1880
SANTA BARBARA AVE.
SAN LUIS OBISPO, CA

FOR LEASE



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
CENTRAL CALIFORNIA

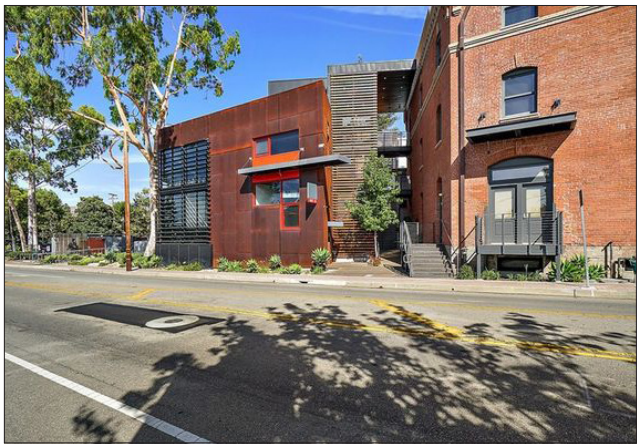
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PROPERTY OVERVIEW

4 prime office suites offering +/-1,177 to +/- 7,075 SF of rentable square feet available for lease in the prominent Railroad Square Business Park. The Class "A" Romanesque Revival style building is located adjacent to the San Luis Obispo Train Station at the intersection of Santa Barbara Avenue and Morro Street. Nearby amenities include a variety of pedestrian friendly eateries and coffee shops. Please contact broker for a tour and do not disturb current tenants.







SUITE 210	
SIZE:	+/- 1,177.24 RSF
LEASE RATE:	$2.10/NNN (Est. $0.73/SF)
RESTROOM:	Yes
HVAC:	Yes
PARKING:	City Parking Available
TERM:	Negotiable
ZONING:	C-R
AVAILABLE:	Now

SUITE 320	
SIZE:	+/- 7,070.75 RSF
LEASE RATE:	$2.10/NNN (Est. $0.73/SF)
RESTROOM:	Yes
HVAC:	Yes
PARKING:	City Parking Available
TERM:	Negotiable
ZONING:	C-R
AVAILABLE:	Now

SUITES 120 & 125	
SIZE:	+/- 4,833 RSF
LEASE RATE:	$2.10/NNN (Est. $0.73/SF)
RESTROOM:	Yes
HVAC:	Yes
PARKING:	City Parking Available
TERM:	Negotiable
ZONING:	C-R
AVAILABLE:	December 2025

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SUITES 120 & 125 OVERVIEW

Class "A" ground floor space with building signage in a fabulous building. Space is comprised of two adjacent suites with high ceilings, 6 private offices, a conference room, kitchen, supply area, 1500 square foot meeting room, 8 built in workstations and a shower! Finishes are very nice and need to be seen to be fully appreciated. Available December 2025.









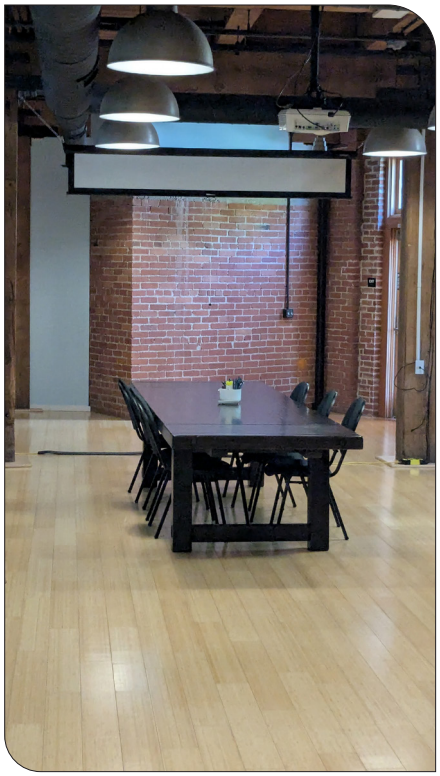
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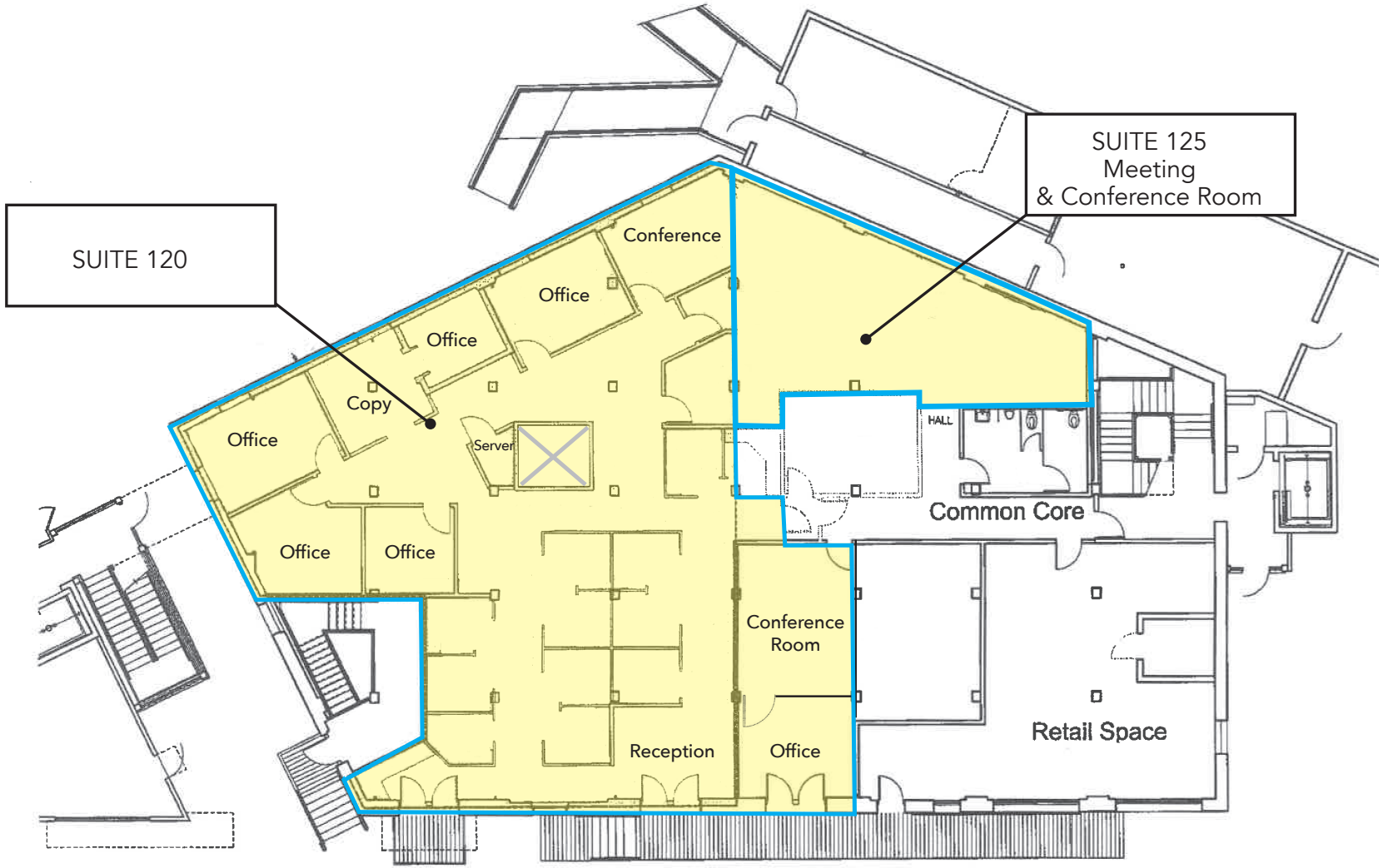






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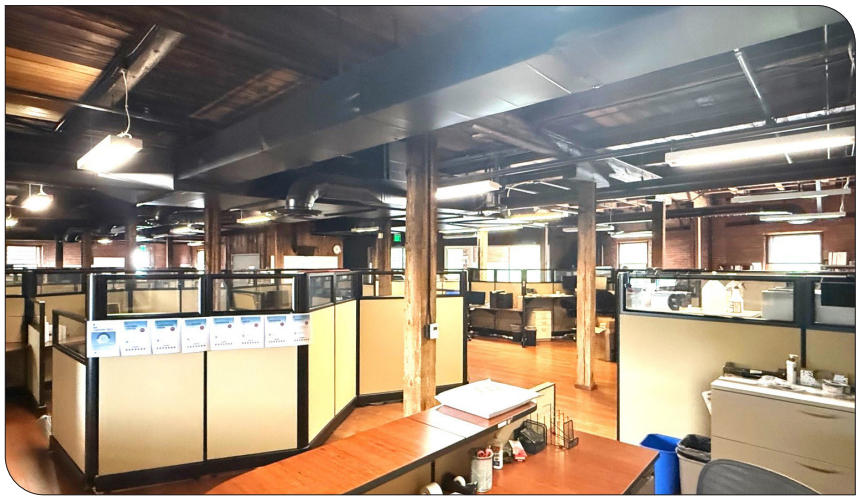
FLOOR PLANS - SUITES 120 & 125



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SUITE 210 OVERVIEW

Suite 210 is a corner suite featuring a large open bay, kitchenette and view of San Luis Obispo.







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SUITE 320 OVERVIEW

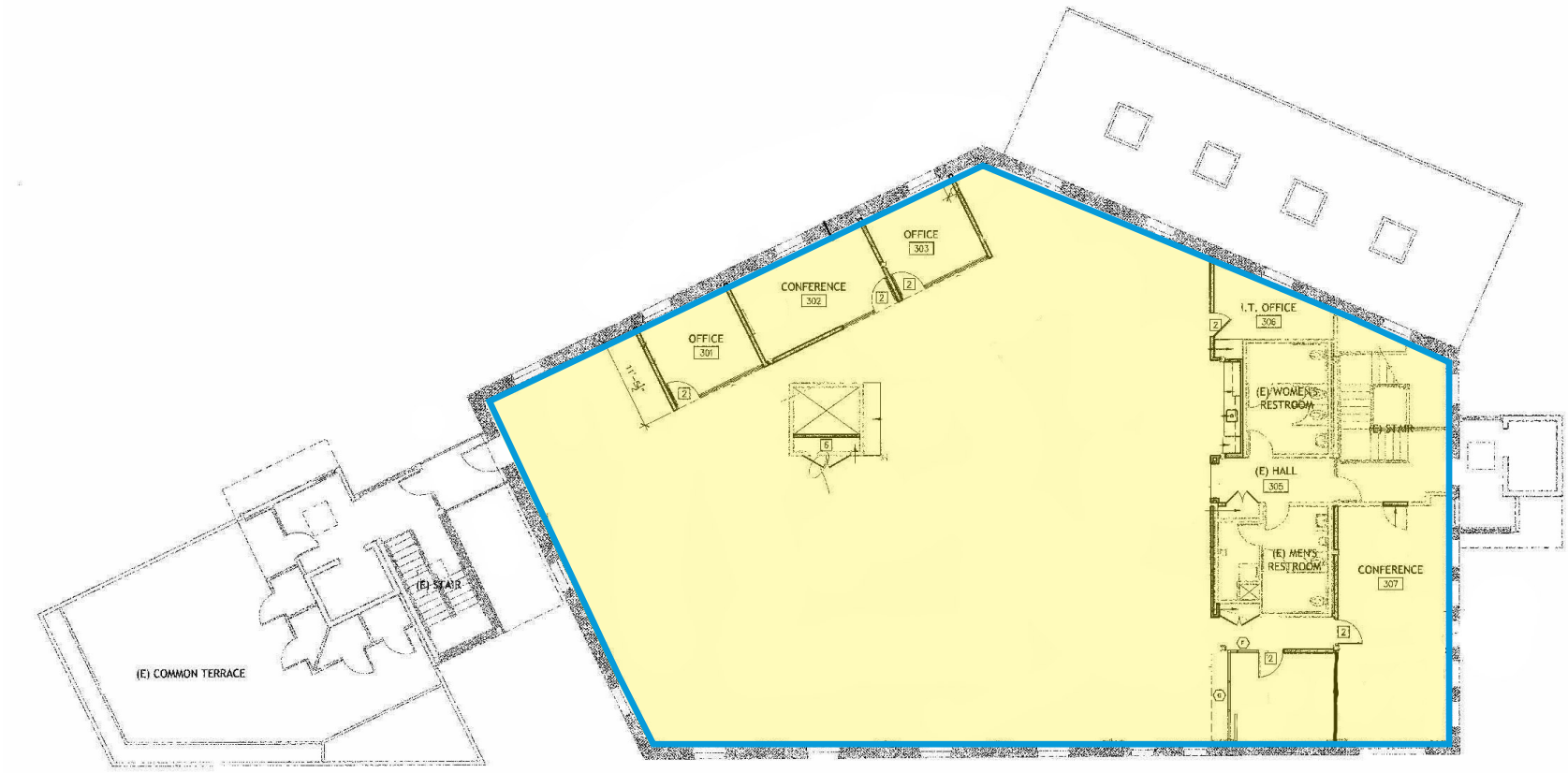
Suite 320 consists of a large open bay, multiple perimeter offices, conference room and kitchenette.





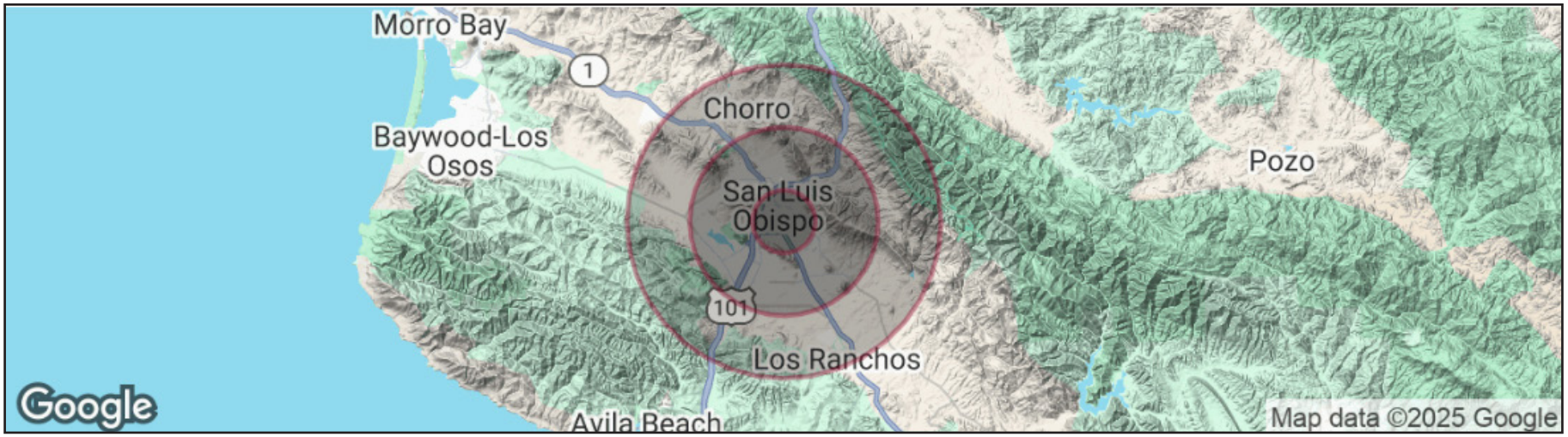
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FLOOR PLAN - SUITE 320



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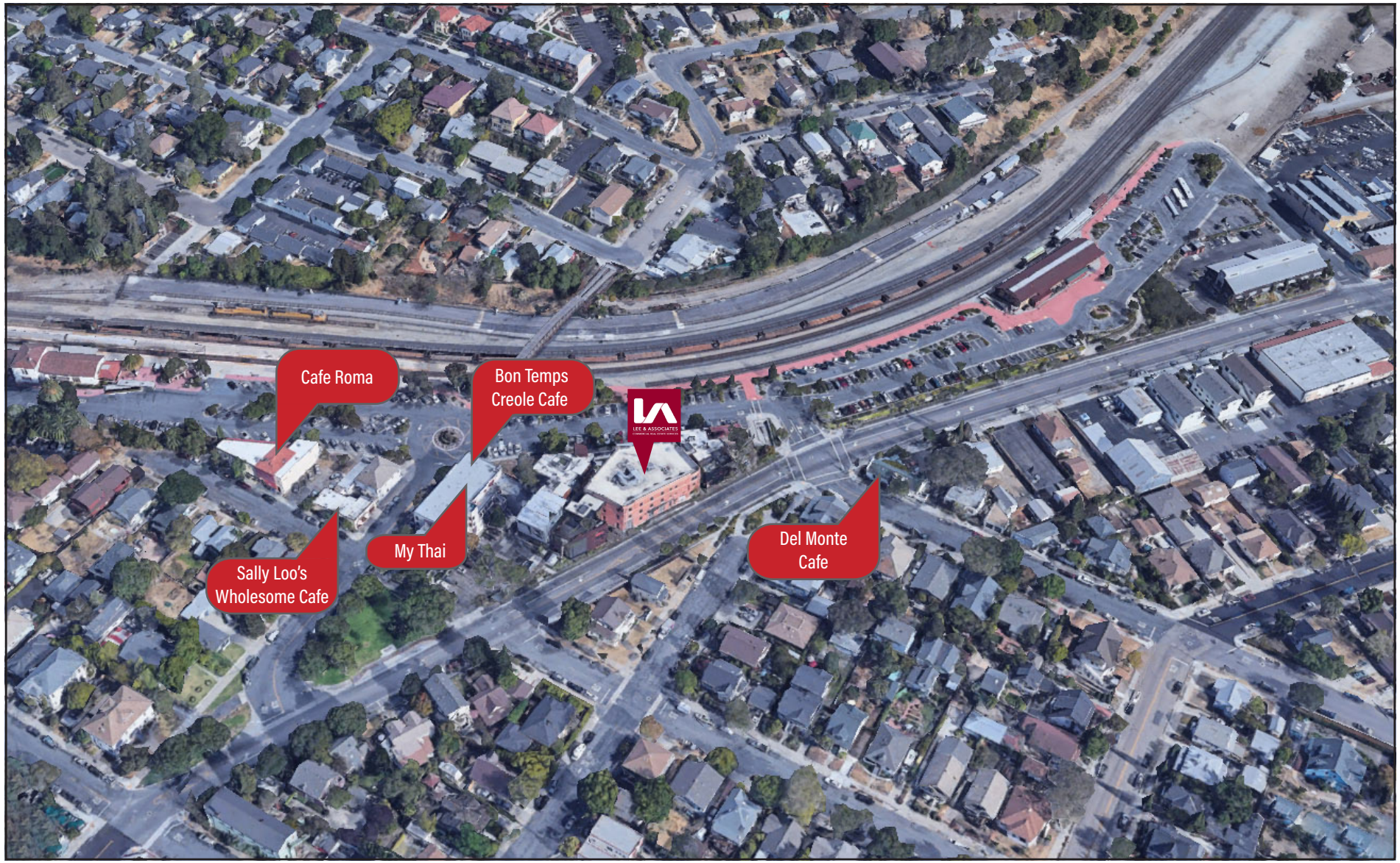
DEMOGRAPHICS



RADIUS DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	14,376	56,101	62,906
Average Age	40	36	37
Average Age (Male)	39	35	36
Average Age (Female)	41	37	39
HOUSEHOLDS & INCOME			
Total Households	6,830	20,215	21,366
# of Persons per HH	2.1	2.8	2.9
Average HH Income	$126,032	$114,113	$111,734
Average Hosue Value	$1,092,834	$917,964	$887,699

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RETAIL MAP



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Our real estate services are tailored to exceed the needs of our local, national, and international clients by combining the latest technology, resources, and market intelligence with over 40 years of expertise to optimize results.

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