

Approved Mini Storage Project
4880 Broad St.
San Luis Obispo, CA



For Sale

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Property Features:

- ◆ Highly visible location; >900 +/- LF of frontage on Broad St./Highway 227
- ◆ 5.7 acres
- ◆ Over 116,000 sq ft. of proposed mini storage space
- ◆ 6 proposed buildings with units ranging from 5'x5' to 10'x29'
- ◆ Easy access location: across the street from the San Luis Obispo Airport on Broad St./Highway 227
- ◆ Sale Price: \$2,543,900

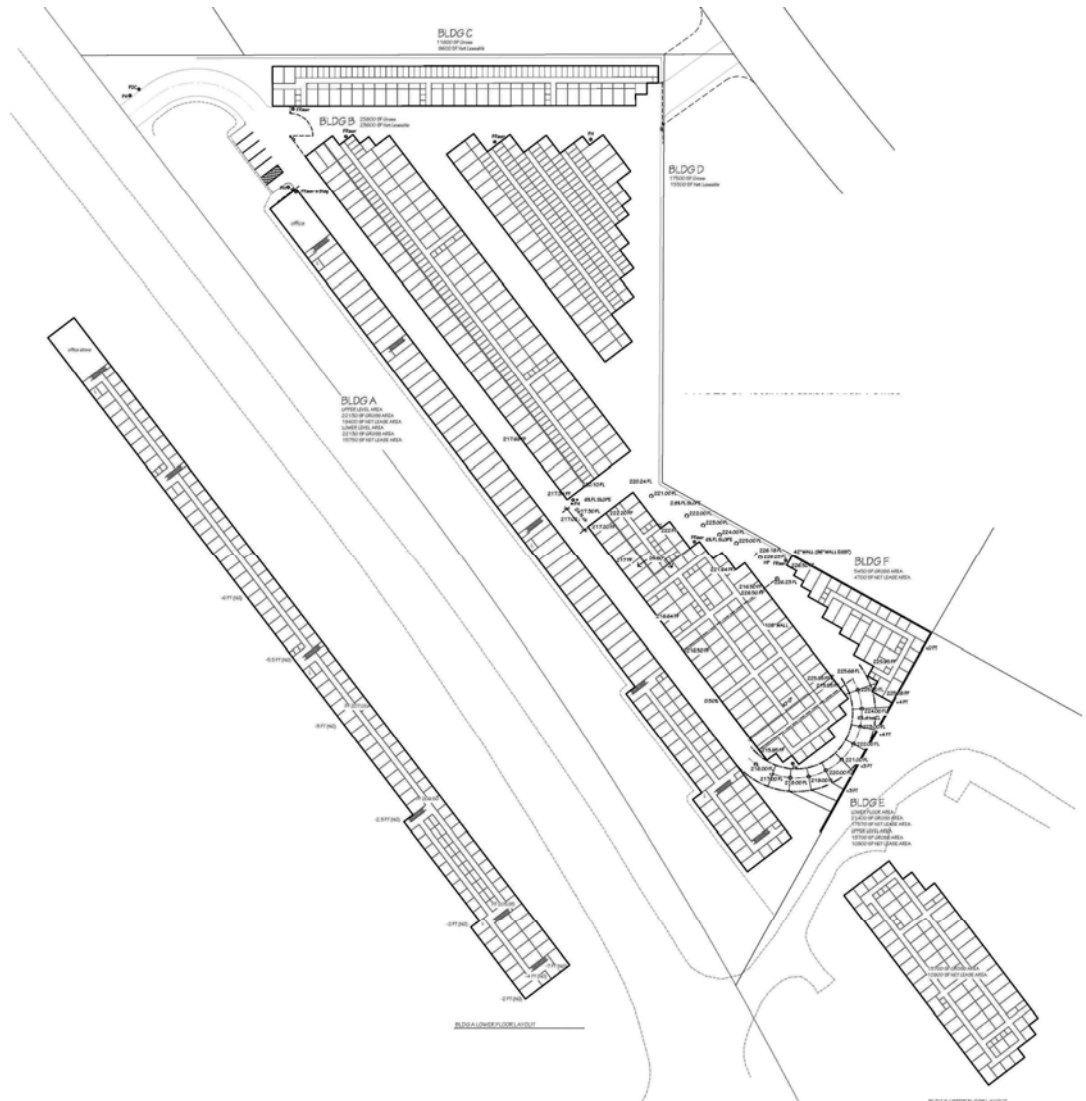
Stafford-McCarty Commercial
Real Estate
641 Higuera St., Suite 201
San Luis Obispo, CA 93401
805-543-1801
www.staffordmccarty.com



Summary

4880 Broad St. is an entitled mini-storage project across from the San Luis Obispo Airport. With over 116,000 sq. ft. of proposed storage unit space, this project provides significant density in a key location.

"A great opportunity to purchase an entitled mini-storage facility."



Proposed Building Layout

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Property Characteristics

Property Description:	Six Proposed Free-Standing Buildings.
Land Use Zone:	Industrial
Overall Parcel Size:	5.70 Acres

Proposed Building Sizes

	Gross	Net Leaseable
Building A: Upstairs	22,130	19,400
Building A: Downstairs	22,130	15,750
Building B	25,800	23,600
Building C	11,600	9,600
Building D	17,500	15,500
Building E: Upstairs	21,400	17,570
Building E: Downstairs	13,700	10,800
Building F	5,450	4,700
Total	139,710	116,920

Breakdown of Proposed Storage Unit Sizes

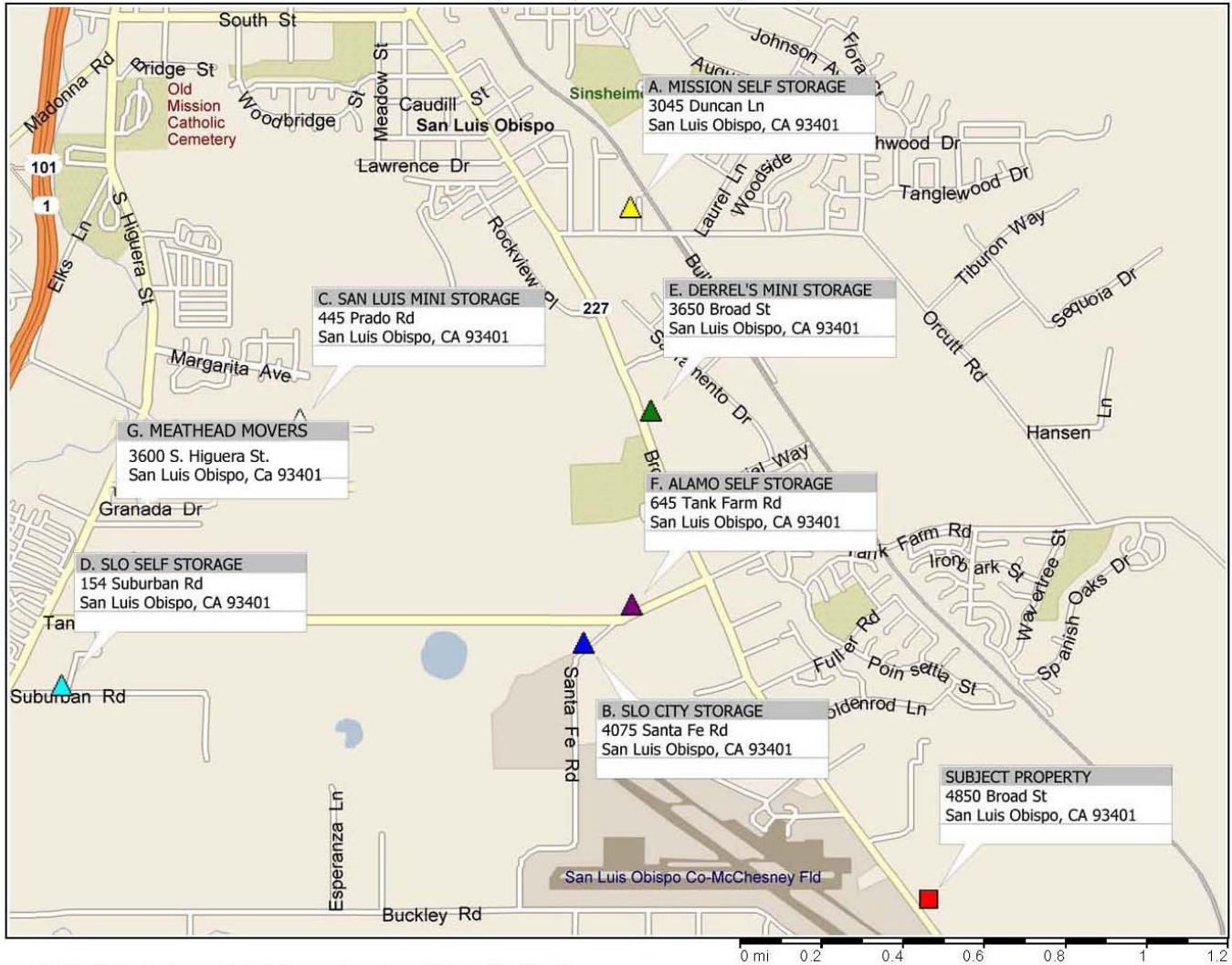
Unit Size	Bldg A Up	Bldg A Down	Bldg B	Bldg C	Bldg D	Bldg E Up	Bldg E Down	Bldg F	Total
5x5	2	6	6	12	0	13	22	10	71
5x7	2	0	0	0	0	0	0	0	2
5x9	2	0	0	0	0	0	0	0	2
5x10	0	26	78	89	168	7	5	2	375
9x10	1	0	0	0	0	0	0	0	1
10x10	23	56	2	2	16	27	36	14	176
10x15	26	58	0	31	0	34	36	6	191
10x20	3	0	72	0	23	12	39	9	158
10x25	0	0	0	0	4	0	0	1	5
10x29	43	0	0	0	0	0	0	0	43

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Facility Competition Survey Map



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