

# Long-Bonetti Ranch San Luis Obispo, CA

**Now:  
Pre-  
Leasing**

**Contact:**  
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DRE# 00977930

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DRE# 0184373



## *Property Features:*

- ◆ Approximately 33,000 square feet of Leaseable Space
- ◆ Mixed Commercial Uses: Restaurants, Office, Retail
- ◆ 8 Free Standing Buildings on approx 4.18 acres
- ◆ New Construction as well as Adaptive Reuse of Existing Historic Structures
- ◆ Excellent Location on key corner of Tank Farm and South Higuera
- ◆ Ample Parking with Multiple Points of Ingress and Egress
- ◆ Lease rates from \$2.25/sq. ft. NNN; TI Allowances offered

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)

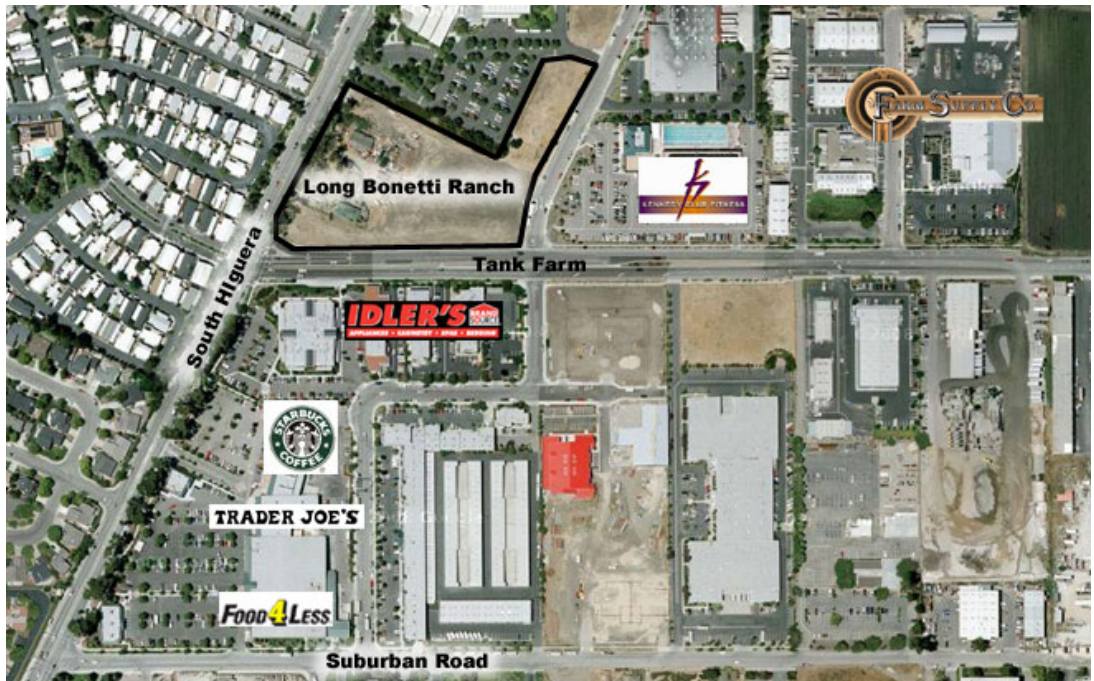


## Summary

This long awaited project brings together the revitalization of key San Luis Obispo historic structures with new construction at a superb location. A major retail center with easy freeway access and located at a key San Luis Obispo intersection.

Parcel Characteristics	
APNs:	053-251-049 and 053-251-050
Legal Description:	Per title report
Zoning	Pending
Gross Square Feet of Proposed Project	Approximately +/- 33,000 s.f.
Proposed Site Area	4.18 Acres
Building Units s.f. Range	Approximately 800 to 7,200 s.f.
Site Coverage (at build out)	Approximately 20%
Improvements: 8 freestanding buildings.	Ample parking (4.25/1000)
Average Daily Vehicle Count:	40,567 Vehicles/Day (ADT 22,182 on Higuera and 18,385 on Tank Farm (2010 data)

*This development is an opportunity to be part of a historic preservation and LEED project in a prominent San Luis Obispo location.*



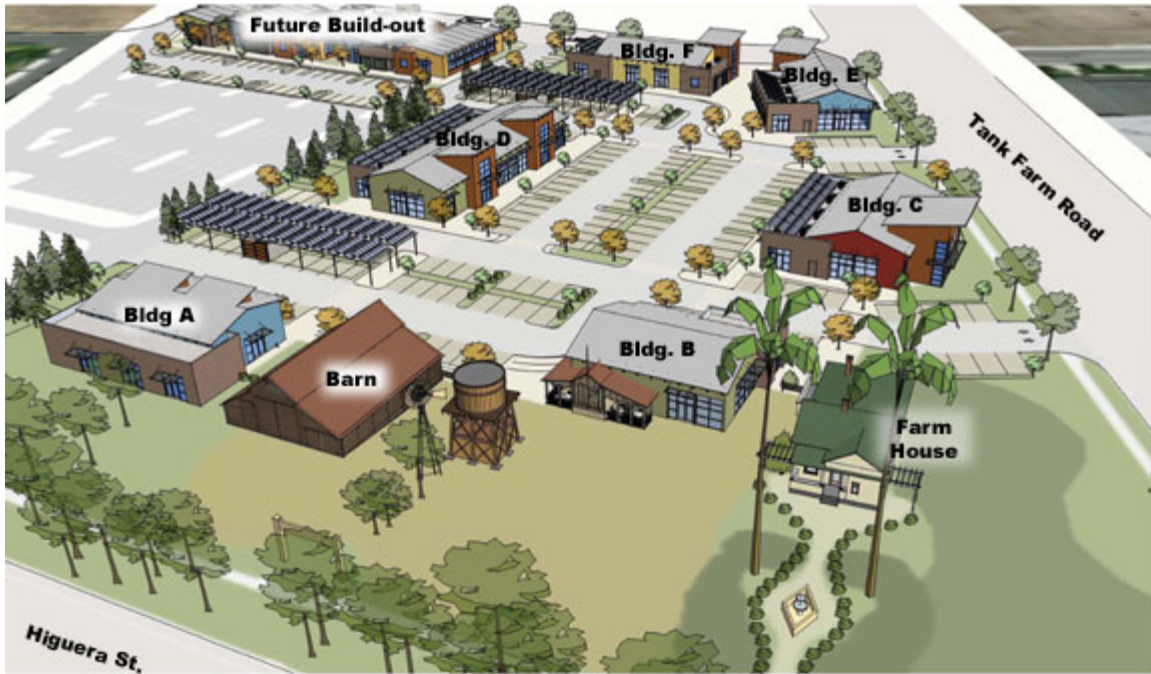
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(elevations are conceptual only)

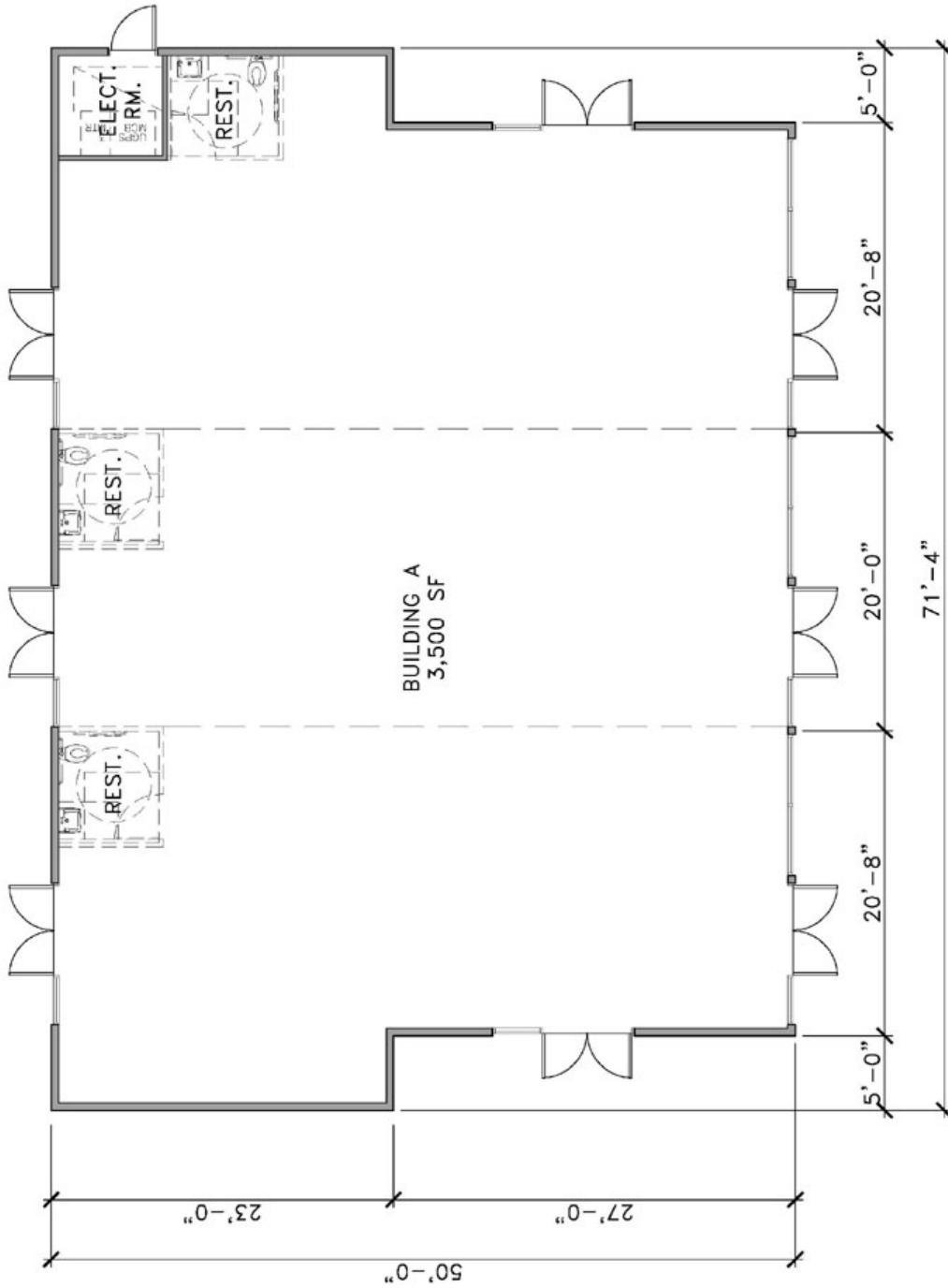


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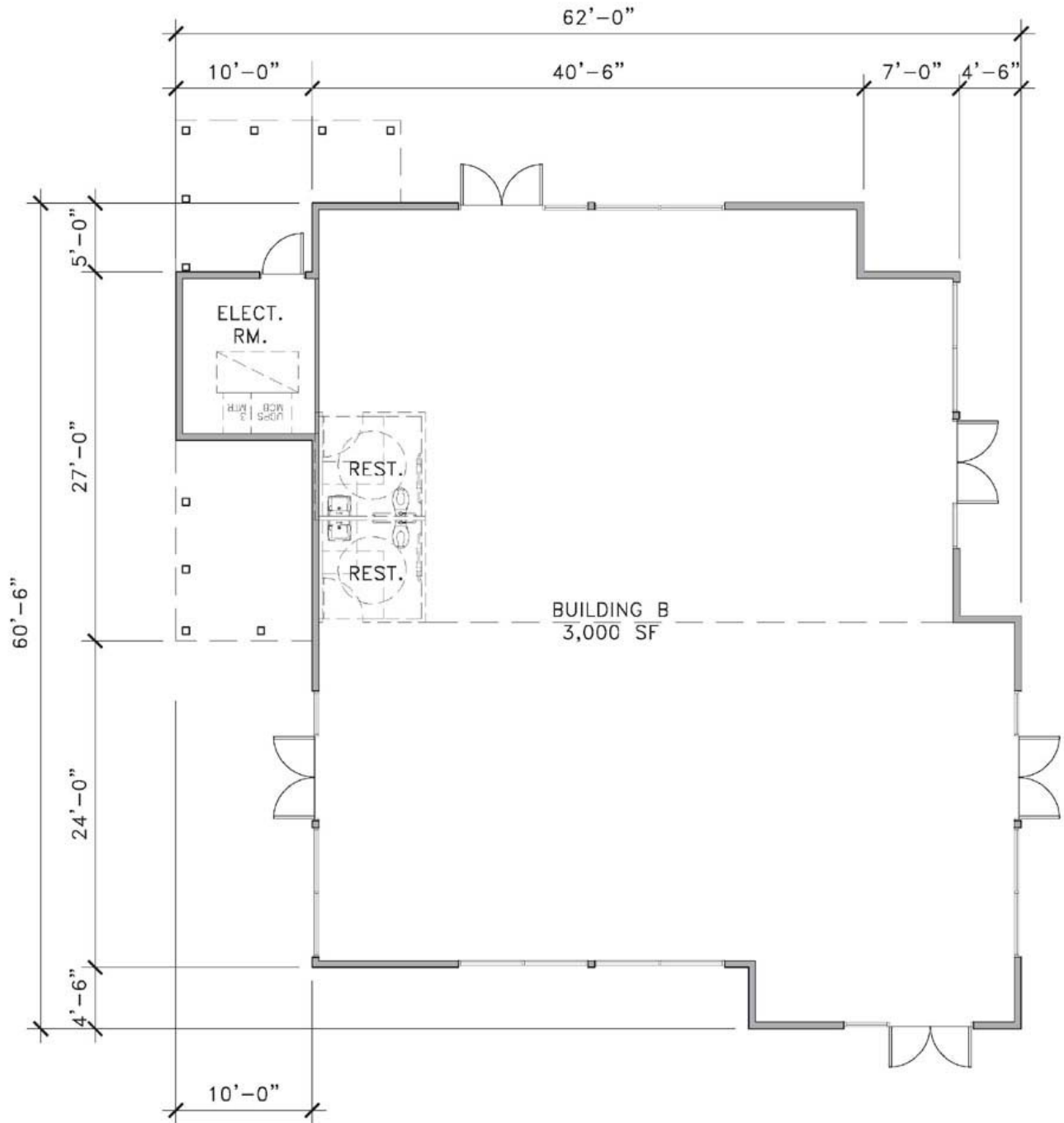




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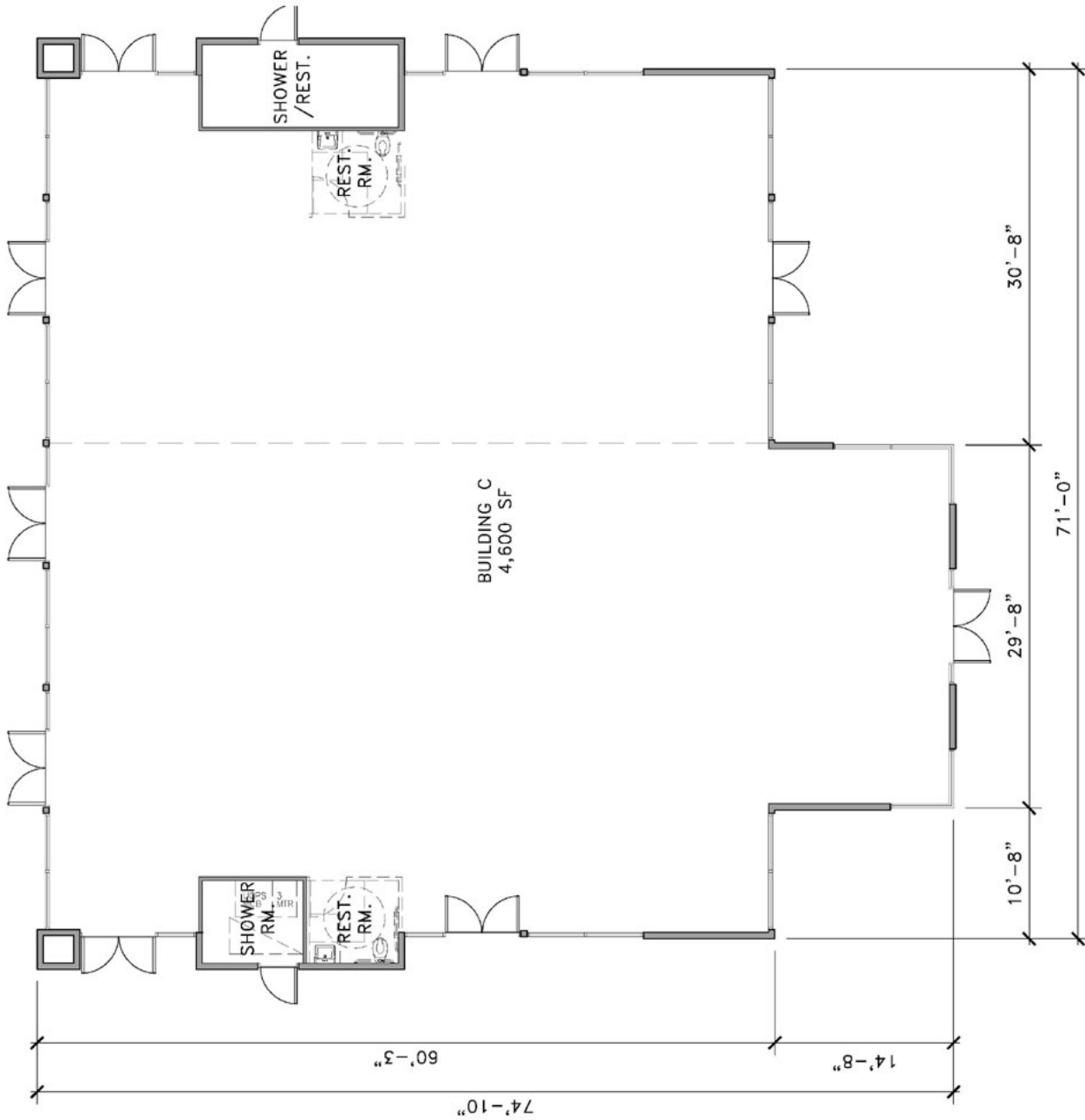
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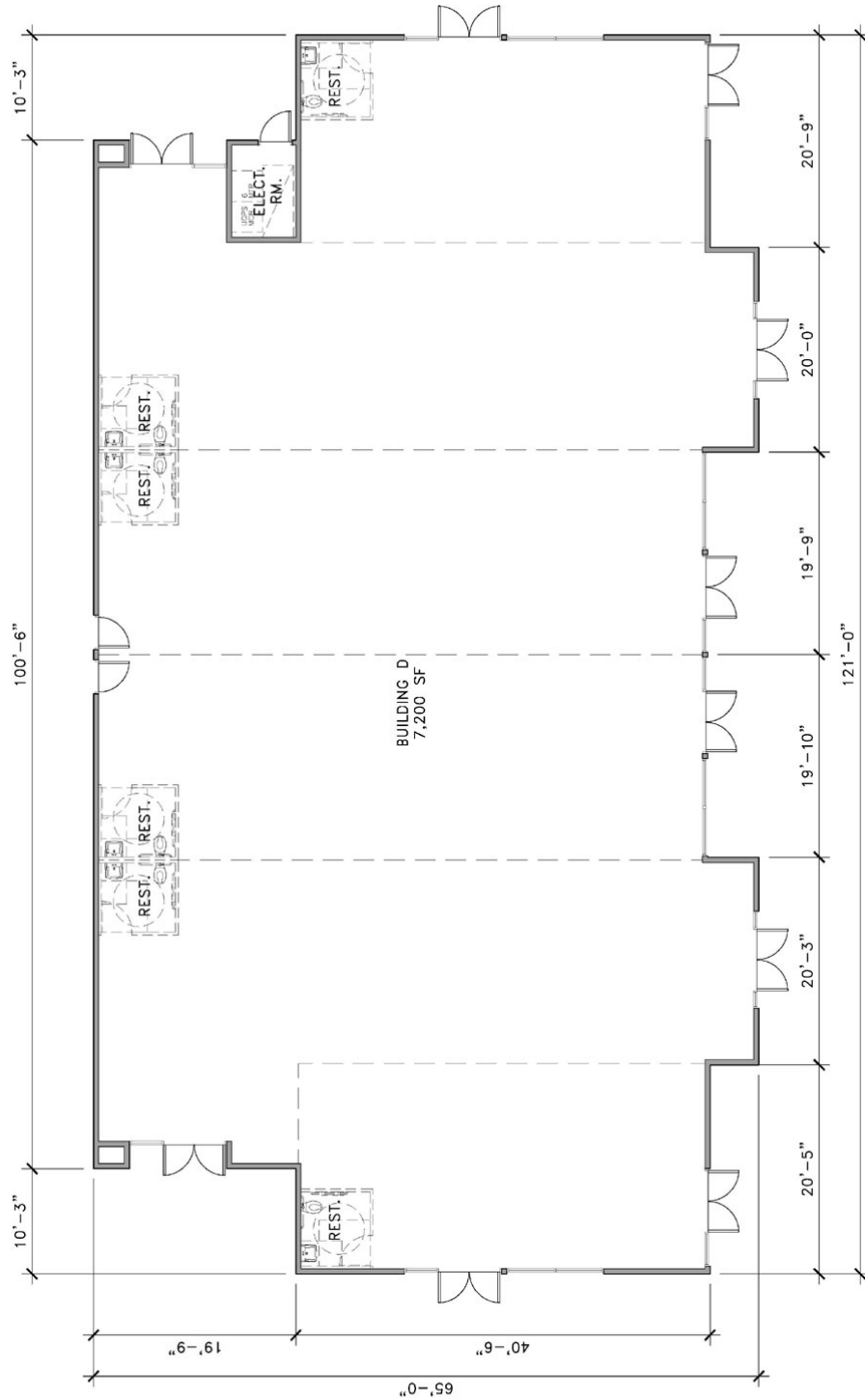
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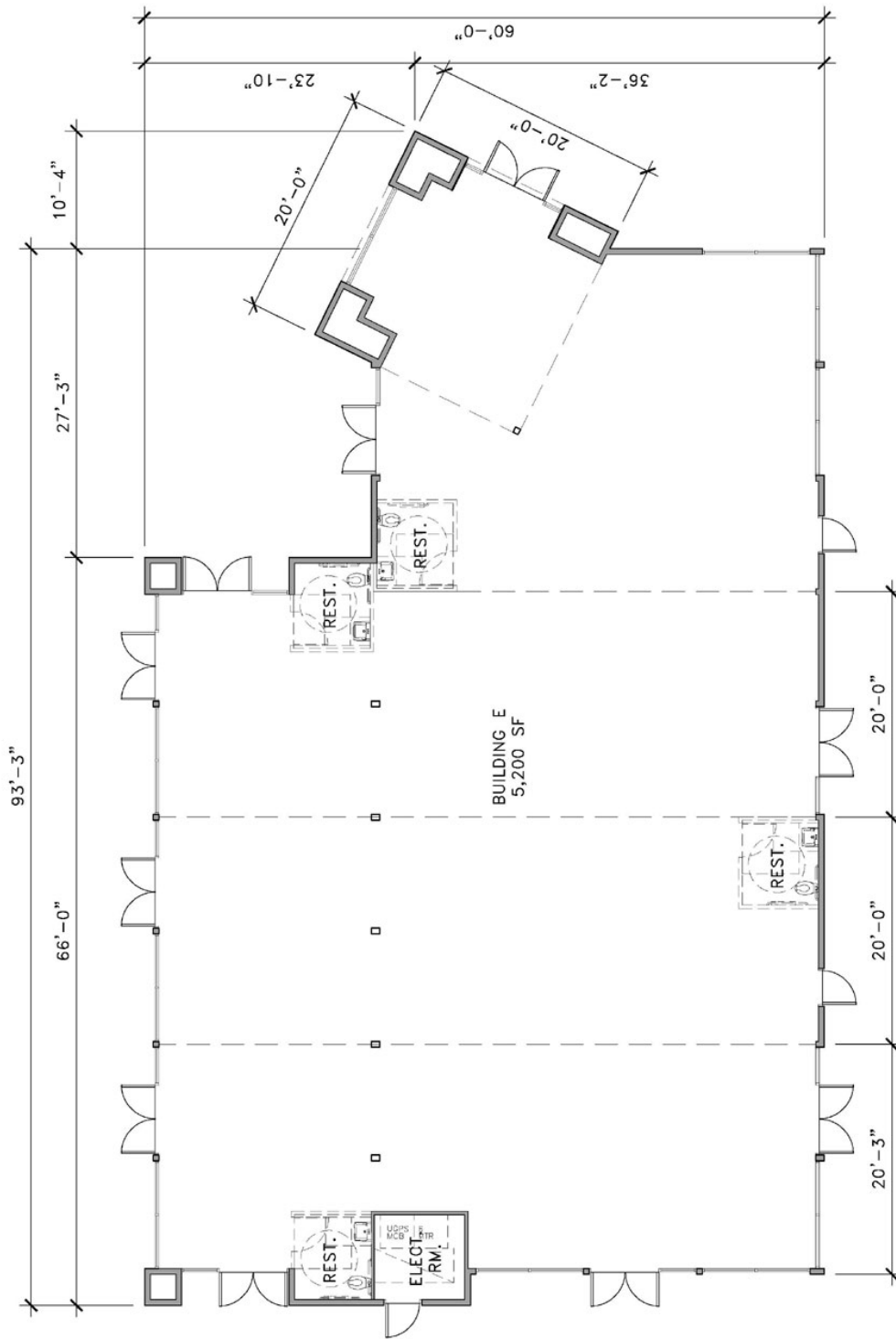
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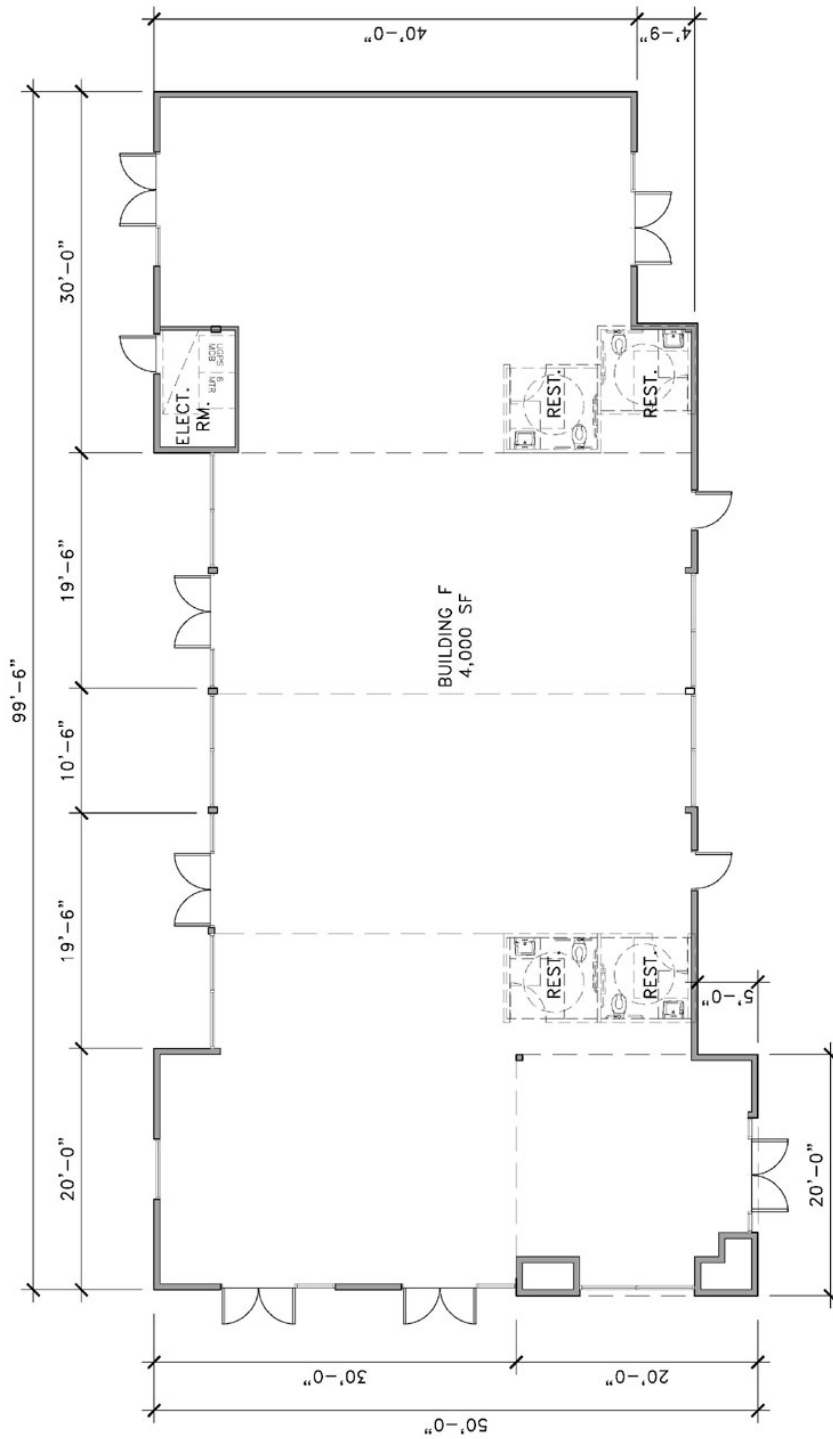


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**Long-Bonetti Ranch; Corner of Tank Farm Road and South Higuera, San Luis Obispo**

**Demographics for 3897 S. Higuera St., San Luis Obispo, CA 93401**

<b>Population</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
	1,548	16,581	27,150
2009 Female Population	1,644	16,706	25,523
% 2009 Male Population	48.50%	49.81%	51.54%
% 2009 Female Population	51.50%	50.19%	48.46%
2009 Total Adult Population	2,686	28,228	45,665
2009 Total Daytime Population	9,281	48,409	63,203
2009 Total Daytime Work Population	6,384	35,032	41,602
2009 Median Age Total Population	34	29	24
2009 Median Age Adult Population	40	35	29
2009 Age 0-5	141	1,432	1,909
2009 Age 6-13	202	2,053	2,860
2009 Age 14-17	163	1,574	2,240
2009 Age 18-20	219	2,275	8,071
2009 Age 21-24	395	6,256	10,932
2009 Age 25-29	245	3,010	4,055
2009 Age 30-34	210	2,043	2,603
2009 Age 35-39	210	1,939	2,468
2009 Age 40-44	209	2,044	2,691
2009 Age 45-49	230	2,128	2,859
2009 Age 50-54	213	1,993	2,764
2009 Age 55-59	146	1,439	2,013
2009 Age 60-64	122	971	1,388
2009 Age 65-69	116	848	1,231
2009 Age 70-74	114	827	1,230
2009 Age 75-79	110	898	1,287
2009 Age 80-84	77	760	1,054
2009 Age 85+	67	797	1,018
% 2009 Age 0-5	4.42%	4.30%	3.62%
% 2009 Age 6-13	6.33%	6.17%	5.43%
% 2009 Age 14-17	5.11%	4.73%	4.25%
% 2009 Age 18-20	6.87%	6.83%	15.32%
% 2009 Age 21-24	12.39%	18.79%	20.75%
% 2009 Age 25-29	7.68%	9.04%	7.70%
% 2009 Age 30-34	6.59%	6.14%	4.94%
% 2009 Age 35-39	6.59%	5.83%	4.69%
% 2009 Age 40-44	6.55%	6.14%	5.11%
% 2009 Age 45-49	7.21%	6.39%	5.43%
% 2009 Age 50-54	6.68%	5.99%	5.25%
% 2009 Age 55-59	4.58%	4.32%	3.82%
% 2009 Age 60-64	3.83%	2.92%	2.64%
% 2009 Age 65-69	3.64%	2.55%	2.34%
% 2009 Age 70-74	3.57%	2.48%	2.34%
% 2009 Age 75-79	3.45%	2.70%	2.44%
% 2009 Age 80-84	2.41%	2.28%	2.00%
% 2009 Age 85+	2.10%	2.39%	1.93%

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<b>Population (continued)</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2009 White Population	2,578	27,539	43,342
2009 Black Population	31	499	670
2009 Asian/Hawaiian/Pacific Islander	100	1,738	3,382
2009 American Indian/Alaska Native	27	295	385
2009 Other Population (Incl 2+ Races)	456	3,216	4,894
2009 Hispanic Population	602	4,678	6,877
2009 Non-Hispanic Population	2,590	28,609	45,797
% 2009 White Population	80.76%	82.73%	82.29%
% 2009 Black Population	0.97%	1.50%	1.27%
% 2009 Asian/Hawaiian/Pacific Islander	3.13%	5.22%	6.42%
% 2009 American Indian/Alaska Native	0.85%	0.89%	0.73%
% 2009 Other Population (Incl 2+ Races)	14.29%	9.66%	9.29%
% 2009 Hispanic Population	18.86%	14.05%	13.06%
% 2009 Non-Hispanic Population	81.14%	85.95%	86.94%
2000 Non-Hispanic White	2,477	25,641	40,661
2000 Non-Hispanic Black	52	355	543
2000 Non-Hispanic Amer Indian/Alaska Native	14	121	149
2000 Non-Hispanic Asian	60	1,142	2,514
2000 Non-Hispanic Hawaiian/Pacific Islander	n/a	34	66
2000 Non-Hispanic Some Other Race	6	83	117
2000 Non-Hispanic Two or More Races	88	942	1,493
% 2000 Non-Hispanic White	91.84%	90.55%	89.28%
% 2000 Non-Hispanic Black	1.93%	1.25%	1.19%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.52%	0.43%	0.33%
% 2000 Non-Hispanic Asian	2.22%	4.03%	5.52%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.00%	0.12%	0.14%
% 2000 Non-Hispanic Some Other Race	0.22%	0.29%	0.26%
% 2000 Non-Hispanic Two or More Races	3.26%	3.33%	3.28%

<b>Population Change</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
Total Employees	n/a	n/a	n/a
Total Establishemnts	n/a	n/a	n/a
2009 Total Population	3,192	33,287	52,673
2009 Total Households	1,450	15,246	22,285
Population Change 1990-2009	81	3,126	4,115
Household Change 1990-2009	79	2,651	3,842
% Population Change 1990-2009	2.60%	10.36%	8.47%
% Household Change 1990-2009	5.76%	21.05%	20.83%
Population Change 2000-2009	66	1,197	1,500
Household Change 2000-2009	122	1,447	1,956
% Population Change 2000-2009	2.11%	3.73%	2.93%
% Households Change 2000-2009	9.19%	10.49%	9.62%

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<b>Housing</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2000 Total Housing Units	1,399	14,379	21,117
2000 Occupied Housing Units	1,343	13,822	20,297
2000 Owner Occupied Housing Units	915	6,502	8,945
2000 Renter Occupied Housing Units	428	7,320	11,352
2000 Vacant Housing Units	56	556	819
% 2000 Occupied Housing Units	96.00%	96.13%	96.12%
% 2000 Owner Occupied Housing Units	65.40%	45.22%	42.36%
% 2000 Renter Occupied Housing Units	30.59%	50.91%	53.76%
% 2000 Vacant Housing Units	4.00%	3.87%	3.88%
	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2009 Median Household Income	\$38,821	\$55,096	\$59,546
2009 Per Capita Income	\$30,800	\$39,267	\$41,587
2009 Average Household Income	\$67,802	\$85,733	\$98,296
2009 Household Income \$10,000-\$14,999	109	906	1,232
2009 Household Income \$15,000-\$19,999	95	715	978
2009 Household Income \$20,000-\$24,999	95	884	1,123
2009 Household Income \$25,000-\$29,999	84	838	1,095
2009 Household Income \$30,000-\$34,999	140	855	1,070
2009 Household Income \$35,000-\$39,999	121	637	845
2009 Household Income \$40,000-\$44,999	82	620	836
2009 Household Income \$45,000-\$49,999	78	649	832
2009 Household Income \$50,000-\$59,999	174	1,288	1,701
2009 Household Income \$60,000-\$74,999	130	1,889	2,619
2009 Household Income \$75,000-\$99,999	75	2,053	3,316
2009 Household Income \$100,000-\$124,999	48	1,189	1,797
2009 Household Income \$125,000-\$149,999	59	897	1,302
2009 Household Income \$150,000-\$199,999	37	602	816
2009 Household Income \$200,000-\$249,999	6	185	450
2009 Household Income \$250,000-\$499,999	7	158	675
2009 Household Income \$500,000+	n/a	18	91
2009 Household Income \$200,000+	13	361	1,216
% 2009 Household Income \$10,000-\$14,999	7.52%	5.94%	5.53%
% 2009 Household Income \$15,000-\$19,999	6.56%	4.69%	4.39%
% 2009 Household Income \$20,000-\$24,999	6.56%	5.80%	5.04%
% 2009 Household Income \$25,000-\$29,999	5.80%	5.50%	4.91%
% 2009 Household Income \$30,000-\$34,999	9.66%	5.61%	4.80%
% 2009 Household Income \$35,000-\$39,999	8.35%	4.18%	3.79%
% 2009 Household Income \$40,000-\$44,999	5.66%	4.07%	3.75%
% 2009 Household Income \$45,000-\$49,999	5.38%	4.26%	3.73%
% 2009 Household Income \$50,000-\$59,999	12.01%	8.45%	7.63%
% 2009 Household Income \$60,000-\$74,999	8.97%	12.39%	11.75%
% 2009 Household Income \$75,000-\$99,999	5.18%	13.47%	14.88%
% 2009 Household Income \$100,000-\$124,999	3.31%	7.80%	8.06%
% 2009 Household Income \$125,000-\$149,999	4.07%	5.88%	5.84%
% 2009 Household Income \$150,000-\$199,999	2.55%	3.95%	3.66%
% 2009 Household Income \$200,000-\$249,999	0.41%	1.21%	2.02%
% 2009 Household Income \$250,000-\$499,999	0.48%	1.04%	3.03%
% 2009 Household Income \$500,000+	0.00%	0.12%	0.41%
% 2009 Household Income \$200,000+	0.90%	2.37%	5.46%

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**Long-Bonetti Ranch; Corner of Tank Farm Road and South Higuera, San Luis Obispo**

<b>Retail Sales Volume</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2009 Children/Infants Clothing Stores	\$553,692	\$6,759,916	\$11,380,689
2009 Jewelry Stores	\$415,656	\$4,901,850	\$8,091,704
2009 Mens Clothing Stores	\$846,072	\$9,885,459	\$16,446,751
2009 Shoe Stores	\$784,480	\$9,315,807	\$15,725,352
2009 Womens Clothing Stores	\$1,556,741	\$17,073,889	\$28,076,206
		\$111,713,40	\$183,947,05
2009 Automobile Dealers	\$10,743,379	2	4
2009 Automotive Parts/Acc/Repair Stores	\$1,284,076	\$14,285,186	\$23,669,114
2009 Other Motor Vehicle Dealers	\$382,654	\$4,521,921	\$7,608,249
2009 Tire Dealers	\$343,244	\$3,806,903	\$6,242,190
2009 Hardware Stores	\$150,356	\$2,794,241	\$5,520,594
2009 Home Centers	\$1,137,094	\$12,066,189	\$20,820,234
2009 Nursery/Garden Centers	\$357,579	\$3,985,471	\$6,549,127
2009 Outdoor Power Equipment Stores	\$143,802	\$1,192,238	\$1,915,559
2009 Paint/Wallpaper Stores	\$44,957	\$423,101	\$701,611
2009 Appliance/TV/Other Electronics Stores	\$956,676	\$11,357,972	\$18,869,963
2009 Camera/Photographic Supplies Stores	\$163,323	\$1,842,815	\$3,091,070
2009 Computer/Software Stores	\$511,567	\$5,417,696	\$8,955,835
2009 Beer/Wine/Liquor Stores	\$600,508	\$7,348,226	\$12,420,986
2009 Convenience/Specialty Food Stores	\$1,032,416	\$18,907,803	\$26,410,693
			\$124,338,65
2009 Restaurant Expenditures	\$5,116,765	\$88,013,794	7
			\$133,664,81
2009 Supermarkets/Other Grocery excl Conv	\$7,159,021	\$79,791,561	5
2009 Furniture Stores	\$1,014,735	\$11,335,851	\$18,805,356
2009 Home Furnishings Stores	\$612,596	\$7,756,771	\$13,180,859
		\$101,828,69	\$169,568,26
2009 Gen Merch/Appliance/Furniture Stores	\$8,991,959	5	7
			\$114,968,43
2009 Gasoline Stations w/ Convenience Stores	\$5,485,106	\$71,666,303	2
2009 Other Gasoline Stations	\$4,452,690	\$52,758,499	\$88,557,739
		\$113,186,66	\$188,438,23
2009 Department Stores excl Leased Depts	\$9,948,635	8	4
			\$150,762,91
2009 General Merchandise Stores	\$7,977,224	\$90,492,845	4
2009 Other Health/Personal Care Stores	\$691,894	\$7,212,322	\$11,905,388
2009 Pharmacies/Drug Stores	\$3,461,064	\$38,068,062	\$63,500,609
2009 Pet/Pet Supplies Stores	\$507,025	\$5,502,656	\$9,205,402
2009 Book/Periodical/Music Stores	\$175,532	\$1,900,224	\$2,943,680
2009 Hobby/Toy/Game Stores	\$259,165	\$1,515,525	\$2,399,427
2009 Musical Instrument/Supplies Stores	\$93,612	\$1,014,900	\$1,675,660
2009 Sewing/Needlework/Piece Goods Stores	\$31,467	\$368,294	\$615,516
2009 Sporting Goods Stores	\$426,123	\$7,720,685	\$13,538,287
2009 Video Tape Stores - Retail	\$81,393	\$921,448	\$1,530,905

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