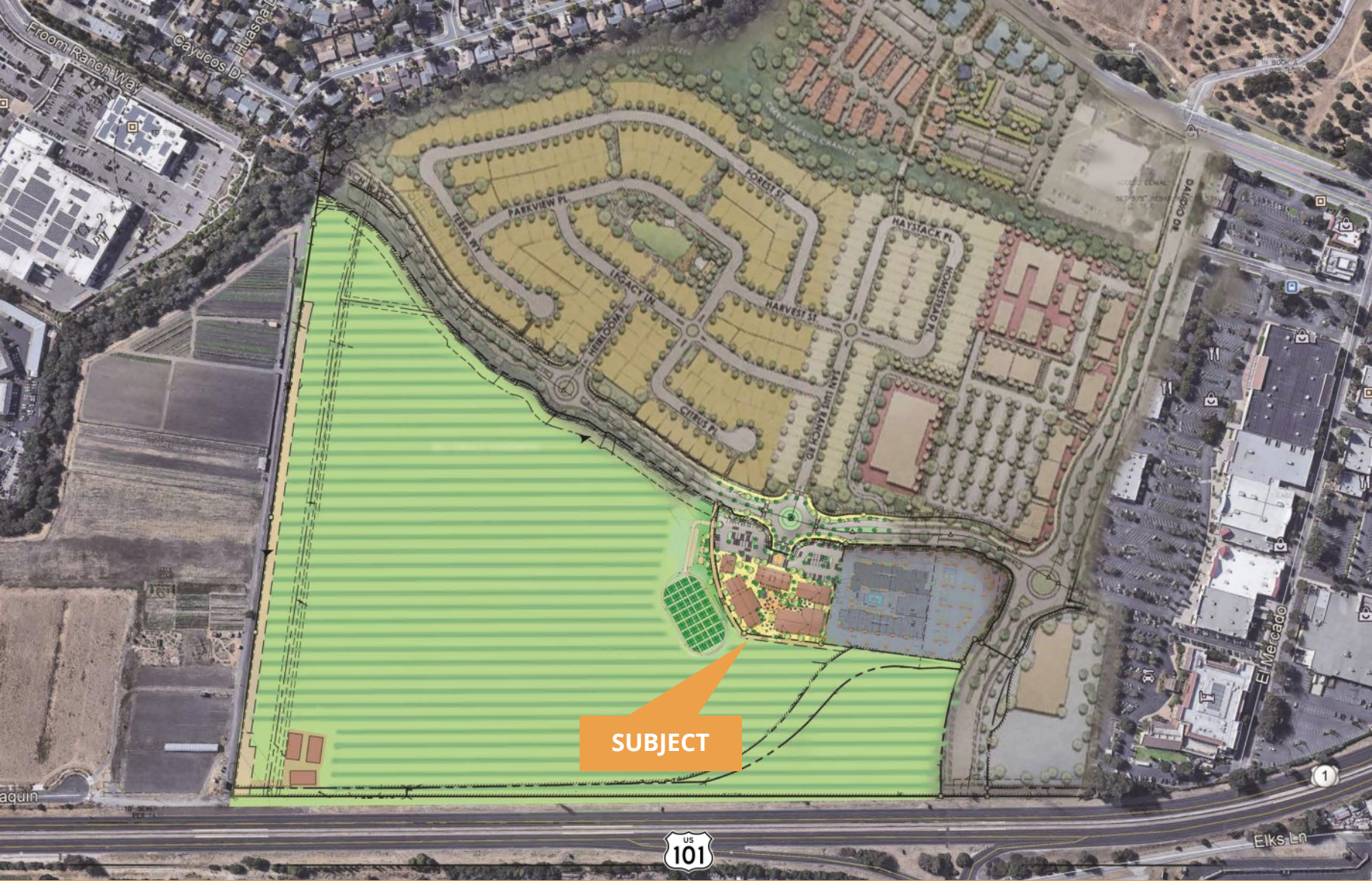


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# SAN LUIS RANCH SITE PLAN



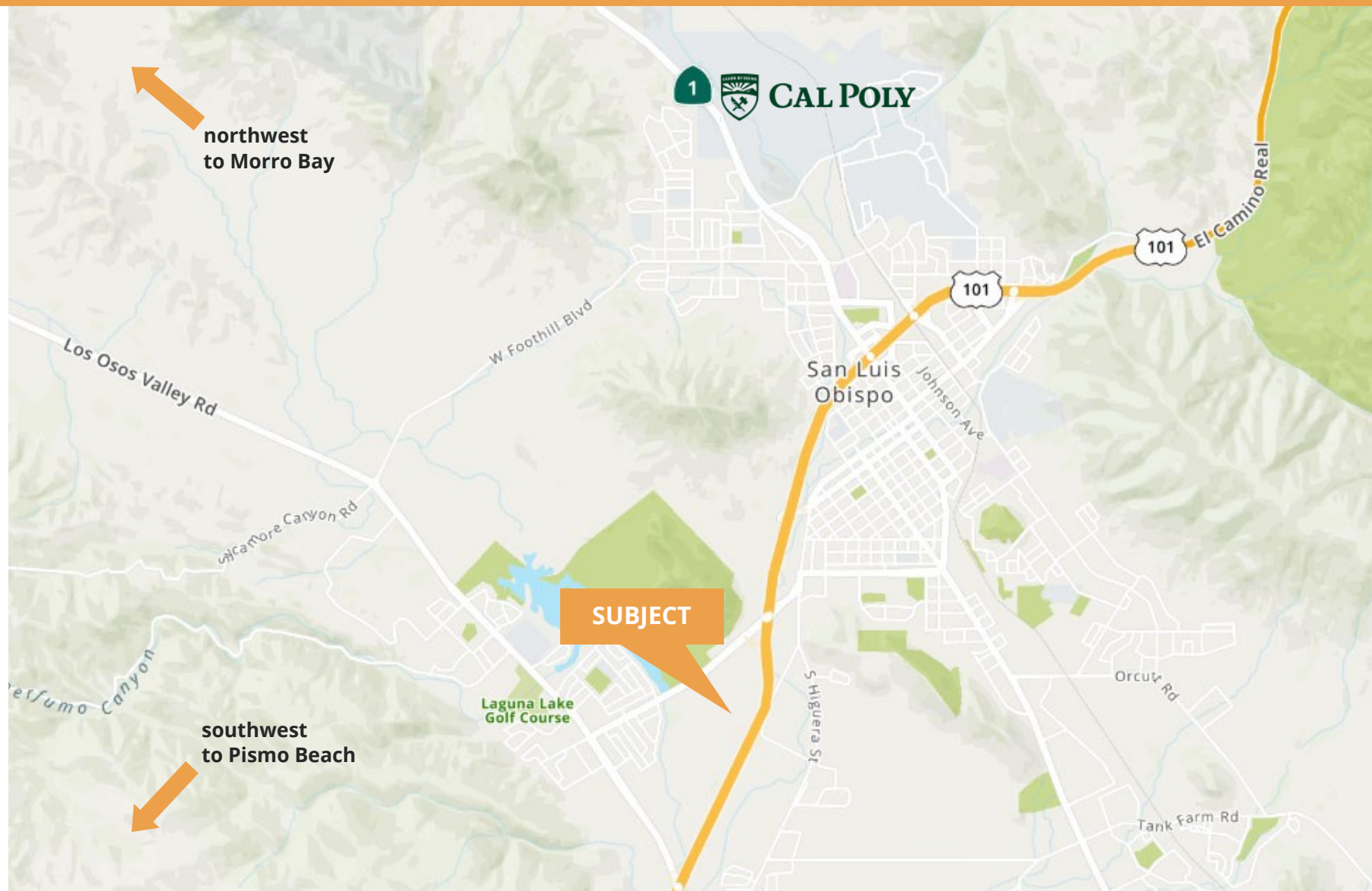
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# AREA MAP



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# ELEVATIONS



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# COMMUNITY OVERVIEW

San Luis Obispo is approximately 190 miles north of Los Angeles and 230 miles south of San Francisco. The city, locally referred to as SLO, is the county seat of San Luis Obispo County and is adjacent to renowned California Polytechnic State University.

San Luis Obispo continually ranks among the premier places to live and visit in the United States. Each year San Luis Obispo finds its way onto dozens of lists featuring the activities, natural resources, food and wine scene, shopping, entertainment and the many benefits that make San Luis Obispo so special.

San Luis Obispo is famous for its downtown farmers' market where vendors sell food and goods and various visual and music artists perform, it's renowned wine regions, the San Luis Obispo International Film Festival, and breathtaking nearby beaches just to name a few.

## DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
2020 POPULATION	6,731	64,624	94,251
2025 PROJECTION	6,628	65,380	95,361
MEDIAN AGE	33.9	31.9	35.3
2020 HOUSEHOLDS	2,650	21,920	34,601
AVERAGE HH INCOME	\$90,257	\$86,998	\$95,351
OWNER OCCUPIED	1,342	8,735	16,652
RENTER OCCUPIED	1,308	13,185	17,949



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