

## PROPERTY INFORMATION

**FOR SALE**  
**±8,051 SQ. FT. PRIME OFFICE SPACE**

Property: 689 Tank Farm Rd, Ste 230 & 240  
San Luis Obispo, CA

Sale Price: \$2,550,000

Price/SF: \$316

Lease Size: ±8,051 sq. ft.

Type: Investment Property - Office

Zoning: Business Park

### HIGHLIGHTS:

Prime investment property 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. Suite 240 is currently leased and is 2,490/sf. Suite 230 is 5,561/sf and is also leased at \$1.75/SF NNN. It offers an open floorplan, 8 offices, a conference room, and lobby area. The building features an elevator to service the building and common area restrooms throughout. These second floor suites have great views.



### 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**

570 Marsh Street | San Luis Obispo, CA 93401

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

# PROPERTY PHOTOS

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SUITE 230 & 240	689 TANK FARM
<b>BASE RENT:</b>	<b>\$21,682 x 12 = \$260,184</b>
<b>LESS:</b>	<b>HOA Fees: \$3,624 x 12 = \$43,487</b>
<b>PROPERTY TAXES:</b>	<b>\$29,500 (New Assessed Taxes)</b>
<b>MANAGEMENT FEE:</b>	<b>\$500 x 12 = \$6,000</b>
<b>NET OPERATING INCOME:</b>	<b>\$181,197</b>

	INVESTMENT SUMMARY
<b>SALE PRICE:</b>	<b>\$2,550,000</b>
<b>NOI:</b>	<b>\$181,197</b>
<b>CAP RATE:</b>	<b>7.11%</b>
<b>OCCUPANCY:</b>	<b>100%</b>
<b>PRICE/SF:</b>	<b>\$316</b>



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**INTERIOR SPACE - Suite 230 - 5,561/sf**

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**INTERIOR SPACE - Suite 240 - 2,490/sf**

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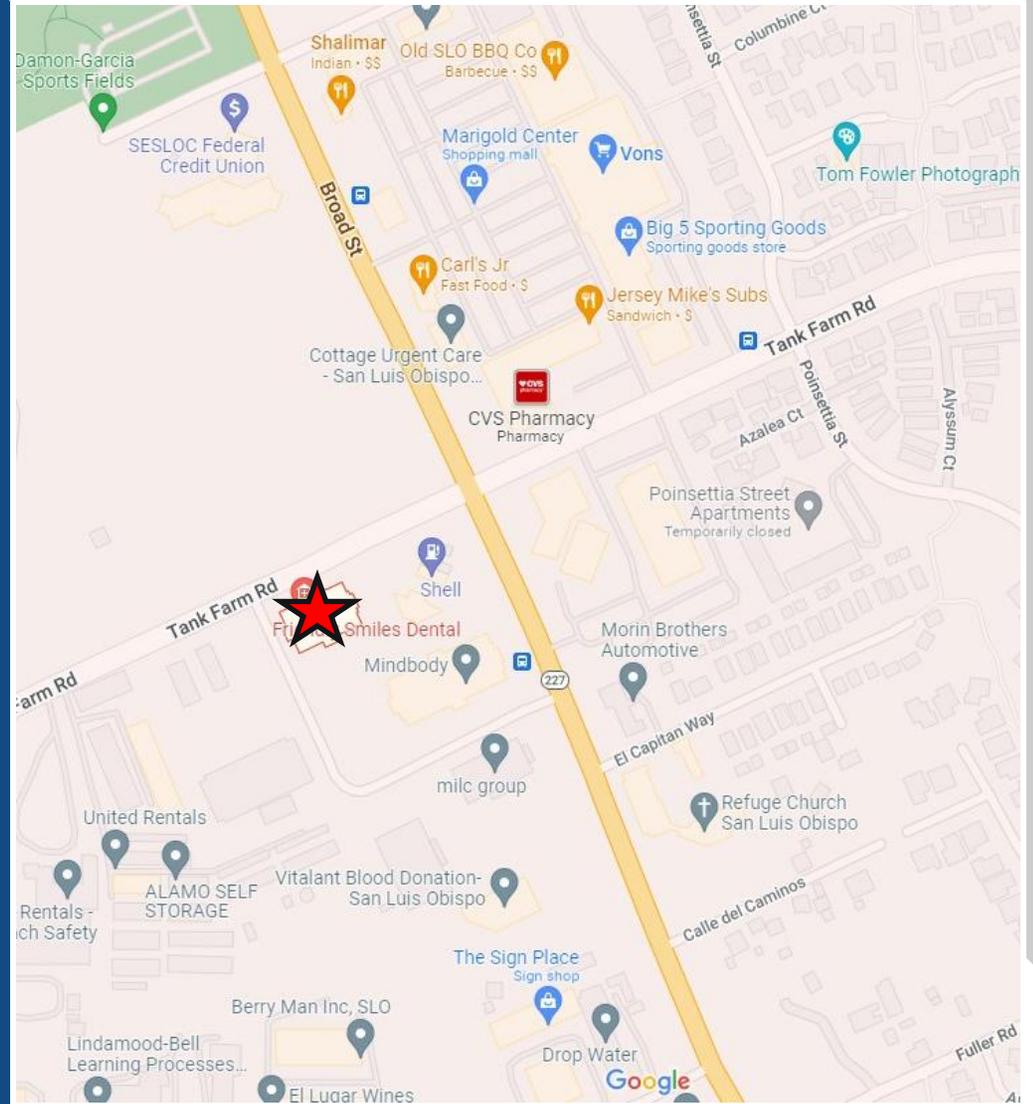
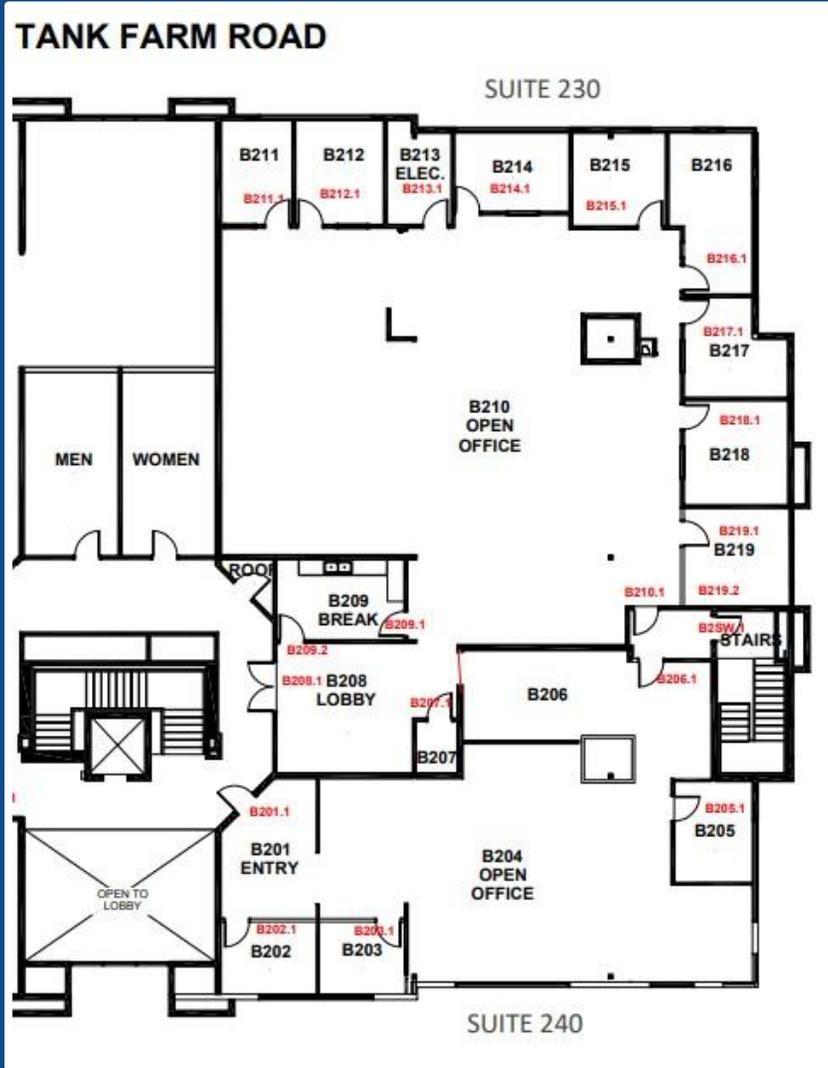
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# FLOOR PLAN/LOCATION MAP

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