

**10.02 Acres**  
**175 Venture Drive**  
**San Luis Obispo, Ca**

**For  
Sale**

**Contact:**  
**Steve McCarty**  
DRE# 00977930

**Steve Davis**  
DRE# 01843738



**Offering:**

- ◆ 10.02 Acres
- ◆ Business Park Zoning, Wide range of uses
- ◆ Located within the City of San Luis Obispo
- ◆ Westside San Luis Obispo, Close to US 101 traffic corridor
- ◆ Lender-Owned
- ◆ \$1,161,300 (\$2.66/sq ft)

Stafford-McCarty  
Commercial Real Estate  
641 Higuera St., Suite 201  
San Luis Obispo, CA 93401  
805-543-1801  
[www.staffordmccarty.com](http://www.staffordmccarty.com)

Information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

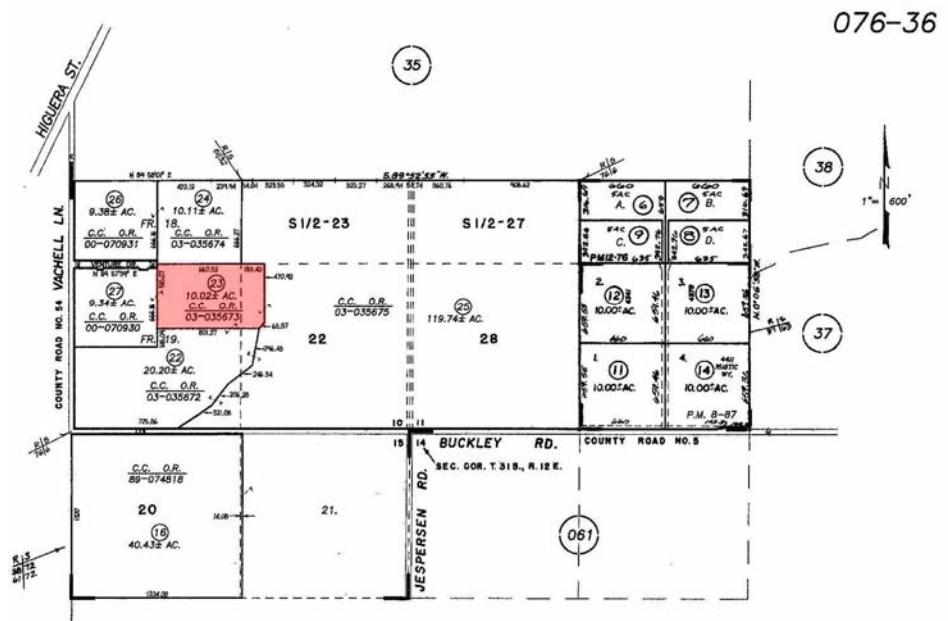


## Summary

Well located, adjacent to established Research and Development facility. Close to US 101

Parcel Characteristics	
APN:	076-036-023
Legal Description:	Per title report
Land Use Zone:	BP - Business Park
Utilities:	Call for cost estimates
Area:	Airport Area Specific Plan
Communications:	Fiber in Vachell Lane
Land Area:	+/- 436,471

*"...an extremely functional San Luis Obispo west side location..."*



### Stafford-McCarty Commercial Real Estate

641 Higuera Street, Suite 201, San Luis Obispo, CA 93401 \* 805-543-1801 (voice) \* 805-543-1857 (fax)

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