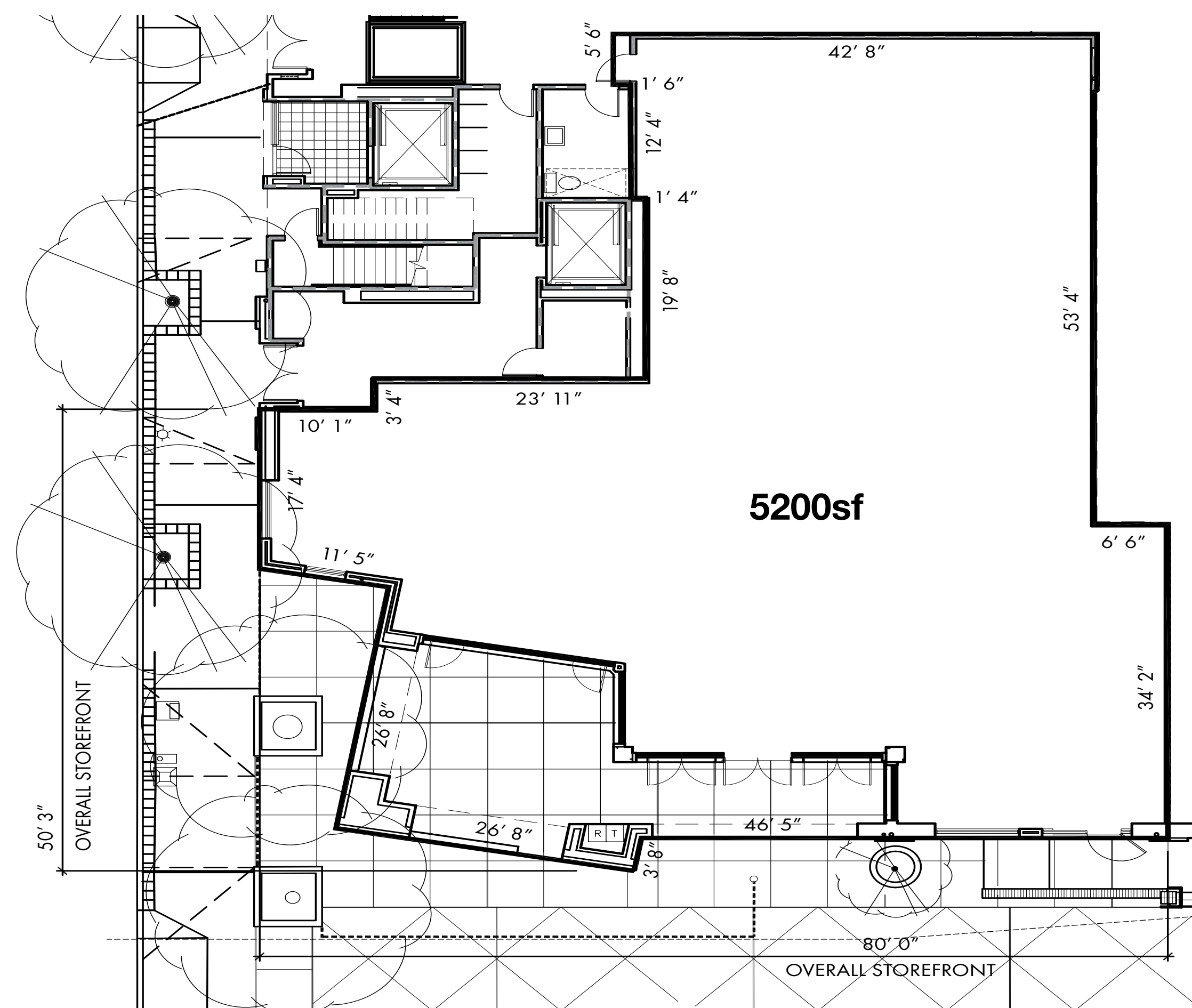


1010 Court Street

Retail/Office/Health & Wellness Available Now
5,200sf divisible in the Heart of Downtown San Luis Obispo

- Situated at the intersection of San Luis Obispo's historic main street & a busy pedestrian paseo
- Entrances on both Monterey Street and Court Street paseo
- Attractive outdoor seating area for more than 50 diners
- Located adjacent to the government seat, Pottery Barn, Lush and Sephora
- Frontage ranges from 50-80ft. Ceiling Height approx 12ft.
- Downtown core is highly activated with productive full service and fast casual concepts



With a large number of working professionals, premium residential, and 5-star hotels located within walking distance, 1010 Court Street represents an opportunity for a unique Restaurant or Retail Concept.



SAN LUIS OBISPO BY THE NUMBERS

- 400,000 trade Area, drive time 25 minutes
- 100,000 daytime population
- 33,000 students, Cal Poly & Cuesta College
- 90 minute average dwell time
- \$90,000 average household Income
- 750,000 annual visitors attend world famous thursday night Farmer's Market
- 3 million people visit Mission San Luis Obispo de Tolosa each year