

# MADONNA PLAZA

NEQ Madonna Road & El Mercado - San Luis Obispo, CA

A PROUD MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS



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## PROPERTY HIGHLIGHTS & DEMOGRAPHICS

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**location:** 261 Madonna Road  
San Luis Obispo, CA

**notable anchor tenants:** Ralph's, Kohl's, DSW, Best Buy, Ross, Michael's, Party City, Tilly's & Five Below

**shopping center GLA:** ±319,255 Square Feet (GLA)

**availability:** ±1,458 - 4,268 SF Retail Space

**asking rent:** \$2.50 - \$2.75 PSF  
**NNN charges:** \$0.42 NNN PSF



### 2023 total population

1-mile	8,694
3-mile	51,781
5-mile	63,311



### 2023 daytime population

1-mile	11,588
3-mile	73,192
5-mile	85,235



### 2023 total employees

1-mile	9,118
3-mile	45,096
5-mile	46,907



### 2023 total households

1-mile	3,591
3-mile	20,236
5-mile	21,618



### 2023 average HH income

1-mile	\$125,506
3-mile	\$117,857
5-mile	\$122,586



### traffic counts

US Hwy 101 (at Madonna Rd) ±69,000 AADT



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## PROPERTY OVERVIEW

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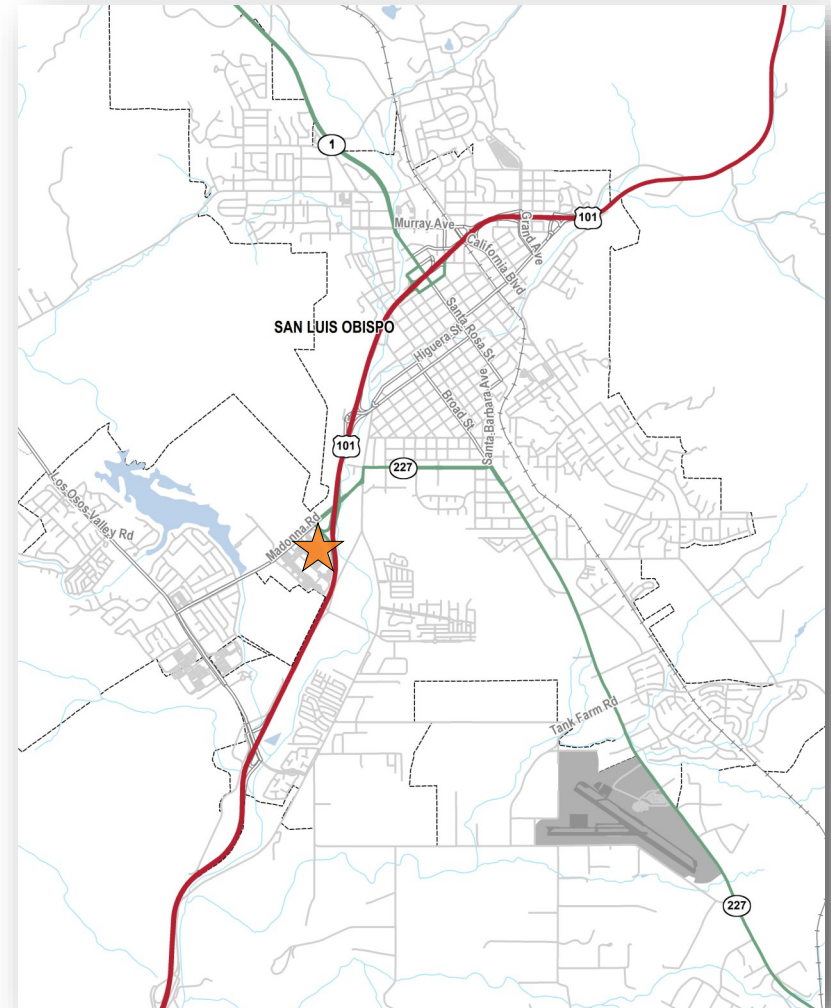
**Madonna Plaza** is a ±319,255 square foot power center located at the northeast quadrant of Madonna Road and El Mercado along Highway 101 in south western San Luis Obispo, California.

Part of more than 2.2 million square feet of commercial retail in the San Luis Obispo trade area, **Madonna Plaza** is anchored by Ralph's, Kohl's, DSW, Best Buy, Ross, Michael's, Party City, Five Below, Tilly's and Ulta. **Madonna Plaza** is highly visible and conveniently accessible to more than 69,000 cars per day traveling US Highway 101.

Major retailers in the trade area include Sprouts, Cost Plus World Market, Target, Dick's Sporting Goods, Costco, Home Depot, Whole Foods, TJ Maxx, HomeGoods, BevMo!, Grocery Outlet, PetSmart, CVS & Trader Joes.

With a city population of more than 47,400 people, the City of San Luis Obispo is the largest city in San Luis Obispo County and is its County Seat.

Notable traffic generators and in the region include California Polytechnic State University (21,000 students), Morro Bay State Park, and several marquee wineries such as Edna Valley Vineyards, J. Lohr Vineyards, Margarita Vineyards and Soaring Hawk Vineyards.



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