

# 4,000SF IMPROVED RESTAURANT FOR LEASE

1009 Monterey St.

Downtown San Luis Obispo, CA 93401



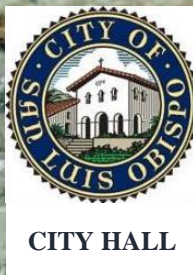
COMMERCIAL REAL ESTATE

## Location, Location, Location

Coming soon, retail and office project



WILLIAMS SONOMA  
CALIFORNIA



& the  
Downtown  
Centre  
Cinemas  
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. GPS Commercial Real Estate Services Inc.

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## Property Overview

Conveniently located in the heart of downtown San Luis Obispo, this restaurant space is surrounded by city, community, recreation, and county & regional sites. The property is adjacent to the thriving Fremont Theater that has an annual attendance exceeding 200,000, and the San Luis Obispo's County Government center is across the street and nearly adjacent. A beautiful glass storefront is planned, as well as patio seating on the street.

Lease Price: \$3.00 NNN

Term: 3-5 year

Available: Now

Zoning: C-D

HVAC: Existing HVA

Parking: Nearby Public Lots

To Show: CLA



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## FEATURES

- Large utility capacities
- Warehouse Shell with Volume
- New plumbing and sewers
- Water 1 ½" meter
- Electrical 400 Existing Amp service
- 2" existing gas service
- Cable TV/fiber optic available
- Unique open ceiling, approx. 20' tall, open steel trusses
- 20' existing hood, existing walk-in and "shell space" ready for Tenant TI
- No parking fees
- All new exterior and sidewalks
- All water and sewer impact fees paid, no parking fees
- Landlord to invest in Tenant TI
- Open floor to easily route utilities
- Approved for restaurant/bar use
- Outside dining

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The surrounding restaurants are some of the best performers in the city of SLO.



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## Visitor Information

### San Luis Obispo

Downtown San Luis Obispo offers a lively array of activities including shopping, dining, theaters, art galleries, the SLO Farmer's Market and so much more. The streets are always alive with locals and visitors alike, making San Luis Obispo a hot spot for tourism. Being known for its gorgeous surrounding beaches and wildlife, San Luis Obispo provides the perfect combination of natural and metropolitan beauty.

Commercial flights are offered to and from the San Luis Obispo County Regional Airport, located on the outskirts of town. In the past year, visitors spent \$1.7 billion in the county, and tourism is rapidly increasing. The top five major employers of the San Luis Obispo county include California Polytechnic State University (3000 employees), County of San Luis Obispo (2920 employees), Department of State Hospitals- Atascadero (2000 employees), Pacific Gas & Electric (1866 employees), and Cal Poly Corp. (1400 employees).



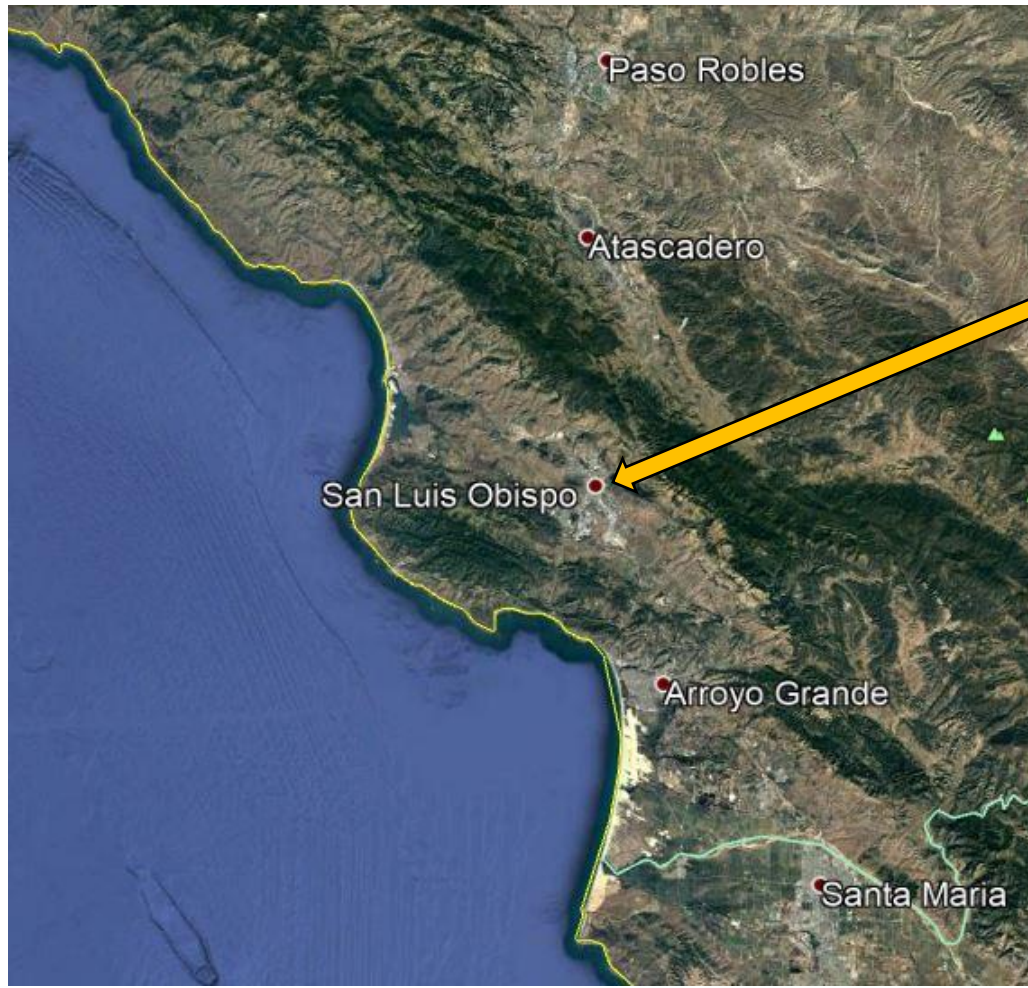
### San Luis Obispo County Information

Population	276, 443
College Graduates	49%
Household Income	\$59, 628

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