



## 1140 Kendall Road

### Property Description:

City: San Luis Obispo, California

Size: 14,719+/- Square Feet

Price: \$3,950,000

Type: Office/Warehouse/Retail

Notes: A great opportunity for an owner-user or investor to purchase a very well-maintained building across from the San Luis Obispo airport.

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RENT ROLL  
 1140 Kendall Road

<u>Tenant</u>	<u>Lease Exp</u>	<u>Size</u>	<u>Base Rent</u>	<u>Comments</u>
Suite A Alexandria Walters	April 30, 2023	3,532 SF	\$4,184/Month As of 5/1/19	3% annual increases. One 3 year option with 3% annual increases.
Suite B SG Homecare Inc.	April 30, 2022	2,993 SF	\$3,699Month As of 5/1/19	3% annual increases. One 3 year option with a market rate adjustment and 3% increases thereafter
Suite C Owner Occupied	February 28, 2020, with a 90 day cancellation option	8,194 SF	\$12,500/Month	Owner would like to lease back until 2/28/20 with a 90 day cancellation
<b>TOTAL:</b>		<b>14,719 SF</b>	<b>\$20,383/Month</b>	



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The building owner occupies Suite C, which is 8,194 SF and consists of approximately 4,700 SF of office space and 3,494 SF of warehouse space.

He would like to lease back Suite C at \$12,500/Month NNN for a period of one year, with a 90 day cancellation clause, but is willing to be flexible on the terms of either a short-term lease to benefit an owner-user, or a longer term lease to benefit an investor.

1140 Kendall Road was constructed in 2017 and is comprised of three suites. There are four storefronts and four rear roll-up doors, so there is potential to create four total suites.

There is a secure fenced side/rear yard which is being used by Suite C.

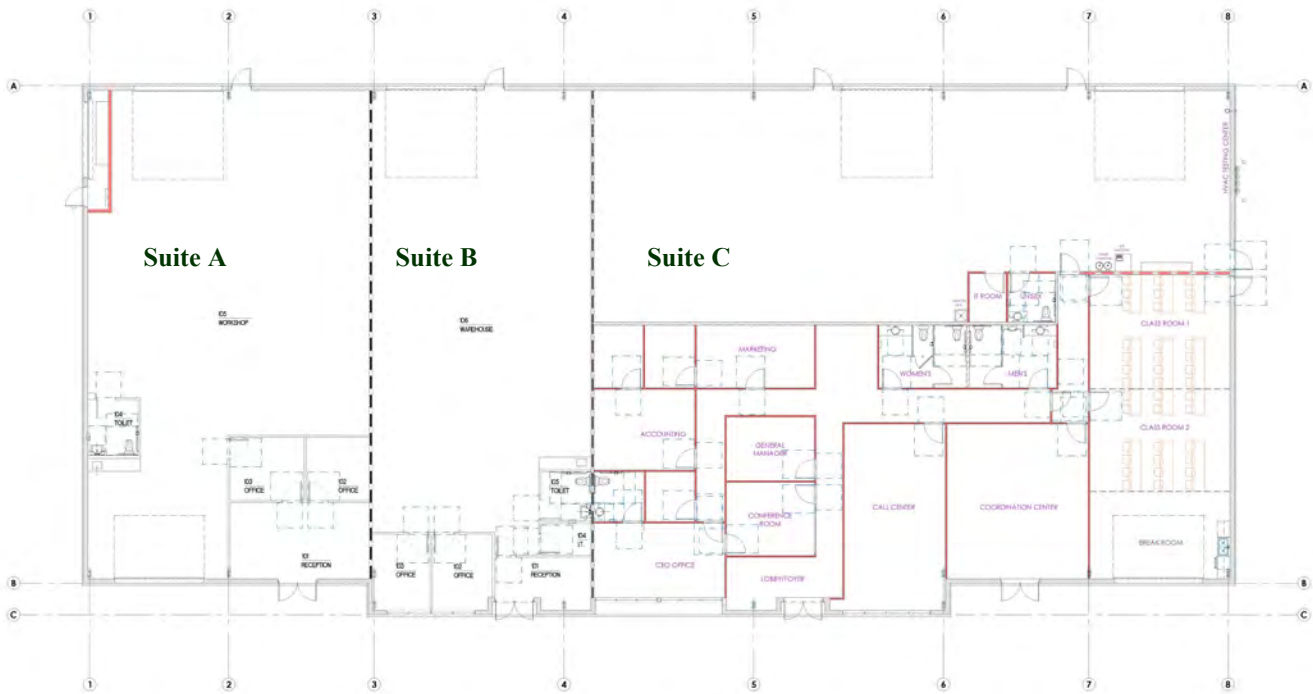
There is ample on-site parking.

Please note that the East Airport area (which includes the subject property) is in negotiations with the City of San Luis Obispo to be annexed.



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## Floor Plan

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