

## PROPERTY INFORMATION

**FOR SALE**

**±7,727 SQ. FT. PRIME MEDICAL/OFFICE SPACE**

Property: 689 Tank Farm Rd, Ste 120- 140  
San Luis Obispo, CA

Sale Price: \$2,830,000.00

Price/SF: \$366

Size: ±7,727 sq. ft.

Type: Owner/User Investment  
Medical or Office

Zoning: Business Park

### HIGHLIGHTS:

Prime medical office space on one of the main intersections in San Luis Obispo. Located on the corner of Broad Street and Tank Farm Road with easy access to Downtown, the Highway, and minutes away from SLO Airport. It offers an open floorplan with offices, a conference room, kitchenette and lobby area. Suite 120 is approximately 3,131 SF and is occupied. The building features an elevator to service the building and common area restrooms throughout. Suite 140 is approximately 4,769 SF with great visibility and is available for lease at \$1.75/SF NNN (\$0.94).



### CONTACT:

ROD TRUJILLO

OWNER/BROKER

DRE #01388764

CELL: 805.703.0999

ROD@TRUJILLO-GROUP.COM

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

**TRUJILLO**  
Commercial Real Estate  
**GROUP**

1402 Marsh Street | San Luis Obispo, CA 93401

[www.Trujillo-Group.com](http://www.Trujillo-Group.com)

## PROPERTY PHOTOS



**±7,727 SQ. FT. PRIME MEDICAL/OFFICE SPACE**

**FOR SALE**

| SUITE 120 & 140       | 689 TANK FARM                                                |
|-----------------------|--------------------------------------------------------------|
| BASE RENT:            | \$20,814 x 12 = \$249,768<br>(Lease assumed @ \$1.75/sf,NNN) |
| LESS:                 | HOA Fees: \$3,477 x 12 = \$41,726                            |
| PROPERTY TAXES:       | \$28,300<br>(New Assessed Taxes)                             |
| MANAGEMENT FEE:       | \$500 x 12 = \$6,000                                         |
| NET OPERATING INCOME: | \$173,742                                                    |

|             | INVESTMENT SUMMARY |
|-------------|--------------------|
| SALE PRICE: | \$2,830,000        |
| NOI:        | \$173,742          |
| CAP RATE:   | 6.14%              |
| OCCUPANCY:  | 41%                |
| PRICE/SF:   | \$366              |

**TRUJILLO**   
Commercial Real Estate  
**GROUP**

1402 Marsh Street | San Luis Obispo, CA 93401

[www.Trujillo-Group.com](http://www.Trujillo-Group.com)

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

## INTERIOR SPACE

FOR SALE

±7,727 SQ. FT. PRIME MEDICAL/OFFICE SPACE



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

**TRUJILLO**   
Commercial Real Estate  
**GROUP**

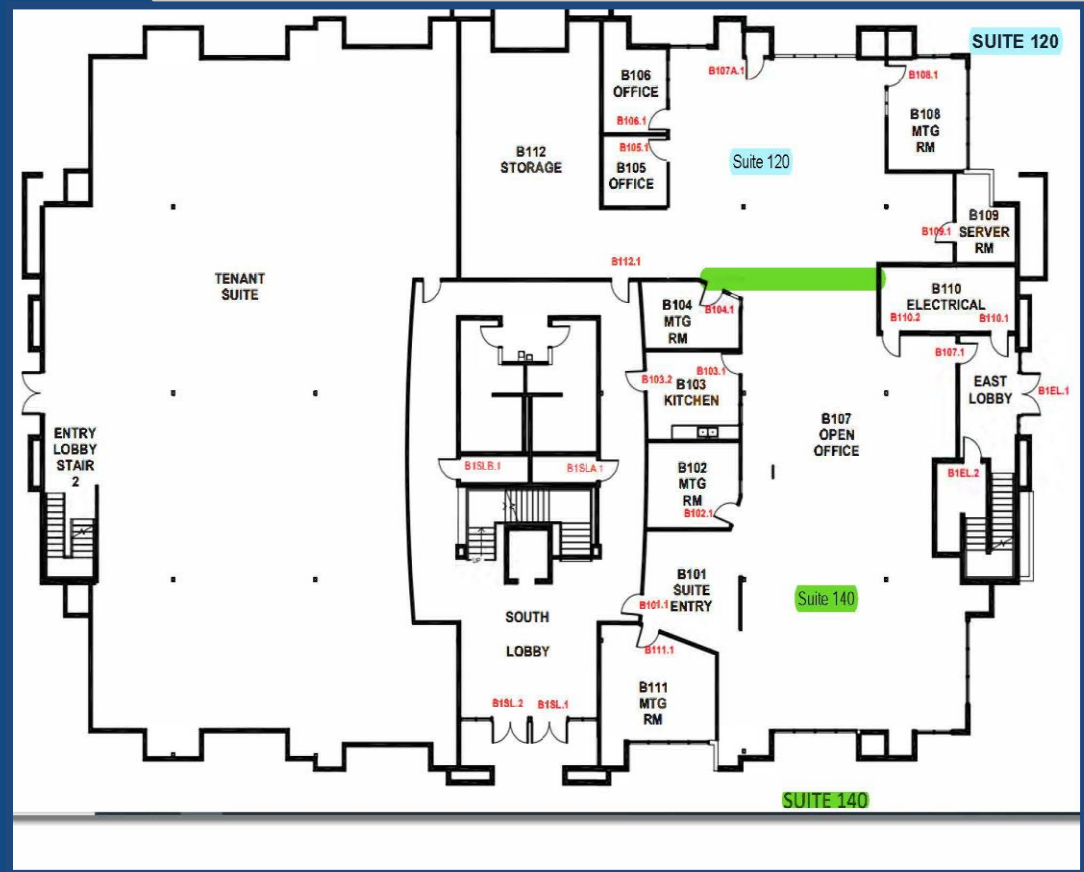
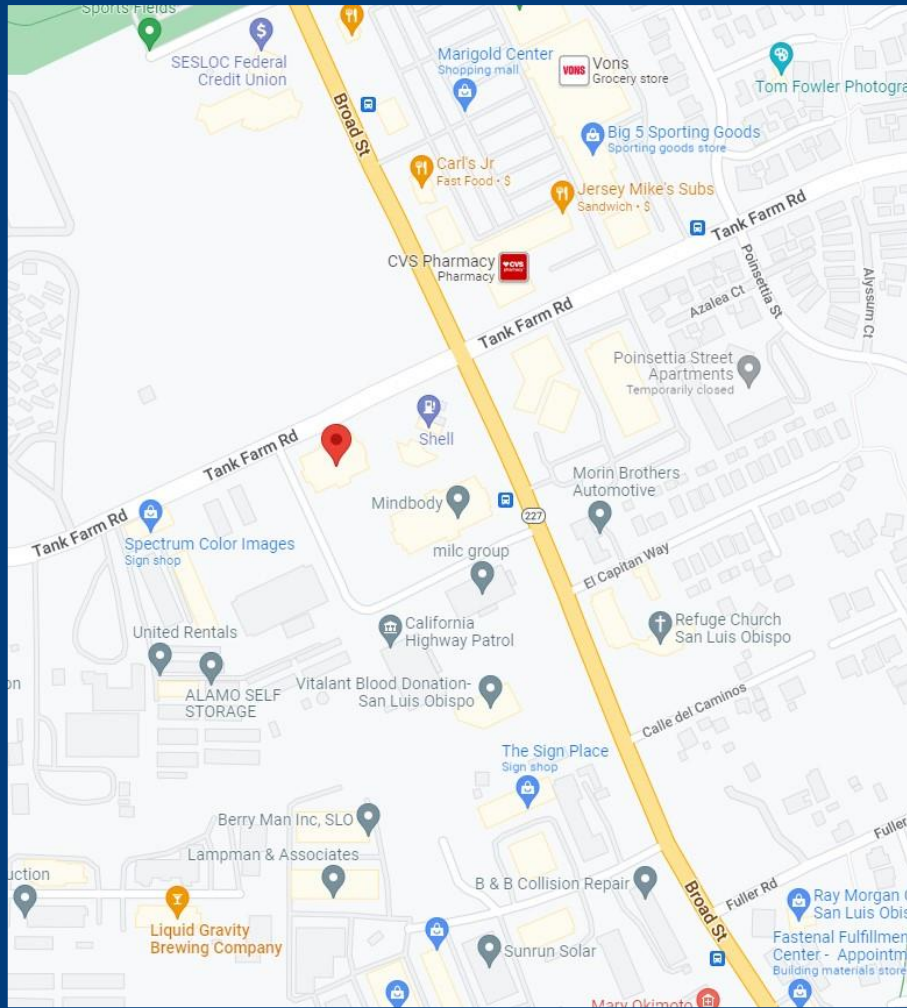
1402 Marsh Street | San Luis Obispo, CA 93401

[www.Trujillo-Group.com](http://www.Trujillo-Group.com)

## FLOOR PLAN/LOCATION MAP

FOR SALE

±7,727 SQ. FT. PRIME MEDICAL/OFFICE SPACE



### CONTACT:

ROD TRUJILLO

OWNER/BROKER : DRE #01388764

CELL: 805.703.0999

ROD@TRUJILLO-GROUP.COM

**TRUJILLO**  
Commercial Real Estate  
**GROUP**

1402 Marsh Street | San Luis Obispo, CA 93401

[www.Trujillo-Group.com](http://www.Trujillo-Group.com)

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