

**ANDERSON**  
**COMMERCIAL**  
REAL ESTATE SERVICES

**FOR SALE**



## **FERRINI SQUARE**

San Luis Obispo Retail Center Near Cal Poly

**\$7,200,000**

**MARK ANDERSON**

805.543.1400

798 PALM ST, SLO, CA 93401

[AndersonCommercialRE.com](http://AndersonCommercialRE.com)

DRE #00944530



Ferrini Square is located in the coveted “north end” of San Luis Obispo, in close proximity to California Polytechnic State University and Cuesta College with over 30,000 students and faculty between them. The project is located on Foothill Blvd at the corners of Chorro and Broad Streets with access from Foothill Blvd, Chorro Street and Broad Street and near Highway 1 and 101. Foothill Blvd is a heavily trafficked street with traffic counts of 18,900 per day.

Ferrini Square is surrounded by high-density university housing and single family residential neighborhoods. Additional high-density housing is being developed in the surrounding area.

Ferrini Square has 10 commercial suites ranging in size from 510 sf to 2,100 sf. The project is anchored by Starbucks and Jamba which have been tenants since 1989.

The project has been meticulously cared for with the original developer/owner maintaining the project from his on-site office.

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**Property Description:**

Address: 795-799 Foothill Blvd & 17 Chorro St, San Luis Obispo

APNs: 052-171-048 & 052-171-049

Building Size: 10,838 SF (10 retail suites from 510 SF - 2,110 SF)

Site Size: 49,386 SF

Price: \$7,200,000.00

Parking: 60 spaces, plus a 20% parking reduction credit

NOI: \$371,204

Zoning: C-C-SF

Long-Term Tenancies: Starbucks, Jamba, Taj Palace and Debbie's Hair Fashion (20+ years)

Traffic Count: 18,900 cars per day

Location: Near Cal Poly and Cuesta College with over 30,000 students and faculty

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