

MADONNA PLAZA

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

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS



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MADONNA PLAZA

PROPERTY HIGHLIGHTS & DEMOGRAPHICS

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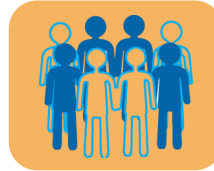
location: 261 Madonna Road
San Luis Obispo, CA

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: \$0.71 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



DSW



KOHL'S



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PROPERTY OVERVIEW

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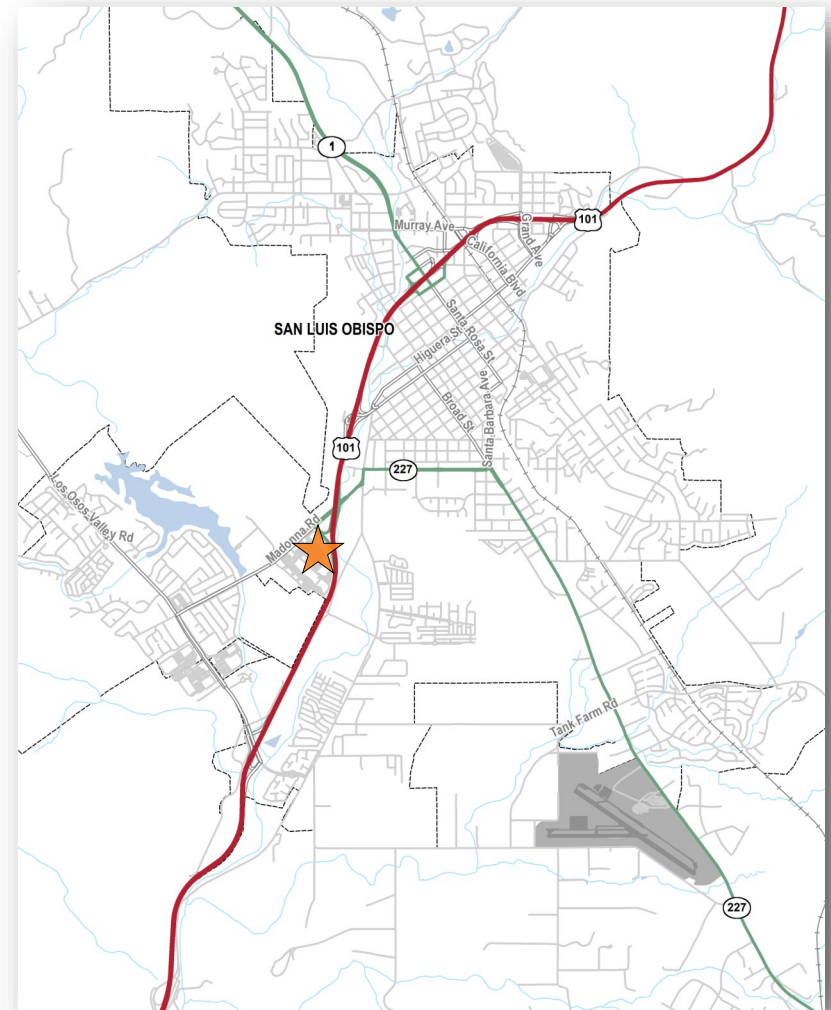
Madonna Plaza is a ±319,255 square foot power center located at the northeast quadrant of Madonna Road and El Mercado along Highway 101 in south western San Luis Obispo, California.

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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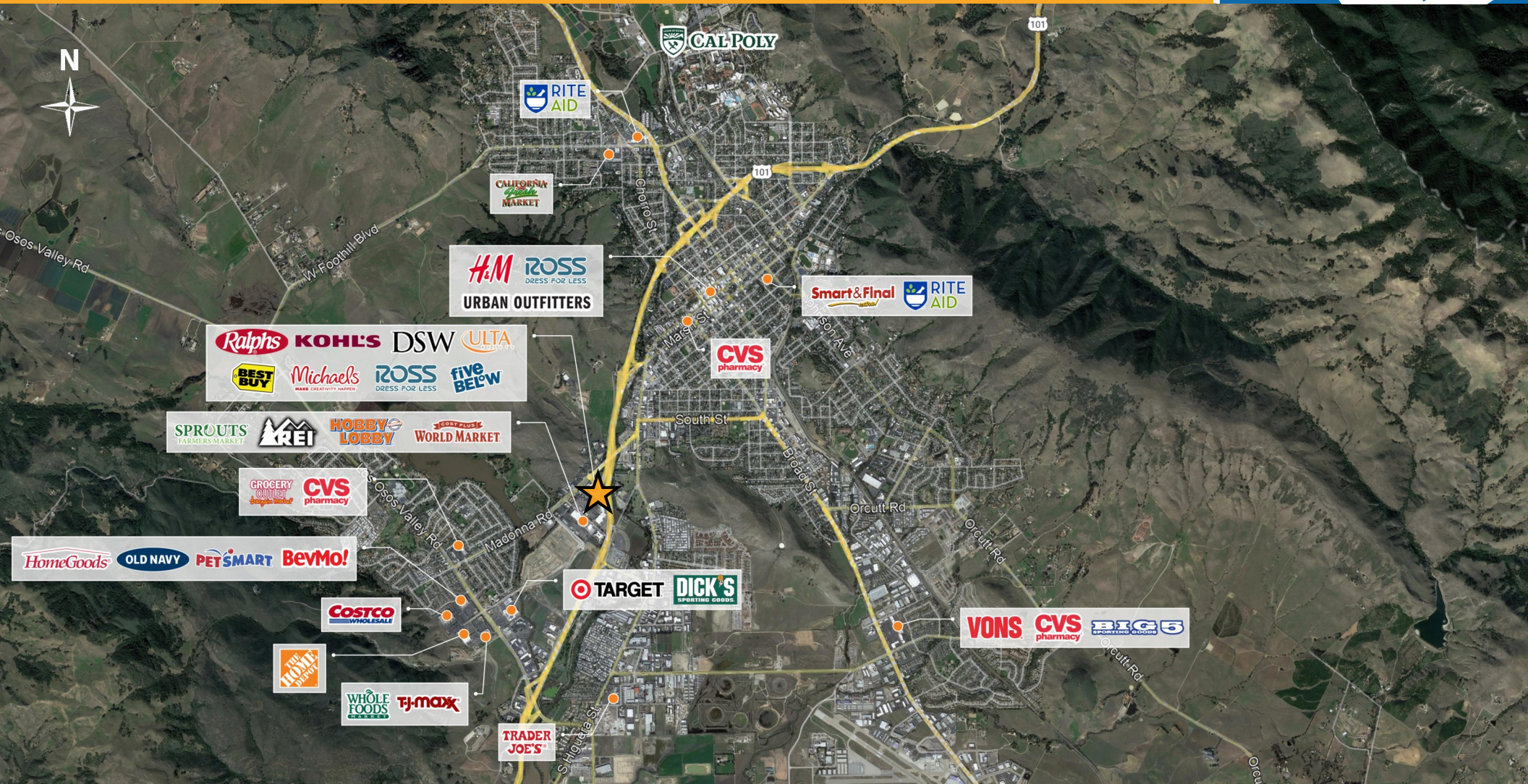
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