

3195 McMillan Avenue
14,152 SF
Leased NNN Investment

San Luis Obispo, California



INVESTMENT OFFERING

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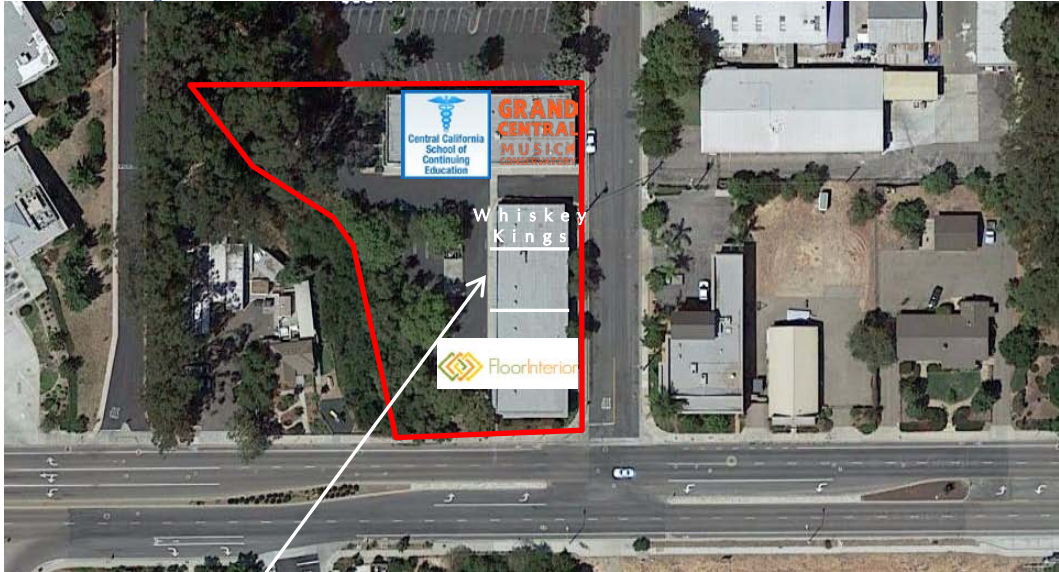


3195 McMillan Avenue - Retail/Service Complex

offers prospective investors and owner/users an opportunity to acquire a 14,152 SF high exposure, two building, industrial flex project centrally located in San Luis Obispo. The property is located at 3195 McMillan Avenue, roughly 1.5 miles from Downtown and just off one of the busiest arteries in town (Hwy 227/Broad Street). The two very versatile concrete block buildings are composed of five tenant suites, and allows for many types of uses. The property benefits from a high exposure corner location, which gives great retail presence to industrial/service uses.

3195 McMillan Avenue is located at the intersection of Orcutt Road and McMillan Avenue. Currently there are four tenants in the complex and the property is 82% occupied. There are recent vacancies however in today's market they should fill in a short period of time. The property provides 36 vehicle parking spaces, one of which is handicapped accessible.

The buildings include a combination of storefronts and roll-up doors. The storefronts can be converted to roll-up doors, allowing a wide variety of manufacturing/service uses.



2,475 SF
Office/
Warehouse
Available

Property Summary	
Property Type	Two Retail/Service Buildings
Rentable Area	14,152 SF
NOI	\$190,885*
Occupancy	82%
Tenants	Four
No. of Floors	One
Year Built	1985
Site Area	1.02 Acres
Parking	36 Spaces
Price	\$3,100,000

* 4Q17 NOI annualized assuming sale price property tax basis and proforma rent of \$1.15/SF, NNN for the vacant suite B. Includes TI payback of \$1,009/Month for Grand Central Music.

Information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.