



## 3490 Broad Street

### Property Description:

City: San Luis Obispo, California

Size: 16,900 Square Feet

Price: \$17,500/Month, NNN (\$1.04/SF, NNN)

Type: Retail/Office/Warehouse

Notes: This building has excellent exposure due to its corner location at Broad and Capitolio Streets. The building includes approximately +/-7,500 square feet of high-ceiling warehouse space and +/-9,400 square feet of retail/office space. The warehouse space includes a recessed loading dock, multiple grade level roll-up doors and an outside fenced yard area. The entry area can accommodate retail or office uses and there is more than adequate parking to support most uses.

**MARK ANDERSON**

805.543.1400  
798 PALM ST, SLO, CA 93401  
[AndersonCommercialRE.com](http://AndersonCommercialRE.com)  
DRE #00944530

# ANDERSON COMMERCIAL

---

REAL ESTATE SERVICES

# 3490 BROAD



**MARK ANDERSON**

805.543.1400  
798 PALM ST, SLO, CA 93401  
[AndersonCommercialRE.com](http://AndersonCommercialRE.com)  
DRE #00944530

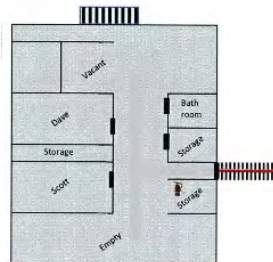




## LEVEL 1



## LEVEL 2



**MARK ANDERSON**

805.543.1400  
798 PALM ST, SLO, CA 93401  
[AndersonCommercialRE.com](http://AndersonCommercialRE.com)  
DRE #00944530