



## 3490 Broad Street

### Property Description:

City: San Luis Obispo, California

Size: 16,900 Square Feet

Price: \$4,650,000

Type: Retail/Office/Warehouse

Notes: This building has excellent exposure due to its corner location at Broad and Capitolio Streets. The building includes approximately  $\pm 7,500$  square feet of high-ceiling warehouse space and  $\pm 9,400$  square feet of retail/office space. The warehouse space includes a structural mezzanine, 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**

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

# ANDERSON COMMERCIAL

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REAL ESTATE SERVICES

# 3490 BROAD



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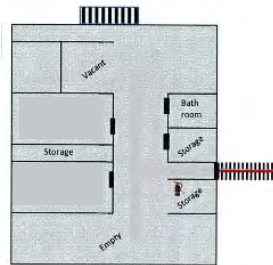
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LEVEL 1



LEVEL 2



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