



AVAILABLE FOR LEASE

MARIGOLD CENTER

NEC Highway 227 (Broad Street) & Tank Farm Road
SAN LUIS OBISPO, CA

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS



PHILLIP KYLE
Senior Vice President
CA DRE #01229165
pkyle@gallellire.com



GALLELLI REAL ESTATE
(805) 892-6237
www.GallellIRE.com
GARY B. GALLELLI
Broker
CA DRE #00811881

PROPERTY HIGHLIGHTS & DEMOGRAPHICS



LOCATION:

NEC CA Highway 227 (Broad St) & Tank Farm Rd
San Luis Obispo, CA



NOTABLE ANCHOR TENANTS:

Vons, CVS, Tuesday Morning, Big 5 Sporting Goods, Planet Fitness



BUILDING SIZE:

±174,471 Square Feet (GLA)



AVAILABILITY:

±8,000 SF Retail Space
±8,100 SF Retail End Cap Space
±1,050 SF - 3,612 SF Retail Space



NNN's:

\$0.91 psf

	1-MILE	3-MILE	5-MILE
2022 TOTAL POPULATION	5,713	34,421	61,369
2022 DAYTIME POPULATION	11,168	67,753	93,034
2022 TOTAL EMPLOYEES	8,281	50,316	58,968
2022 TOTAL HOUSEHOLDS	2,446	14,857	21,890
2022 AVERAGE HOUSEHOLD INCOME	\$135,117	\$120,643	\$114,382
TRAFFIC COUNTS	Broad Street/ CA Hwy 227 (north of Crestmont Dr)		±15,200 ADT



PROPERTY OVERVIEW

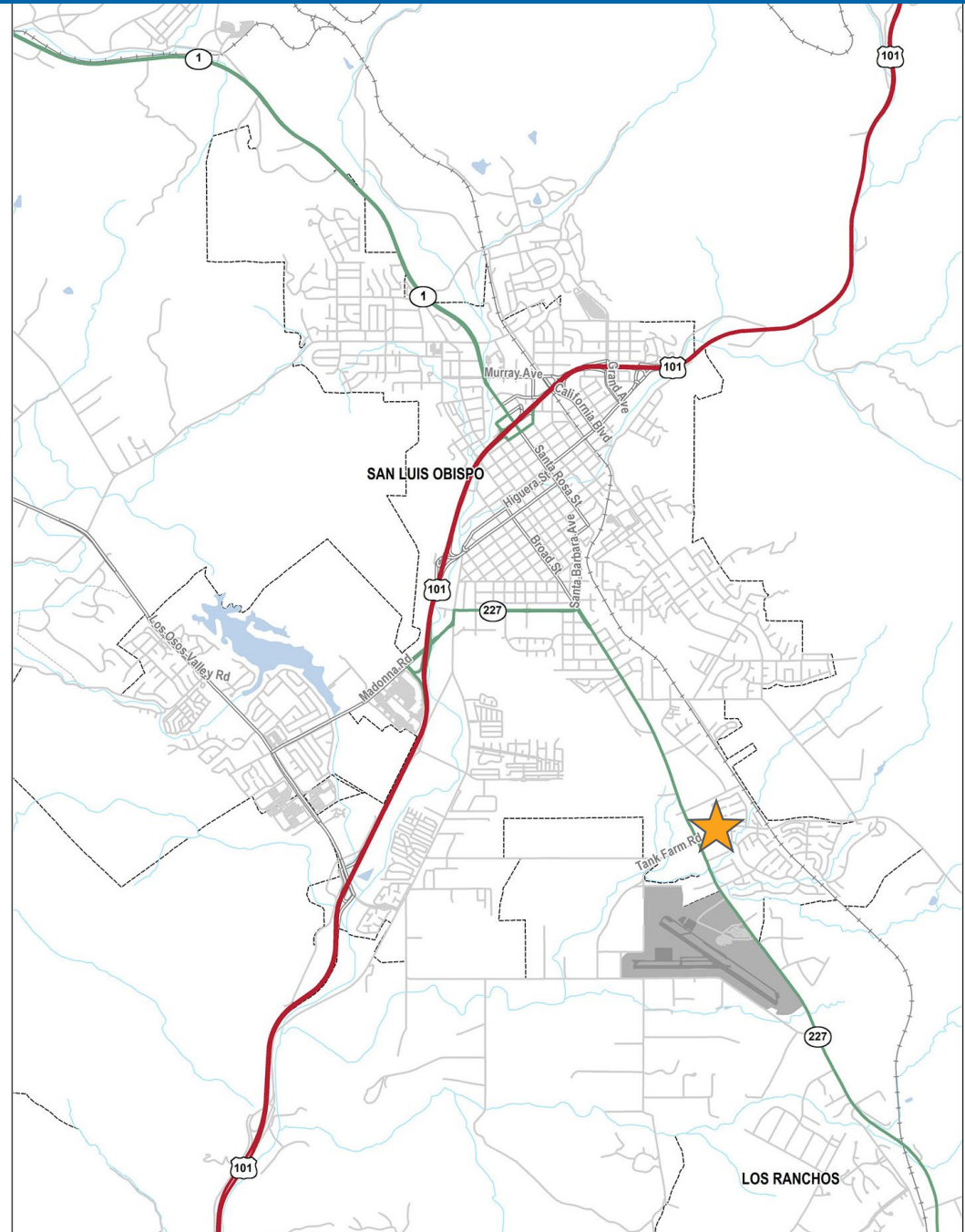
Marigold Center is a ±174,471 square foot center located at the northeast corner of CA Highway 227 (Broad Street) and Tank Farm Road in south eastern San Luis Obispo, California.

Part of more than 2.2 million square feet of commercial retail in the San Luis Obispo trade area, **Marigold Center** is anchored by Vons, CVS Pharmacy, Big 5 Sporting Goods, and Planet Fitness and is highly visible and conveniently accessible to more than 15,000 cars per day traveling Broad Street/CA Highway 227.

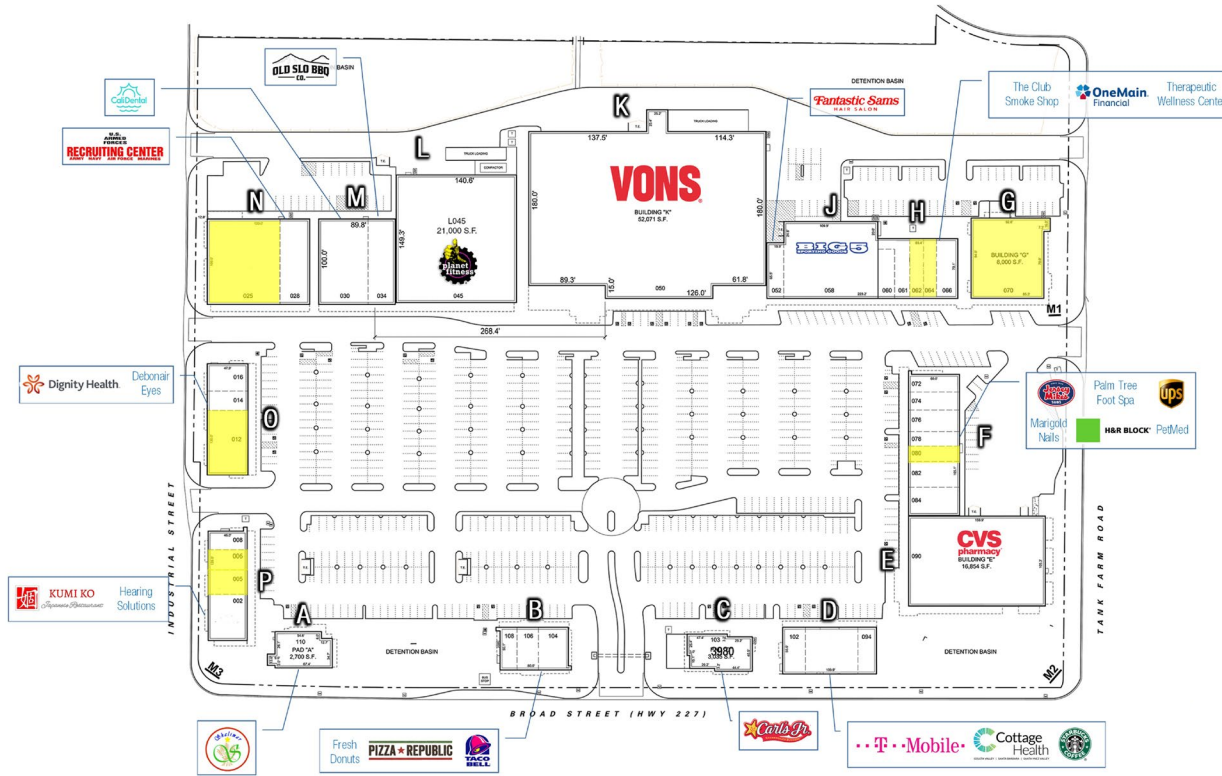
Major retailers in the trade area include Costco, Home Depot, Whole Foods, Target, Dick's Sporting Goods, TJ Maxx, HomeGoods, Cost Plus World Market, Petsmart, Sprouts Farmers Market, H&M, Ross, Kohl's and Urban Outfitters.

With a city population of more than 47,400 people, the City of San Luis Obispo is the largest city in San Luis Obispo County and is its County Seat.

Notable traffic generators in the region include California Polytechnic State University (21,000 students), Morro Bay State Park, and several marquee wineries such as Edna Valley Vineyards, J. Lohr Vineyards, Margarita Vineyards and Soaring Hawk Vineyards.



SITE PLAN & LEASING



SUITE	TENANT	SQUARE FEET
Pad A-110	Shalimar Indian Restaurant	2,771
Pad B-104	Taco Bell	1,750
Pad B-106	Pizza Republic	1,250
Pad B-108	Fresh Donuts	1,000
Pad C	Carl's Jr	3,035
Pad D-102	T-Mobile	1,494

SUITE	TENANT	SQUARE FEET
Pad D-094	Starbucks Coffee	1,217
Pad D-095	Cottage Health Urgent Care	3,274
Building E	CVS Pharmacy	16,854
F-072	Jersey Mike's Subs	1,240
F-074	Palm Tree Foot Spa	1,240
F-076	H&R Block	1,480

SUITE	TENANT	SQUARE FEET
F-078	Marigold Nails	1,000
F-080	AVAILABLE	1,050
F-082	PetMed	1,705
F-084	UPS Store	2,180
Building G	AVAILABLE (November 1st)	8,000
H-060	The Club Smoke Shop	1,094
H-061	Therapeutic Wellness Center	1,518
H-062	AVAILABLE	1,084
H-064	AVAILABLE	1,084
H-066	One Main Financial	1,748
J-052	Fantastic Sam's	1,300
J-058	Big 5 Sporting Goods	9,900
K-050	Vons	52,071
L-045	Planet Fitness	21,006
M-030	CaliDental	5,780
M-034	Old SLO BBQ Co.	3,200
N-025	AVAILABLE	8,100
N-028	US Armed Forces Recruiting	3,900
O-012	AVAILABLE	3,612
O-014	Dignity Health	1,120
O-016	Debonair Eyes	1,500
P-002	Kumi Ko Japanese Restaurant	2,500
P-005	AVAILABLE	1,369
P-006	AVAILABLE	1,012
P-008	Hearing Solutions	1,012

INTERSECTION AERIAL



planet fitness

VONS

Fantastic Sams
HAIR SALON

BIG 5
SPORTING GOODS

OneMain
Financial

PIZZA REPUBLIC

TACO BELL

Carls Jr.

Starbucks

CVS
pharmacy

Jersey Mikes
SUBS

ups

Broad Street / CA HWY 222
±15,200 ADT

Tank Farm Road

Industrial Way

RETAIL TRADE AREA





PHILLIP KYLE
(805) 892-6237
pkyle@gallire.com
CA DRE# 01229165

