

FOR LEASE

±957 - 35,924 SF

SLO PROMENADE | Highway 101 & Madonna Road, San Luis Obispo, CA 93405



LOCKEHOUSE



CONTACT US (805) 232-4550

Natalie V. Wagner, CCIM | natalie@lockehouse.com | Lic. #01868161

Caden Westwick | caden.westwick@srsre.com | Lic. #02244757

The information contained herein has been obtained from sources that have been deemed reliable. While we have no reason to doubt its accuracy we do not guarantee it.

SUMMARY & HIGHLIGHTS

SLO PROMENADE | HIGHWAY 101 & MADONNA ROAD, SAN LUIS OBISPO, CA 93401

2

LOCKEHOUSE RETAIL GROUP | www.LOCKEHOUSE.com

SUMMARY

Address	Highway 101 & Madonna Road San Luis Obispo, CA 93401
Available	Anchor: $\pm 35,924$ SF Pads & Shops: ± 957 - 14,516 SF
Parking	$\pm 4/1,000$
Zoning	C-R-PD (Retail Commercial)
Asking Rent	Contact Listing Agents
NNN	Est. \$0.86/SF
Term	Negotiable

HIGHLIGHTS

- Rarely Available Anchor Position ($\pm 35,924$ SF)
- Sprouts, REI, Hobby Lobby, Nordstrom Rack and Boot Barn Now Open!
- $\pm 256,000$ SF Regional Shopping Center Adjacent to Madonna Plaza
- Over 67,964 ADT Traveling Along Highway 101
- High Performing Regional Shopping Center
- High Residential Growth Area (577 New Homes Completed & Under Construction Directly to the South)

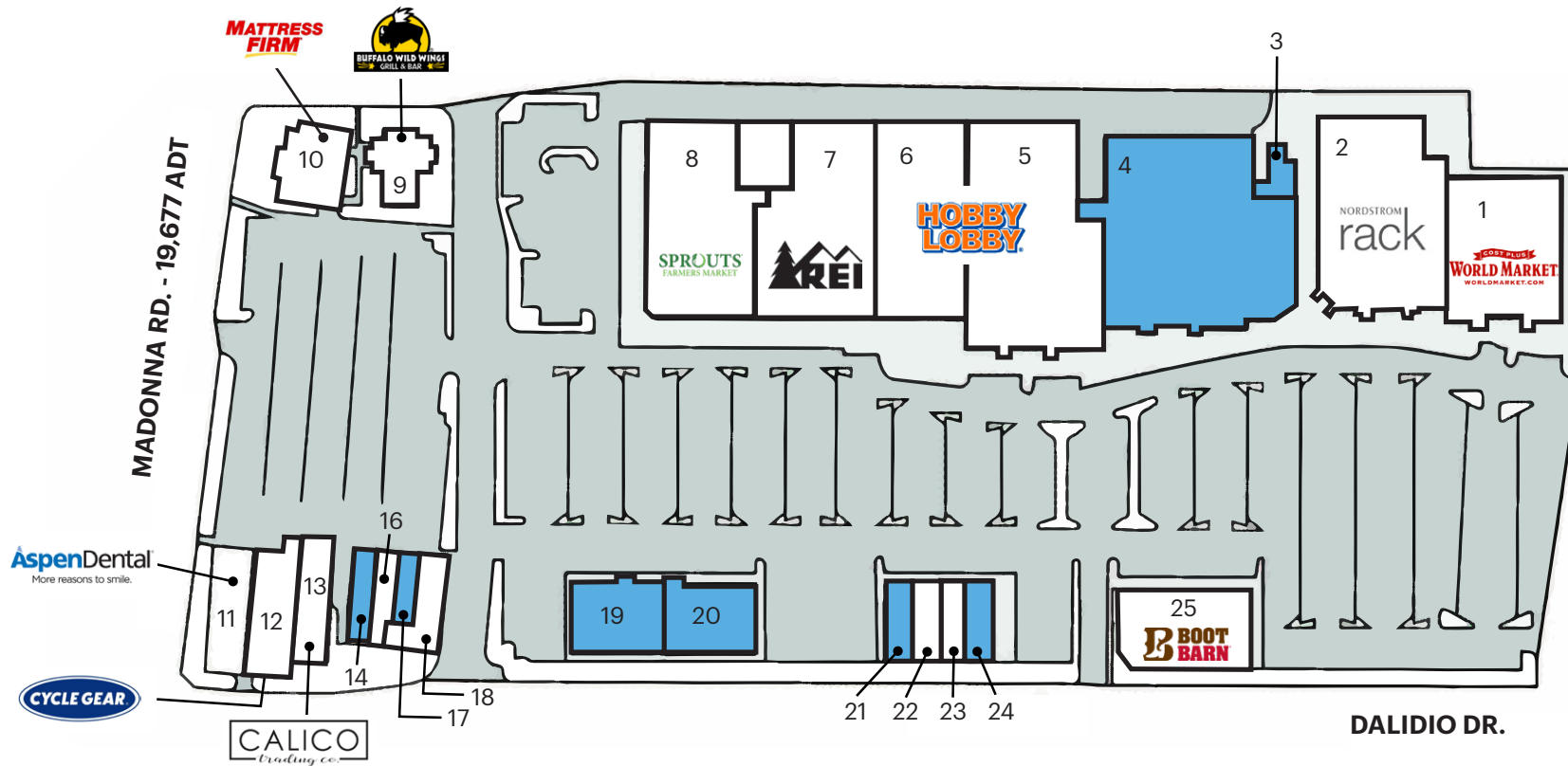


SITE PLAN

SLO PROMENADE | HIGHWAY 101 & MADONNA ROAD, SAN LUIS OBISPO, CA 93401

LOCKEHOUSE RETAIL GROUP | www.LOCKEHOUSE.com

3



SUITE	TENANT	SIZE
1	Cost Plus World Market	18,315 SF
2	Nordstrom Rack	24,063 SF
3	Available	957 SF
4	Available	35,924 SF
5/6	Hobby Lobby	45,223 SF
7	REI	22,214 SF
8	Sprouts	30,485 SF
9	Buffalo Wild Wings	4,500 SF
10	Mattress Firm	5,520 SF
11	Aspen Dental	4,073 SF
12	Cycle Gear	4,943 SF
13	Calico Kids	2,901 SF

SUITE	TENANT	SIZE
14	Available	2,002 SF
16	Sport Clips	1,569 SF
17	Available	1,398 SF
18	Spectrum	3,121 SF
19	Available	7,373 SF
20	Available	7,143 SF
21	Available	2,800 SF
22	Smoke n Vape	1,178 SF
23	Mike's Shoes	3,001 SF
24	Available	1,876 SF
25	Boot Barn (Now Open!)	10,753 SF



*Traffic Count Source: Sites USA REGIS Online 11/25/25

CLOSE UP AERIAL

SLO PROMENADE | HIGHWAY 101 & MADONNA ROAD, SAN LUIS OBISPO, CA 93401

LOCKEHOUSE RETAIL GROUP | www.LOCKEHOUSE.com



SLO PROMENADE

SPROUTS FARMERS MARKET	REI	NORDSTROM rack
WORLD MARKET	BOOT BARN	HOBBY LOBBY

MADONNA PLAZA

ROSS DRESS FOR LESS	BEST BUY	Ralphs	ULTA
KOHL'S	Michaels Where Creativity Happens	FIVE BELOW	DSW DESIGNER SHOE WAREHOUSE

LAGUNA VILLAGE

GROCERY OUTLET "Big Box Market"	CVS pharmacy
------------------------------------	-----------------

TARGET

DICK'S
SPORTING GOODS

Prado Rd. Interchange
Coming Soon
(Hwy 101 on/off Ramp)

IRISH HILLS PLAZA

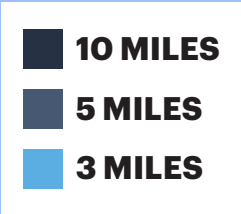
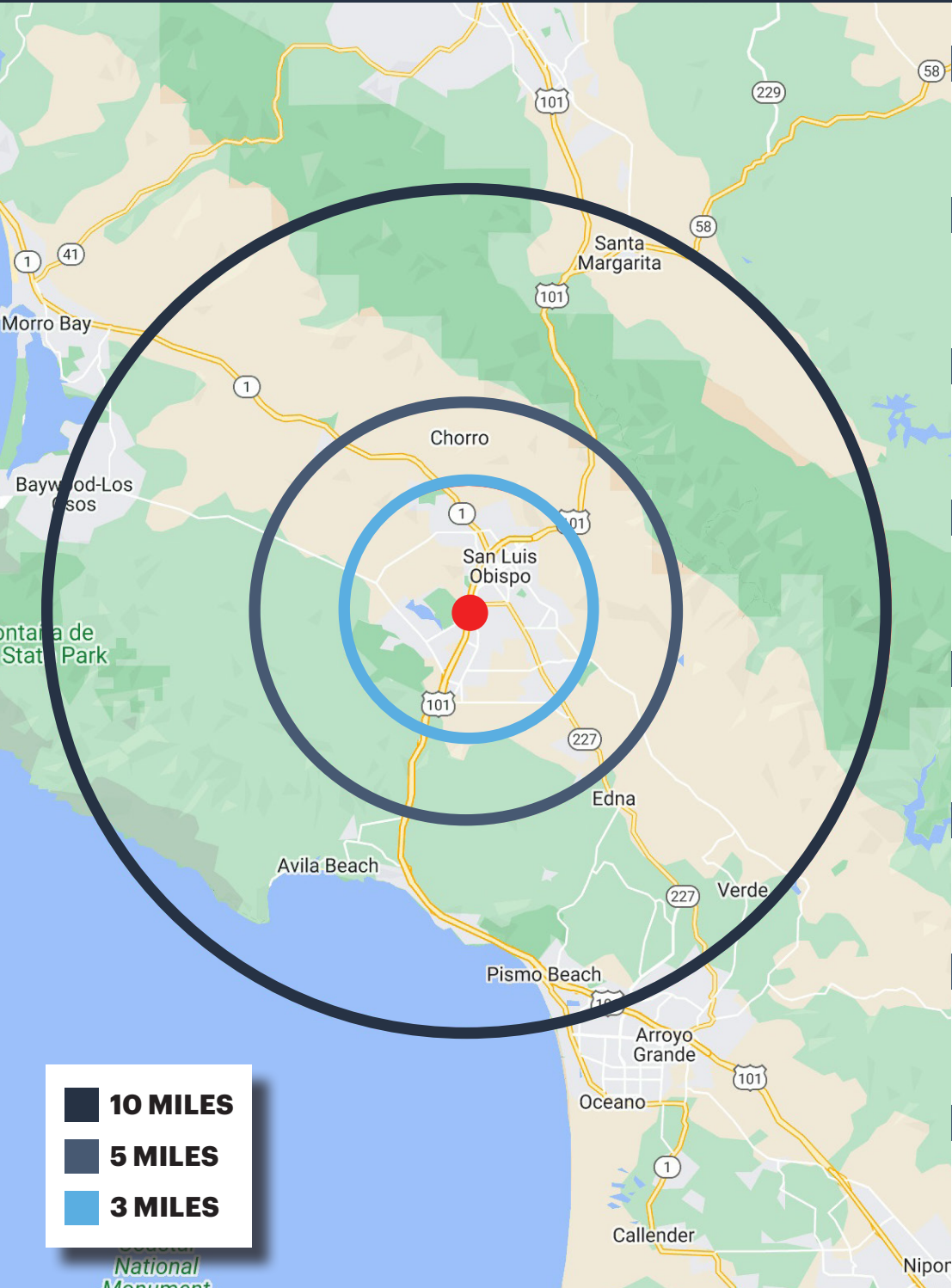
COSTCO WHOLESALE	WHOLE FOODS MARKET	THE HOME DEPOT	PETSMART
OLD NAVY	BevMo!	TJ-MAXX	HomeGoods

PUBLIC MARKET

HIGUERA PLAZA

Food 4 Less	TRADER JOE'S
-------------	-----------------

*Traffic Count Source: Sites USA REGIS Online 11/25/25



ESTIMATED POPULATION		
3 MILES	5 MILES	10 MILES
54,173	64,365	94,377



DAYTIME EMPLOYEES		
3 MILES	5 MILES	10 MILES
56,464	63,441	84,482



AVERAGE HOUSEHOLD INCOME		
3 MILES	5 MILES	10 MILES
\$120,398	\$124,650	\$134,399



BACHELOR'S DEGREE OR HIGHER		
3 MILES	5 MILES	10 MILES
55.2%	50.8%	51.2%



HOUSEHOLD RETAIL EXPENDITURES		
3 MILES	5 MILES	10 MILES
\$4,187	\$4,251	\$4,453



HOUSEHOLD DENSITY (PSM)		
3 MILES	5 MILES	10 MILES
1,917	820	301



HOUSEHOLDS WITH CHILDREN		
3 MILES	5 MILES	10 MILES
4,505	4,825	7,598



HOME VALUES OVER 1 MILLION		
3 MILES	5 MILES	10 MILES
3,157	3,830	7,349



*Demographics Source: Sites USA REGIS Online 11/25/25