

**FOR SALE**

**143 Suburban, San Luis Obispo, CA 93401**



3450 Broad Street, Suite 101  
San Luis Obispo, CA 93401  
805-548-8686  
CentralCommercialGroup.com  
DRE# 01984692



Hank Niezen  
805-748-2645  
hniezen@centralcommercialgroup.com  
DRE# 01831075

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## Property Characteristics



Located on Suburban road on the south side of San Luis Obispo, in one of the few industrial areas remaining. The approximately 46,242 SF building sits on a 2.67 acre lot. The building is set up to be occupied by one user or can be demised into multiple suites to satisfy users with smaller space requirements. Built in 1984, the property has been recently renovated and historically used primarily for manufacturing, storage and distribution. Plenty of power on-site to suit any tenants power needs.

Price:	\$9,350,000.00
APN:	053-258-033
Lot Acreage:	2.67 Acres
Building SF:	~46,242 SF
Possible Suite Sizes:	2,899 SF – 46,242 SF
Zoning:	M-SP (Manufacturing – Specific Plan)
Built:	1984
Bathrooms:	7 sets located throughout
Power:	3 Phase, 2000 Amps
Roll-up Doors:	10 Grade-Level 8' x 8'



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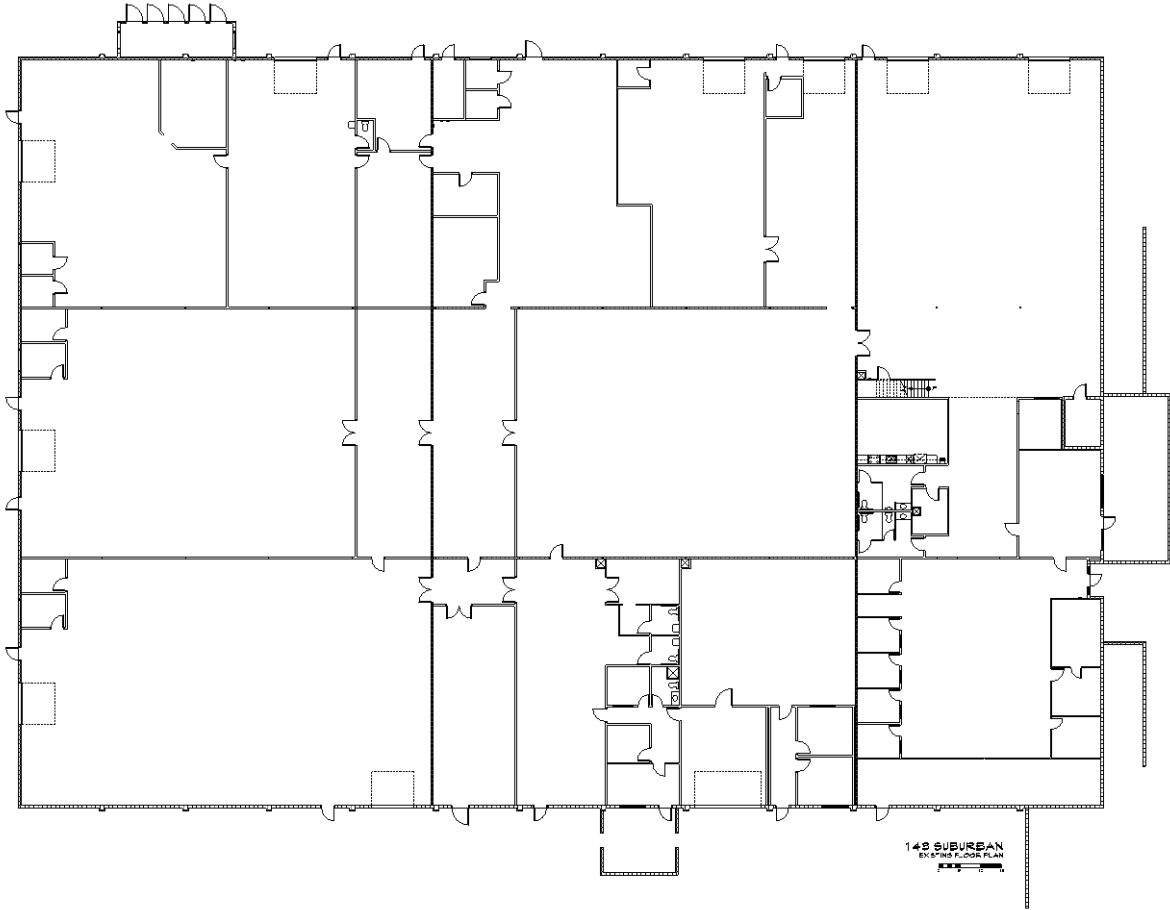


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Existing Floor Plan



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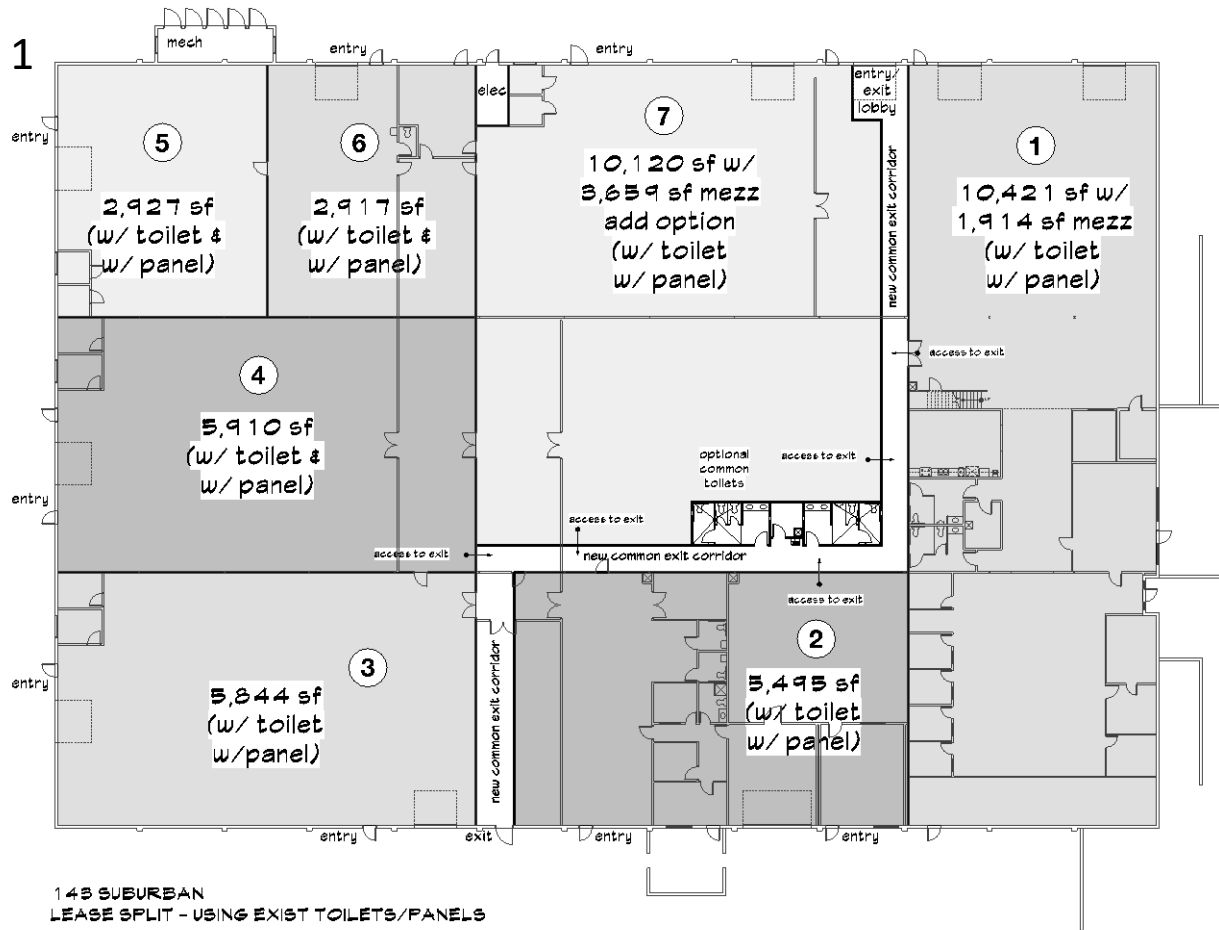


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## Proposed Floor Plan 1



143 SUBURBAN  
LEASE SPLIT - USING EXIST TOILETS/PANELS  
09.08.20



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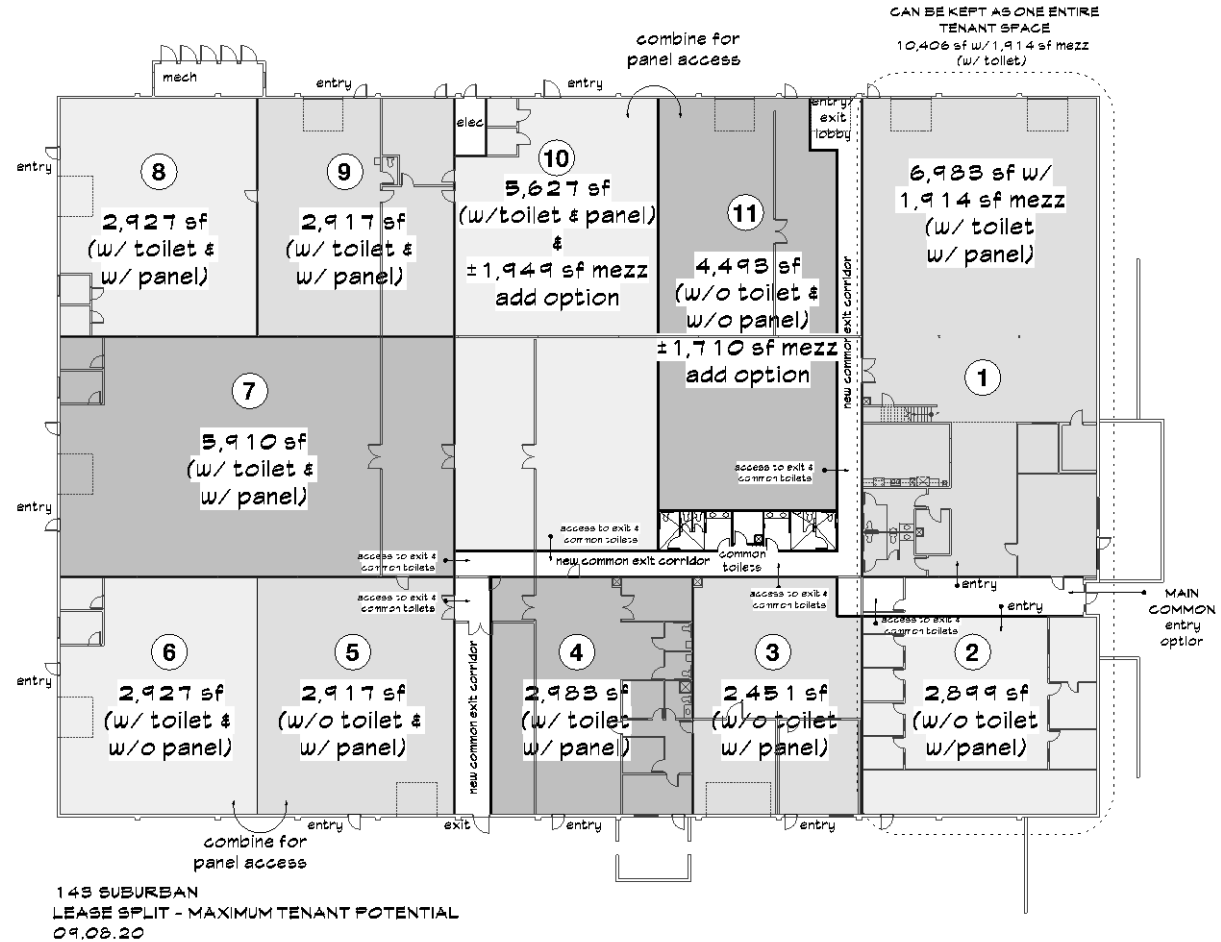


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## Proposed Floor Plan 2



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FARM TO TABLE  
*San Luis Ranch*  
HOME GROWN COMMUNITY

## A HOME GROWN COMMUNITY CENTERED IN SLO

San Luis Ranch envisions up to 580 residential units, 200,000 square feet of commercial development, 150,000 square feet of office development, a 200-room hotel, and portions of the site to remain for agriculture and open space. The San Luis Ranch way of life embraces the natural relationship between farming and sustainable, healthy living. Through conscientious and deliberate planning, this community arranges diverse housing types, community gardens, and retail amenities around 50+ acres of organic farmland and open space. The thoughtful integration of homes, ag land, and shopping allows for biking and walking to be primary modes of transportation underpinning the pastoral feel of the neighborhood. With farmland in your backyard, a vibrant Downtown SLO, and the city's job centers just a stone's throw away, San Luis Ranch is *rural redefined*.



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## AVILA RANCH

The project is a new, primarily residential development with up to 720 dwelling units on a 150-acre site north of Buckley Road, located within the Airport Area Specific Plan (AASP) boundaries. The project also includes 15,000 square feet of neighborhood-serving retail and office uses next to a neighborhood park, as well as the preservation of agricultural uses and open space.



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