



AVAILABLE FOR SALE OR LEASE

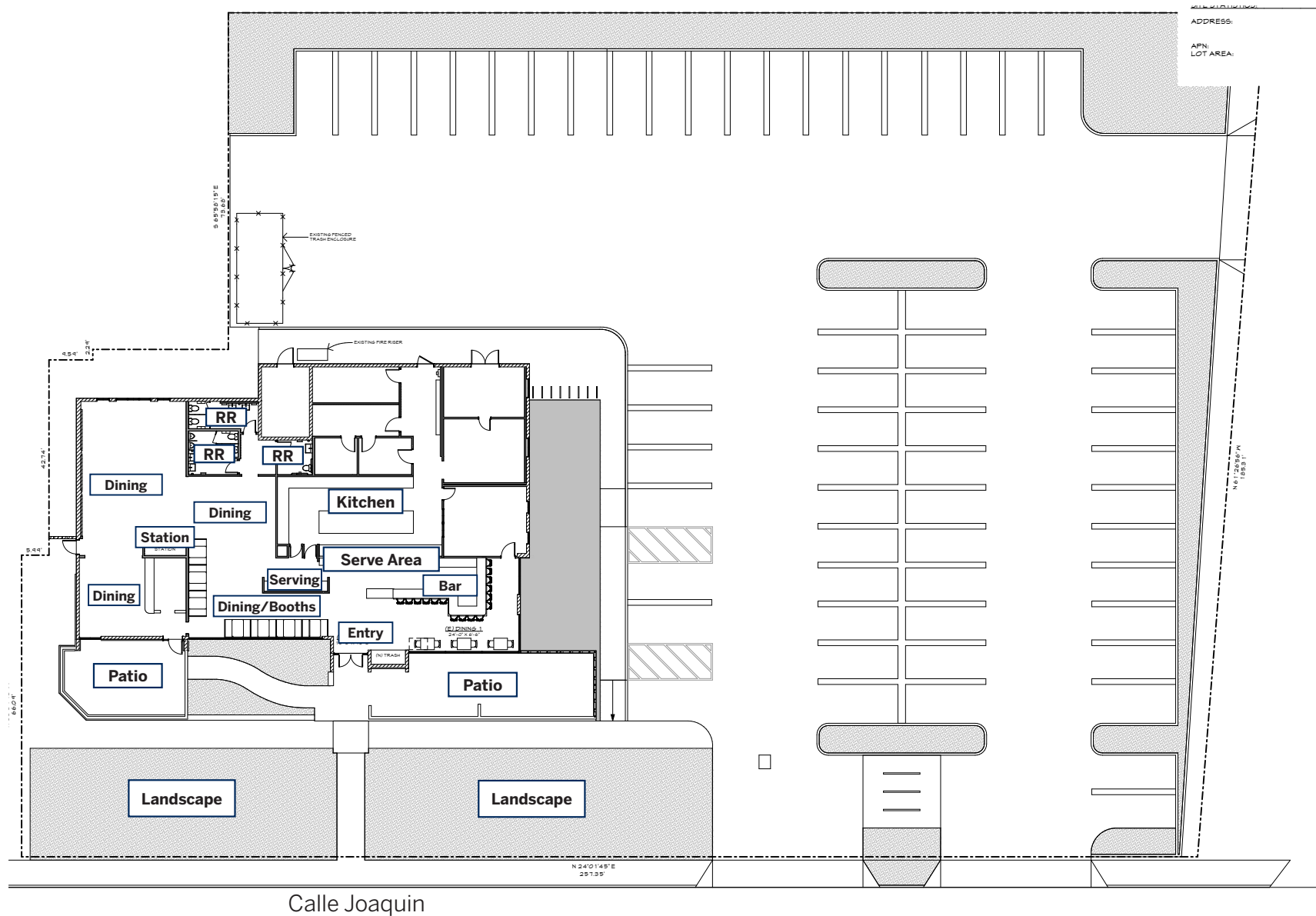
Fully Equipped Restaurant with Freeway Visibility

1575 Calle Joaquin, San Luis Obispo, CA



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- 5,940± SF
- LEASE RATE: \$2.00 SF NNN
- PURCHASE PRICE: \$2,295,000

A San Luis Obispo restaurant property with outstanding freeway visibility. The owner is looking for a restaurant/fast food operator to augment his EV lounge concept. Plans are in the works to help drive business by offering electronic vehicle charging stations on site. The free-standing building consists of approximately 6000 SF with a high-volume kitchen, large prep areas and walk-in refrigeration capacity. Seating capacity for over 100 inside with two outdoor patios for additional dining. Dining areas consist of a mix of counter seats, booth seating and open dining areas that can be arranged or segregated for private parties and banquets.

There is flexibility in the size and design concepts for the food service area. The space could be demised for a smaller restaurant operation allowing for a separate EV lounge area to service charging patrons. There are 65 parking spaces to accommodate customers and charging patrons. The property is located at the southern entrance to San Luis Obispo at the LOVR exit. Surrounded by 4 hotels, including the Hampton Inn and Suites and the Courtyard Marriot, and straddled on both sides of the freeway with residential housing.

The property offers immediate occupancy with all kitchen equipment and facilities ready to go. A tenant can customize their design concept and be ready for service with no downtime for construction or improvements. Located down the street from Costco and Home Depot, the Los Osos Valley Road corridor is the major destination for San Luis Obispo consumers. The right concept and great food can make this location a destination landmark for San Luis Obispo.



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