

Airport Business Center

Up to 47, 527 available

4480 Broad St., San Luis Obispo, CA

Build-to-Suit

Contact:
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DRE# 00977930

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DRE# 01843738



Property Features:

- ◆ Highly visible location on Broad St./Highway 227, close to the San Luis Obispo Airport
- ◆ Up to 47,527 sq ft available in 6 buildings on 6.22 acres
- ◆ Approved Master Plan, Pad Ready: Move-in approximately 1 year away
- ◆ 6 proposed buildings ranging from 6,830 to 9,897 sq. ft.
- ◆ Ample On-site Parking
- ◆ Call for Pricing

Stafford-McCarty Commercial
Real Estate
641 Higuera St., Suite 201
San Luis Obispo, CA 93401
805-543-1801
www.staffordmccarty.com



Summary

4480 Broad St. is an approved office/retail development with excellent street exposure. With designed buildings ranging in size from 6,830 sq ft to 9,897 sq ft, the six on-site building pads enable the owner to deliver finished buildings faster than any other project in the City of San Luis Obispo. Building A has pre-approved plans and could be “move-in” ready in as little as 8 months.

“A great opportunity to have a custom facility constructed for your business in the shortest time possible in the City of San Luis Obispo.”

Property Characteristics

Property Description:	Six Approved Free-Standing Buildings.
Land Use Zone:	Commercial Service
Overall Parcel Size:	6.22 Acres

Building Sizes	First Floor	Second Floor	Total Building Square Footage
Building A	3,859	3,487	7,346 sq ft
Building B	7,343	N/A	7,343 sq ft
Building C	7,804	N/A	7,804 sq ft
Building D1*	4,331	3,979	8,310 sq ft
Building D2*	5,132	4,762	9,894 sq ft
Building E	3,622	3,208	6,830 sq ft
Building F (leased)	22,854	N/A	22,854 sq ft

* Buildings D1 & D2 can be combined into one building.



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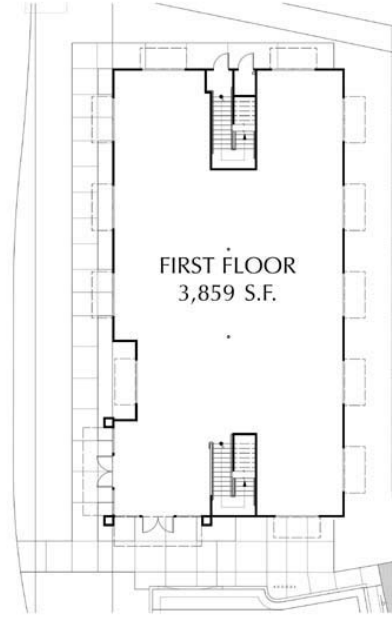
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Information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

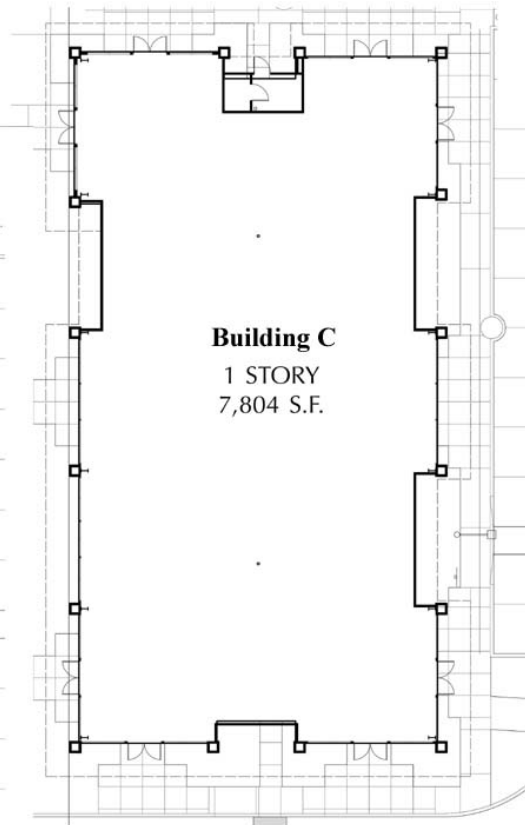
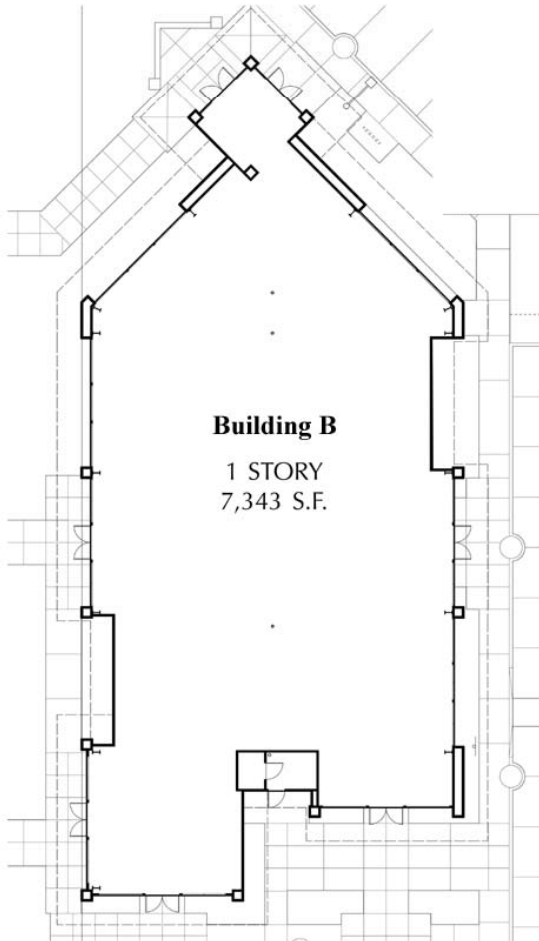
Building A



 **SECOND FLOOR PLAN**



 **FIRST FLOOR PLAN**



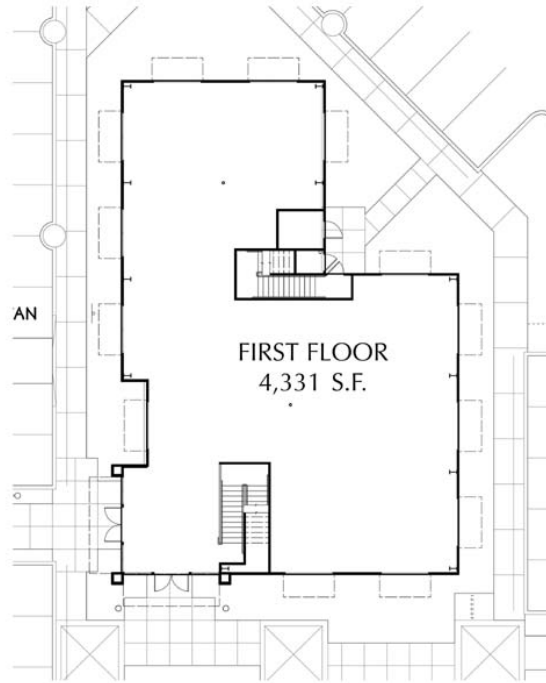
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Building D1

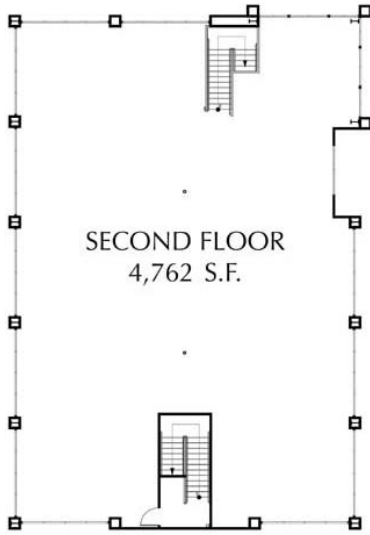


 **SECOND FLOOR PLAN**

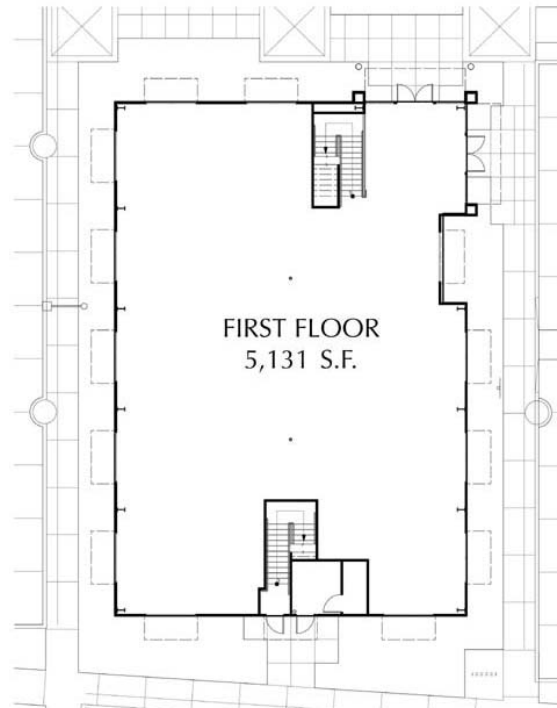


 **FIRST FLOOR PLAN**

Building D2



 **SECOND FLOOR PLAN**



 **FIRST FLOOR PLAN**

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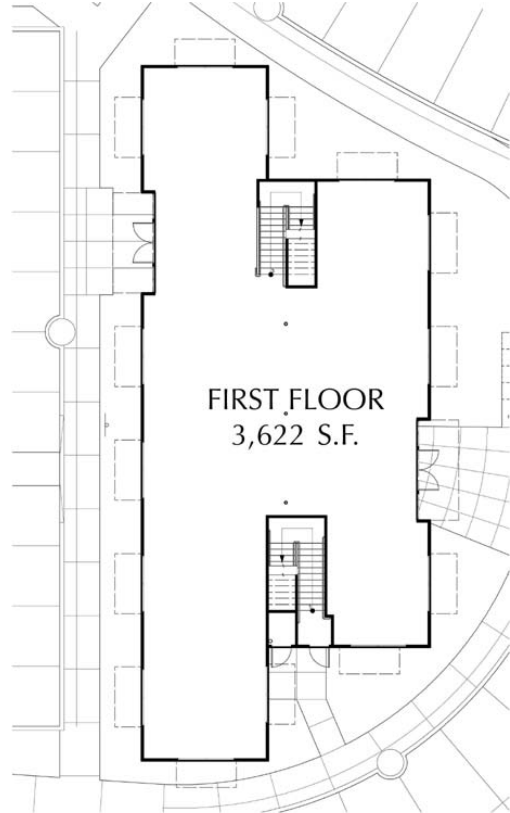
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Building E



SECOND FLOOR PLAN



FIRST FLOOR PLAN



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