

40 Prado Road. – San Luis Obispo, Ca NEC of US 101 and Prado at Elks Lane

**For
Lease
or
Sale**

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Property Features:

- ◆ US 101 Freeway Frontage, Access and Visibility
- ◆ Zoned O-PD (Offices)
- ◆ Previously Submitted Project for an Approximately 110,203 s.f. Office Campus Development having Related Commercial Uses and Day Care Center, 425 Parking Spaces
- ◆ Prado Exit off of the US 101 Northbound Exit
- ◆ \$3,765,000

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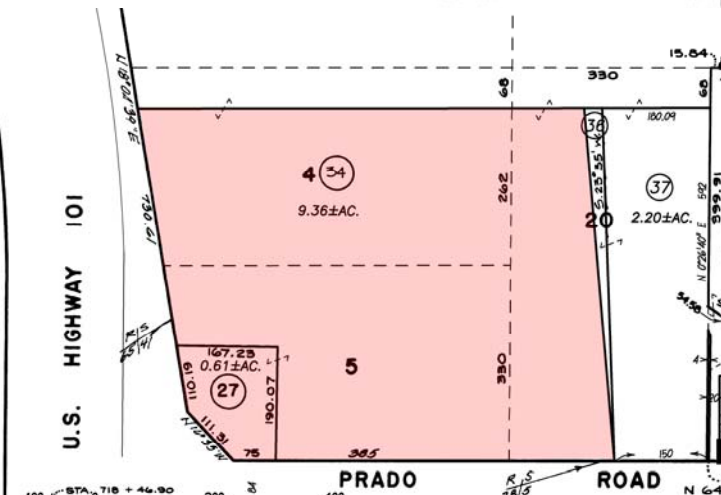
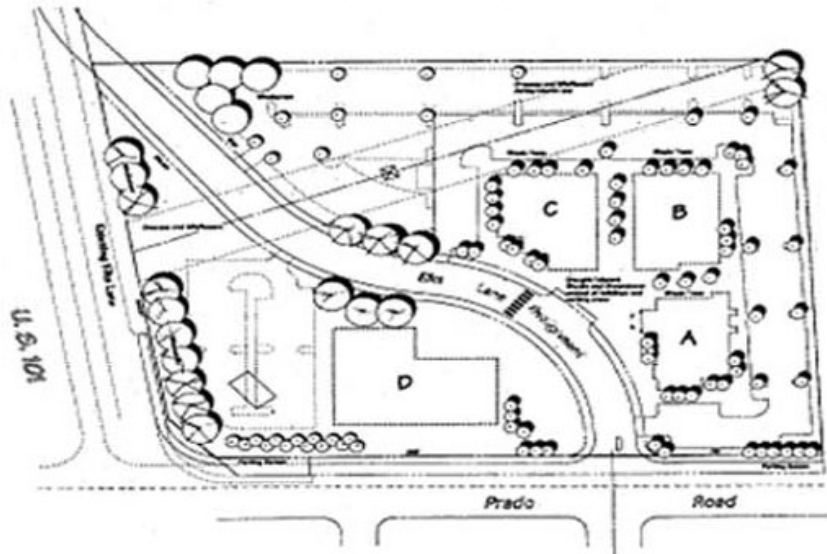
Summary

Well located development parcel at the Prado Road exit off of US 101 in San Luis Obispo.

Parcel Characteristics	
APN's:	053-041-034: +/- 10.09 acres 053-041-027: +/- .71 acres
Legal Description:	Per title report
Land Use Zone:	Office
Utilities:	City water and sewer

Conceptual Plan

"A prime development parcel with US 101 freeway access and visibility."



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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