

FOR LEASE: SLO RANCH FARMS & MARKETPLACE



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OVERVIEW

Summary

- **Available Suites:**
 - **Distillery:** 1,935 - 2,535 SF
 - **Restaurant:** 910 SF
- **Parking:** ON SITE ASPHALT 75 SPACES (4 ADA)
- **Rent:** \$3.25 - \$3.50 SF NNN
- **TIA:** Negotiable

Overview

SLO Ranch Farms and Marketplace is currently the cornerstone of San Luis Ranch, a vibrant development that is bringing over 580 residential units, a hotel, future office complex, and a dynamic commercial and retail center to the city of San Luis Obispo. Strategically located on Highway 101, the Marketplace enjoys high visibility and easy access for the neighborhood, the surrounding community, and travelers.

SLO Ranch Farms and Marketplace showcases several distinct features designed to attract a wide range of customers. At its forefront is a permanent farmer's market style market. This central feature is surrounded and supported by a brew house, restaurants and retail shopping. Notably, nearly 40 acres of a working farm are attached to the Farm & Marketplace. This prime agricultural acreage features community garden plots and interactive seasonal farming, including pumpkin patches, hayrides, berry picking, and other activities that actively engage the public.

The Farm & Marketplace is designed to bring people together, fostering a friendly open-air concept. The architecture draws inspiration from the historic ranch and barn that were previously located on the San Luis Ranch property. Large barn or roll-up doors create scenic indoor-outdoor spaces. The plaza features permanent outdoor seating and fire pits, along with a stage for various events and public gatherings.

With its prime location, high visibility, and convenient access for numerous nearby residents, SLO Ranch Farm and Marketplace is a destination stop for locals, tourists, and travelers alike. Its significant potential to reach a broad customer base makes its commercial spaces highly desirable for many local businesses. SLO Ranch Farm and Marketplace currently provides a unique opportunity to be part of a 'farm-to-table' community.



LAST REMAINING SPACE - 1,935 SF DISTILLERY WITH 1,000 SF PATIO

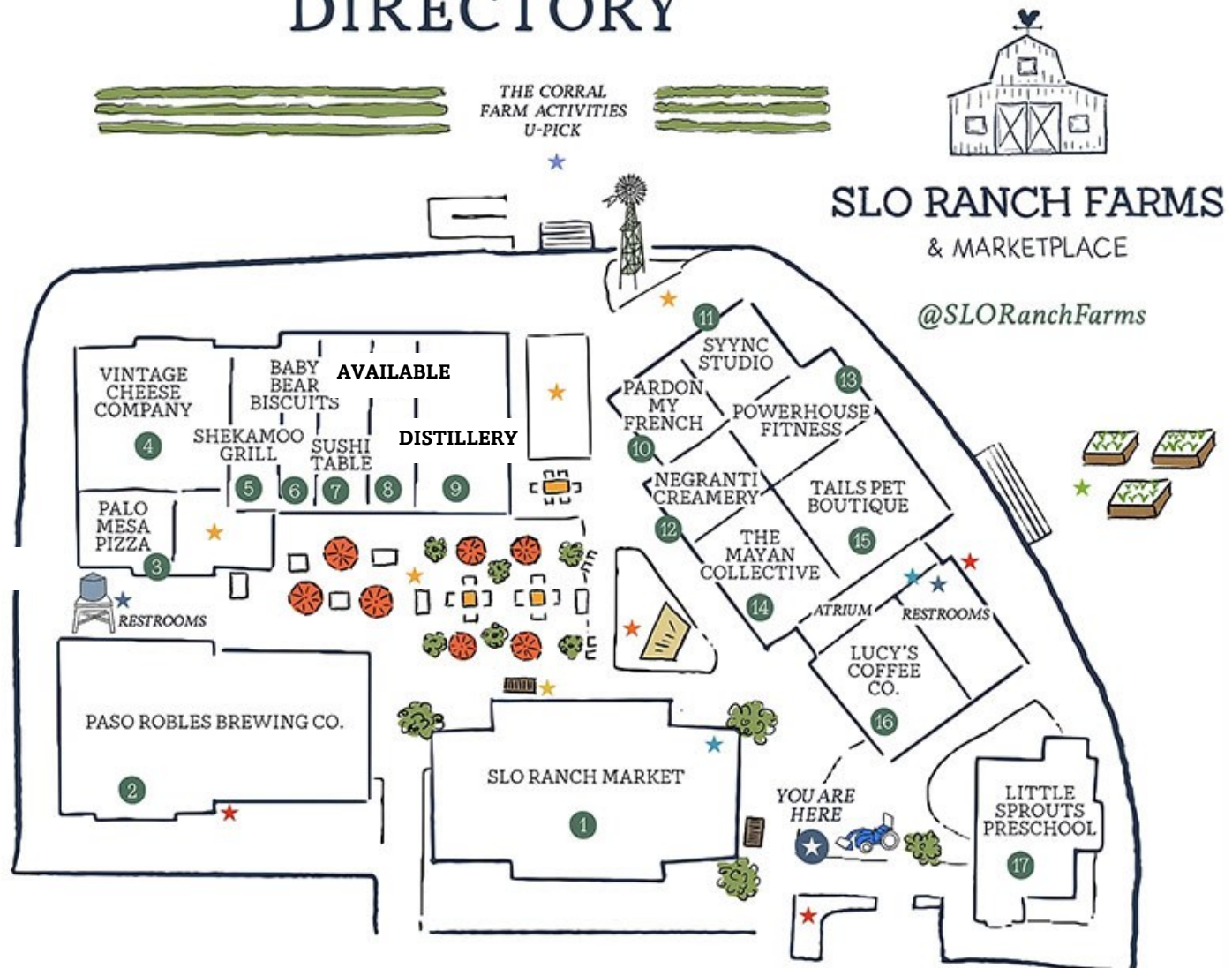
DIRECTORY

MERCHANTS

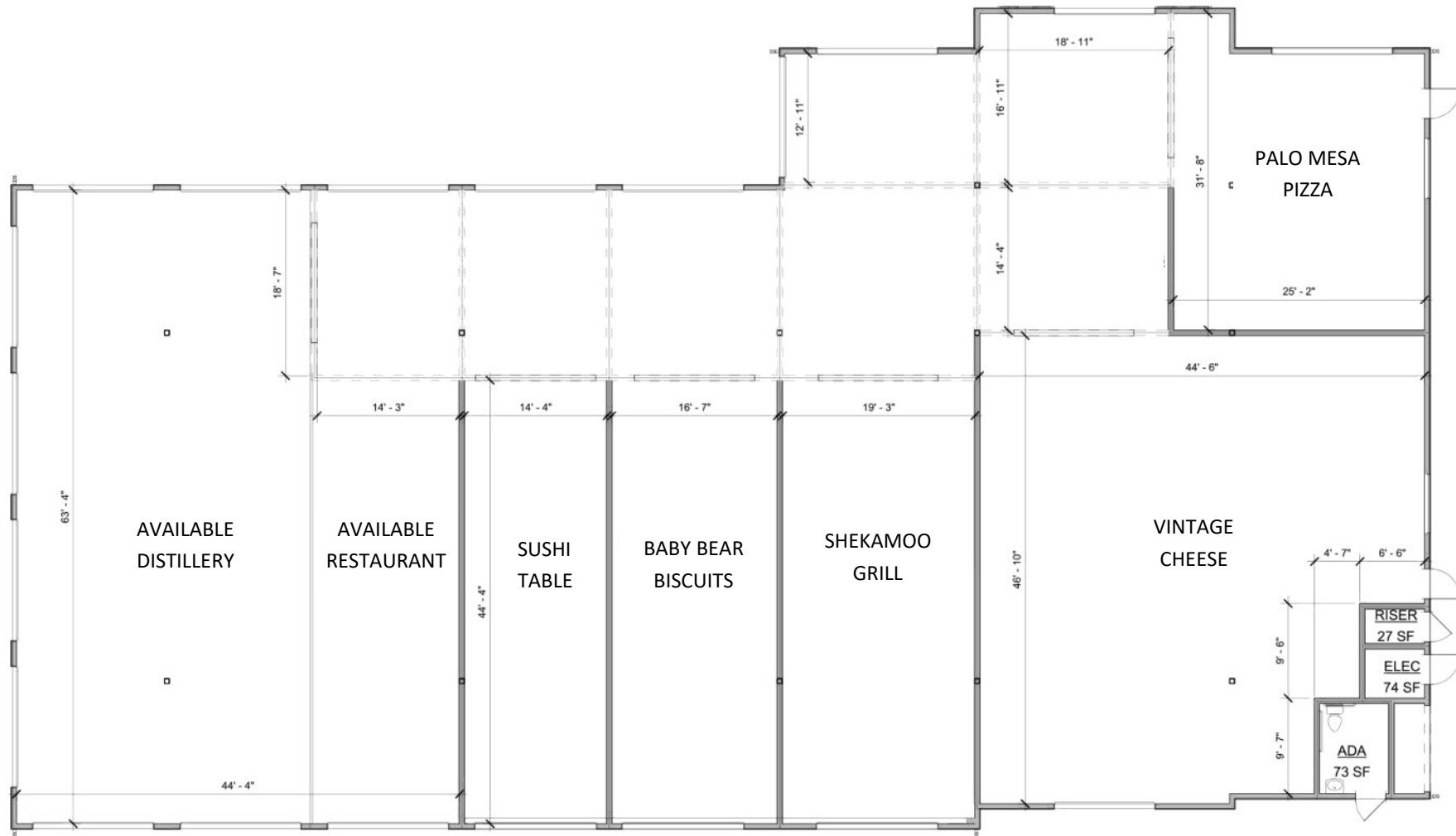
- 1 SLO RANCH MARKET
- 2 PASO ROBLES BREWING CO.
- 3 PALO MESA PIZZA
- 4 VINTAGE CHEESE COMPANY
- 5 SHEKAMOO GRILL
- 6 BABY BEAR BISCUITS
- 7 SUSHI TABLE
- 8 AVAILABLE
- 9 DISTILLERY
- 10 PARDON MY FRENCH
- 11 SYNC STUDIO
- 12 NEGRANT
- 13 POWERHOUSE FITNESS
- 14 THE MAYAN COLLECTIVE
- 15 TAILS PET BOUTIQUE
- 16 LUCY'S COFFEE CO.
- 17 LITTLE SPROUTS PRESCHOOL

ACTIVITIES & AMENITIES

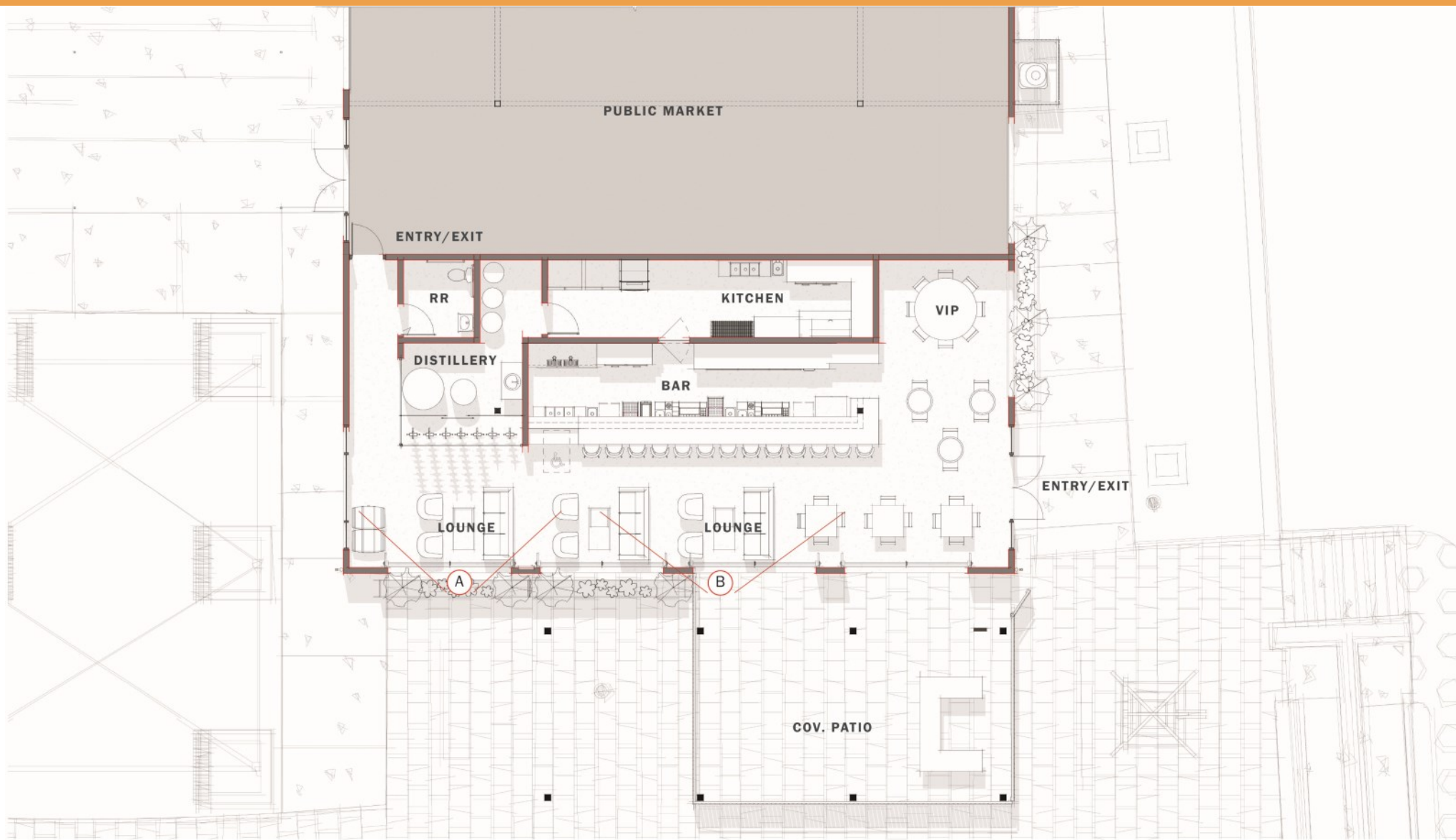
- ★ COMMUNITY GARDENS
- ★ SEATING
- ★ LEMONADE STAND
- ★ RESTROOMS
- ★ STAGE AREA
- ★ U-PICK
- ★ WATER BOTTLE REFILL
- ★ BIKE PARKING



AG PROCESSING BUILDING FLOOR PLAN



SAMPLE DISTILLERY FLOOR PLAN



BAR/DISTILLERY RENDERINGS



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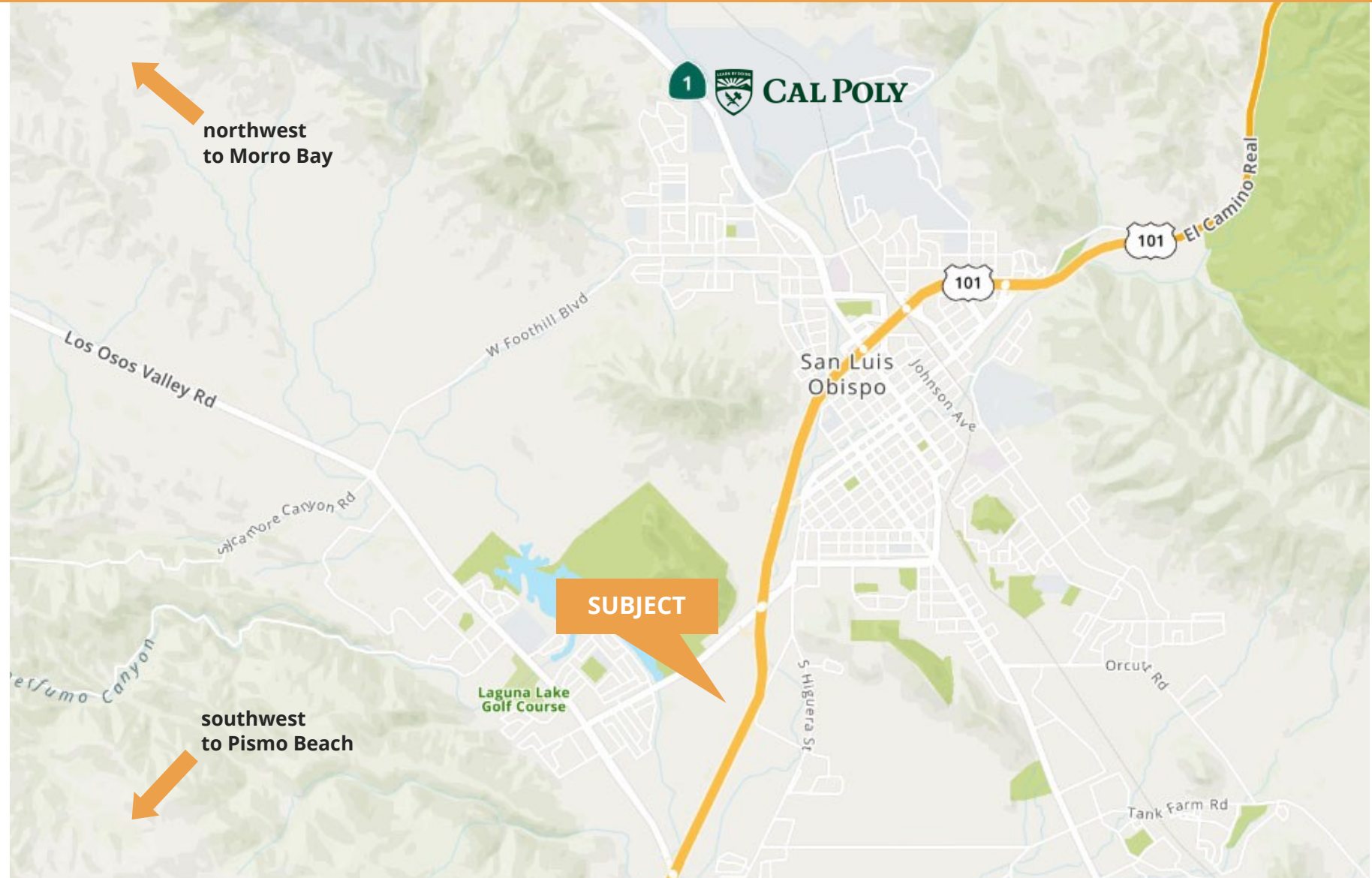
BAR/DISTILLERY RENDERINGS



SAN LUIS RANCH SITE PLAN



AREA MAP



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

