



Los Osos Valley Road (±27,626 AADT)

Major Upcoming Development: SLO Ranch  
500+ Residential Units | Retail | Office | Hotel

San Luis Obispo Auto Mall on LOVR  
Nissan | BMW | Chevrolet | Ford | VW | Honda

Perfumo Creek Commons Shopping Center  
Target | Dick's Sporting | Olive Garden | El Pollo Loco

Subject Site  
Irish Hills Plaza

Now Leasing | Former Hair Salon | Move-In

The Irish Hills Plaza  
1511 Froom Ranch Way  
San Luis Obispo, CA

Premier, High-Identity, Fully Fixtured  
Salon Space in San Luis Obispo  
County's #1 Most-Visited Retail Center  
(Can also be converted to general retail)



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## The Opportunity

Colliers | San Luis Obispo is proud to offer a rare, commercial leasing opportunity in San Luis Obispo's #1 most-visited center, the Irish Hills Plaza (CreditTell, 2021). Located just off Highway 101 at Los Osos Valley Road (+ 27,626 AADT), tenants at Irish Hills enjoy superior exposure and accessibility that will only continue to evolve with major upcoming developments located in direct connection to the center via Froom Ranch Way.

1511 Froom Ranch Way + 1,043 SF | \$3.75 PSF NNN (est. \$0.60)

\* Built-Out Hair Salon with Existing Improvements, Move-In Ready



## Local Developments

The Irish Hills Plaza is located a stone's throw from the incoming San Luis Ranch Project, which is on-track to deliver 580 residential units to the immediate area. The Froom Ranch Way / Prado overpass project is fully-funded and slated to begin construction in 2022. This arterial development is set to connect Los Osos Valley Road to Broad Street Central via Froom Ranch Way, bringing Irish Hills to the front doorstep of more consumers than ever before.

# Property Overview



Subject Center	Irish Hills Shopping Plaza
Subject Address	1511 Froom Ranch Way   San Luis Obispo, California
Suite Area	± 1,043 SF
Asking Rate	\$3.75 PSF NNN (est. \$0.60)
Property Type	Office / Retail - Former Hair Salon
Exposure	Frontage on along Los Osos Valley Road ( ± 27,626 AADT) Monument signage opportunities available
Parking & Access	Large, common area on-site parking areas (731 Spaces in Center) Signalized ingress/egress on Los Osos Valley Road
Zoning	C-R (Commercial)

Local Co-Tenants Include:



## Key Highlights

- Monument signage available on Los Osos Valley Rd
- Strong National Co-Tenancy
- Incomparable Exposure and Access
- Large common area parking
- Signalized ingress/egress



# Site Plan Irish Hills Plaza

## Irish Hills Plaza - North

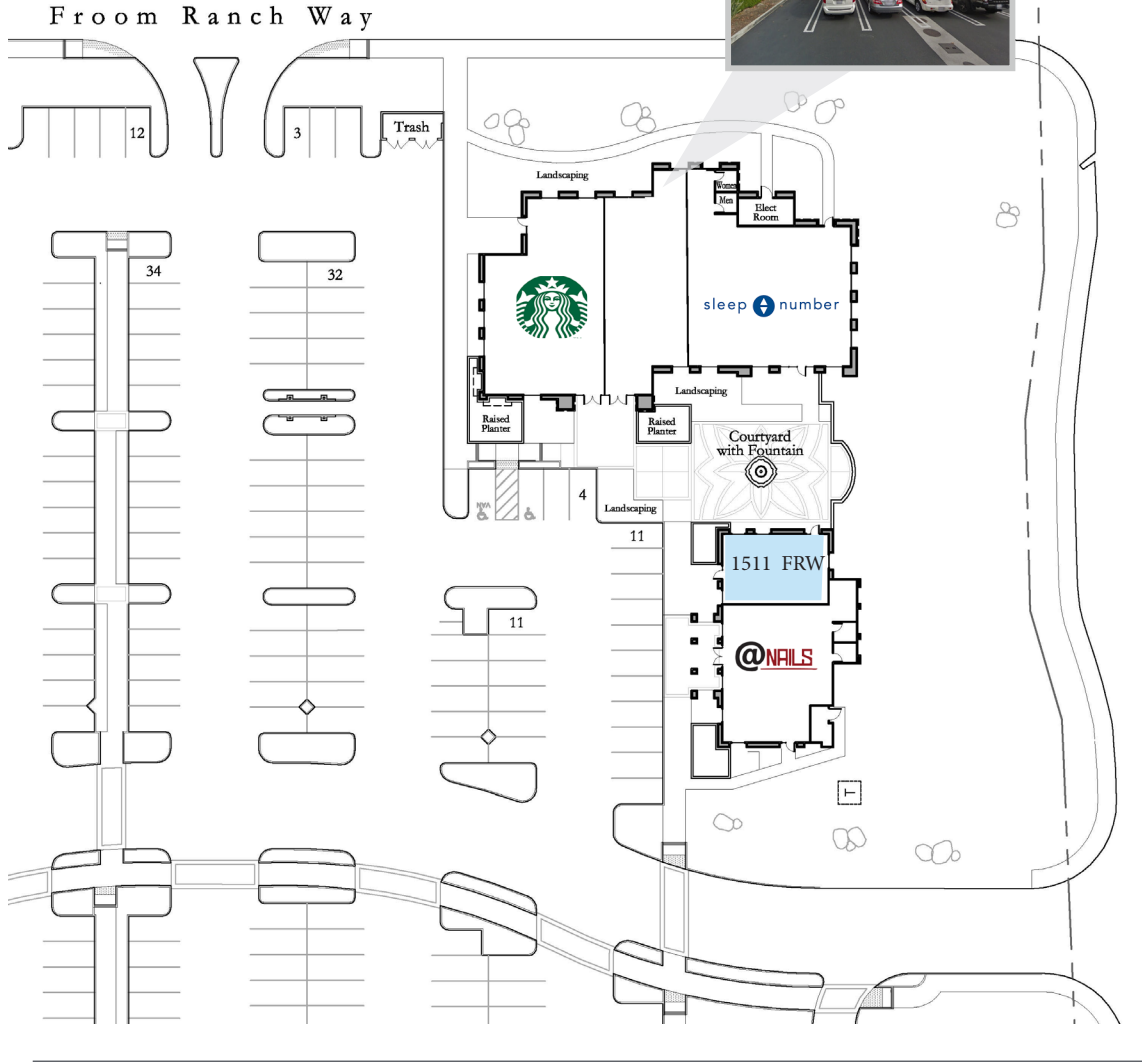
Buildable Area: 67,400 s.f.  
 Parking: 372 spaces  
 Parking/Building Ratio: 5.52 spaces/1000 s.f.

## Irish Hills Plaza - South

Buildable Area: 69,025 s.f.  
 Parking: 359 spaces  
 Parking/Building Ratio: 5.20 spaces/1000 s.f.



# Site Plan Subject Adjacent

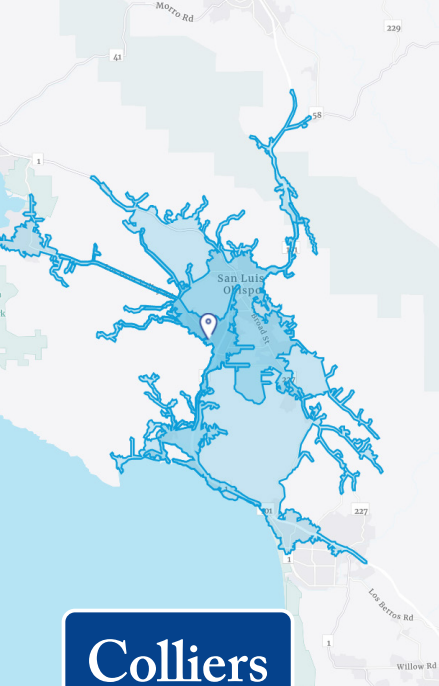


## Key Highlights

- Monument signage available on Los Osos Valley Rd
- Strong National Co-Tenancy
- Incomparable Exposure and Access
- Large common area parking
- Signalized ingress/egress

**Now Leasing:** 1511 Froom Ranch Way ± 1,043 SF | \$3.75 PSF NNN (est. \$0.60)  
 \* Built-Out Hair Salon with Existing Improvements





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## Demographic Executive Summary

1503 Froom Rnch, San Luis Obispo, California, 93405  
 5,10,15 minute drive time polygons

Prepared by Colliers  
 Latitude: 35.252061  
 Longitude: -120.6883870

	5 minutes	10 minutes	15 minutes
<b>Population</b>			
2000 Population	8,229	43,350	73,655
2010 Population	8,912	46,149	69,138
2021 Population	9,135	48,787	72,297
2026 Population	9,333	50,316	74,267
2000-2010 Annual Change (CAGR)	0.80%	0.63%	-0.63%
2010-2021 Annual Change (CAGR)	0.22%	0.50%	0.40%
2021-2026 Annual Change (CAGR)	0.43%	0.62%	0.54%
2021 Male Population	51.3%	52.1%	51.5%
2021 Female Population	48.7%	47.9%	48.5%
2021 Median Age	35.5	28.6	33.8

In the identified area, the current year population is 9,135. In 2010, the Census count in the area was 8,912. The rate of change since 2010 was 0.22% annually. The five-year projection for the population in the area is 9,333 representing a change of 0.43% annually from 2021 to 2026. Currently, the population is 51.3% male and 48.7% female.

	5 minutes	10 minutes	15 minutes
<b>Households</b>			
2021 Wealth Index	103	96	111
2000 Households	3,328	18,203	28,123
2010 Households	3,609	18,688	28,282
2021 Total Households	3,678	19,644	29,433
2026 Total Households	3,758	20,297	30,274
2000-2010 Annual Change (CAGR)	0.81%	0.26%	0.06%
2010-2021 Annual Change (CAGR)	0.17%	0.44%	0.36%
2019-2026 Annual Change (CAGR)	0.43%	0.66%	0.57%
2021 Average Household Size	2.44	2.25	2.27

The household count in this area has changed from 3,609 in 2010 to 3,678 in the current year, a change of 0.17% annually. The five-year projection of households is 3,758, a change of 0.43% annually from the current year total. Average household size is currently 2.44, compared to 2.43 in the year 2010. The number of families in the current year is 1,849 in the specified area.

	5 minutes	10 minutes	15 minutes
<b>Median Household Income</b>			
2021 Median Household Income	\$73,690	\$58,890	\$66,727
2026 Median Household Income	\$79,403	\$67,890	\$77,138
2021-2026 Annual Change (CAGR)	1.50%	2.89%	2.94%

	5 minutes	10 minutes	15 minutes
<b>Average Household Income</b>			
2021 Average Household Income	\$99,284	\$90,955	\$97,211
2026 Average Household Income	\$109,190	\$102,463	\$109,811
2021-2026 Annual Change (CAGR)	1.92%	2.41%	2.47%

	5 minutes	10 minutes	15 minutes
<b>Per Capita Income</b>			
2021 Per Capita Income	\$39,881	\$36,747	\$39,757
2026 Per Capita Income	\$43,927	\$41,408	\$44,902
2021-2026 Annual Change (CAGR)	1.95%	2.42%	2.46%

### Households by Income

Current median household income is \$73,690 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$79,403 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$99,284 in this area, compared to \$92,435 for all U.S. households. Average household income is projected to be \$109,190 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$39,881 in the area, compared to the U.S. per capita income of \$35,106. The per capita income is projected to be \$43,927 in five years, compared to \$39,378 for all U.S. households