

9.2 Acres
3807 Broad St
San Luis Obispo, Ca



**For
Sale**



Contact:
Steve McCarty
DRE# 00977930

Steve Davis
DRE# 01843738

Offering:

- ◆ 9.2 Acres on two parcels
- ◆ Business Park Zoning allows office, R&D facilities, corporate headquarters, etc.
- ◆ Excellent location on Broad Street near Tank Farm Road
- ◆ Lender Owned
- ◆ Potential Seller Financing
- ◆ Adjacent to restaurants, shopping and recreational facilities
- ◆ \$3,200,000 (\$7.98/sq ft)

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



Summary

Excellent property located close to the intersection of Broad Street and Tank Farm Road, with 540' of frontage on Broad St. Both parcels are zoned Business Park (BP). Additional information is available on request.

Parcel Characteristics	
APN's:	053-231-040 (4.33 acres); 053-231-039 (4.87 acres)
Legal Description:	Per title report
Land Use Zone:	BP - Business Park
Utilities:	Available
Area:	Airport Area Specific Plan
Communications:	Fiber available on Broad Street
Land Area:	+/- 400,752
Entitlements	None
Fees	Fees partially paid on annexation. Call for details
Broad Street Frontage	+/- 540 feet
Existing parking lot on site	Short term lease with the City of San Luis Obispo

"...This has to be the best remaining site in town"



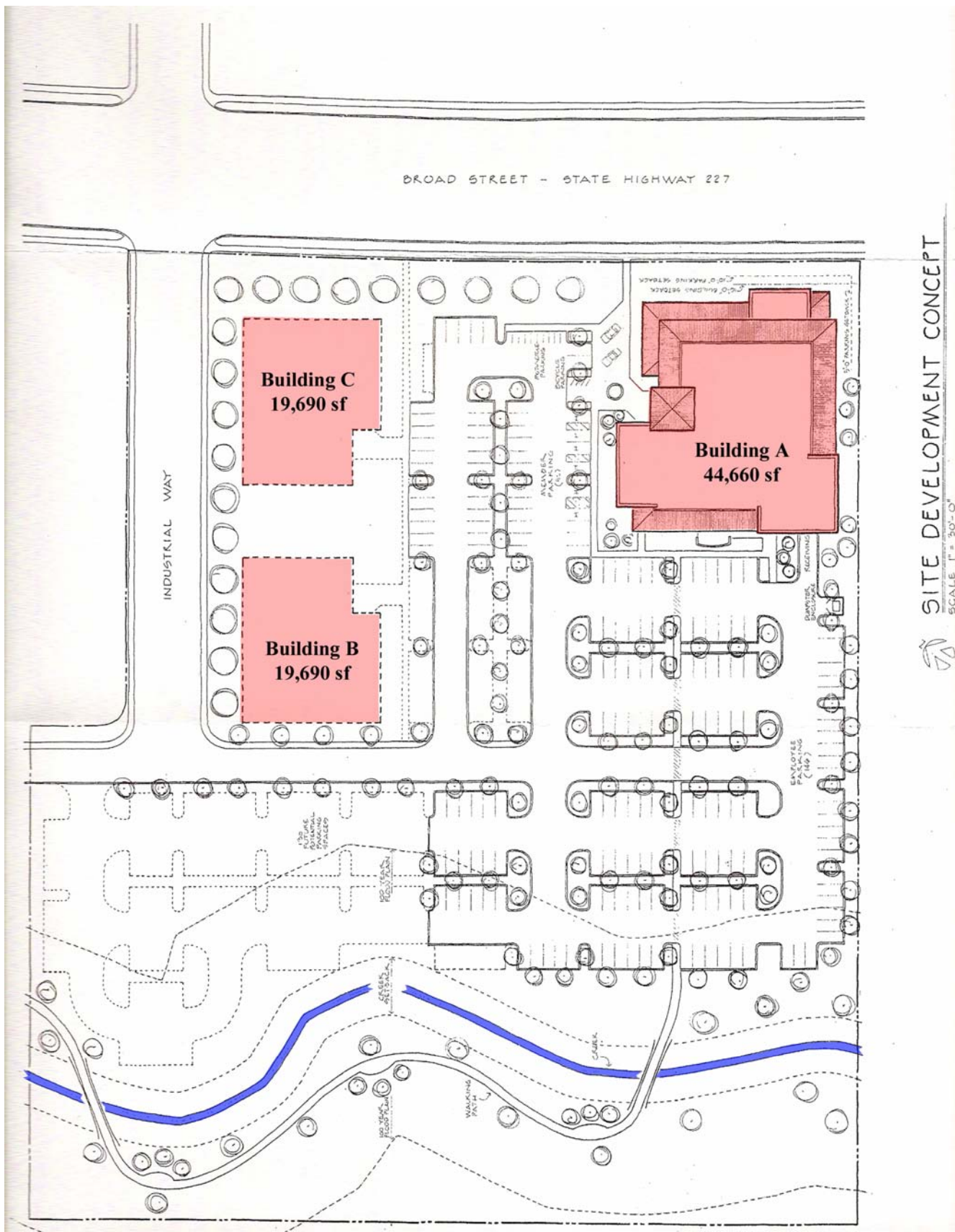
Financial Headquarters Concept Plan

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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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.



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