

# 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:** ±1,505 - 8,500 SF Retail Space

**asking rent & NNN charges:** Suite 285-B - \$2.75 NNN (\$0.42) SF  
All other vacancies starting at \$2.50 NNN (\$0.42) SF



### 2021 total population

1-mile	7,660
3-mile	51,052
5-mile	65,037



### 2021 daytime population

1-mile	14,296
3-mile	81,147
5-mile	96,886



### 2021 total employees

1-mile	10,615
3-mile	54,231
5-mile	58,616



### 2021 total households

1-mile	3,094
3-mile	19,934
5-mile	21,368



### 2021 average HH income

1-mile	\$99,286
3-mile	\$94,771
5-mile	\$99,891



### traffic counts

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



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## PROPERTY OVERVIEW

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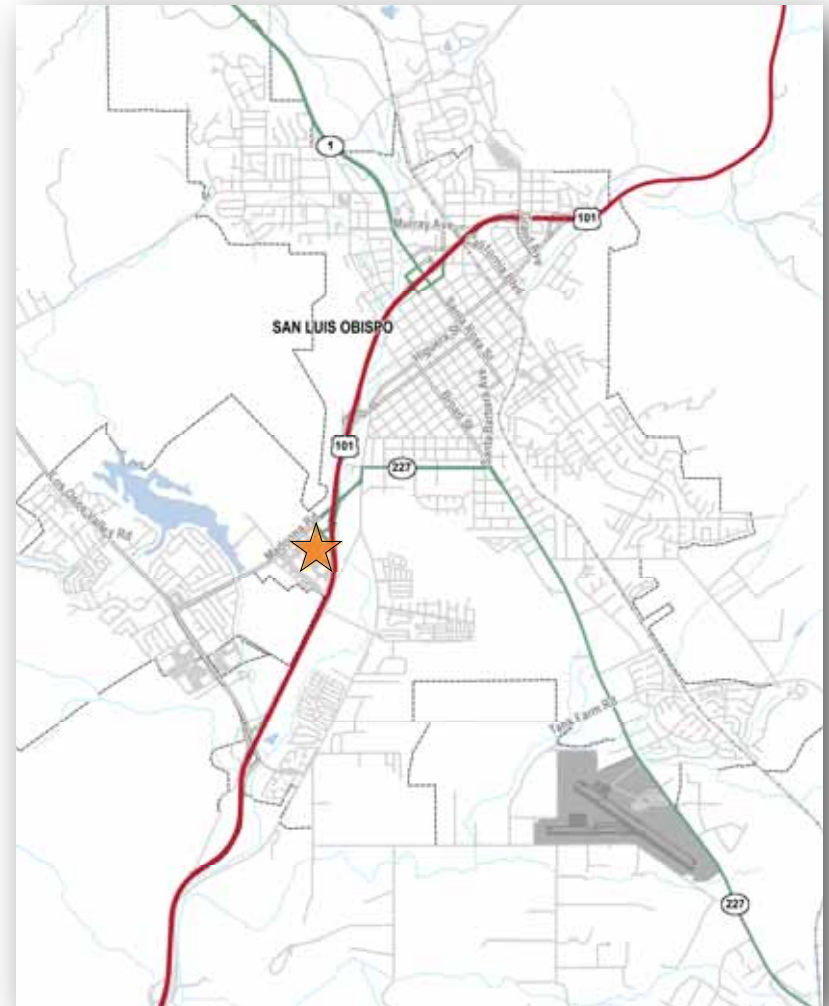
**Madonna Plaza** is a ±319,255 square foot power center located at the northeast quadrant of Madonna Road and El Mercado along Highway 101 in south western San Luis Obispo, California.

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, Bed Bath & Beyond, Cost Plus World Market, Target, Dick's Sporting Goods, Costco, Home Depot, Whole Foods, TJ Maxx, HomeGoods, Bevmo!, 99 Cent Only, 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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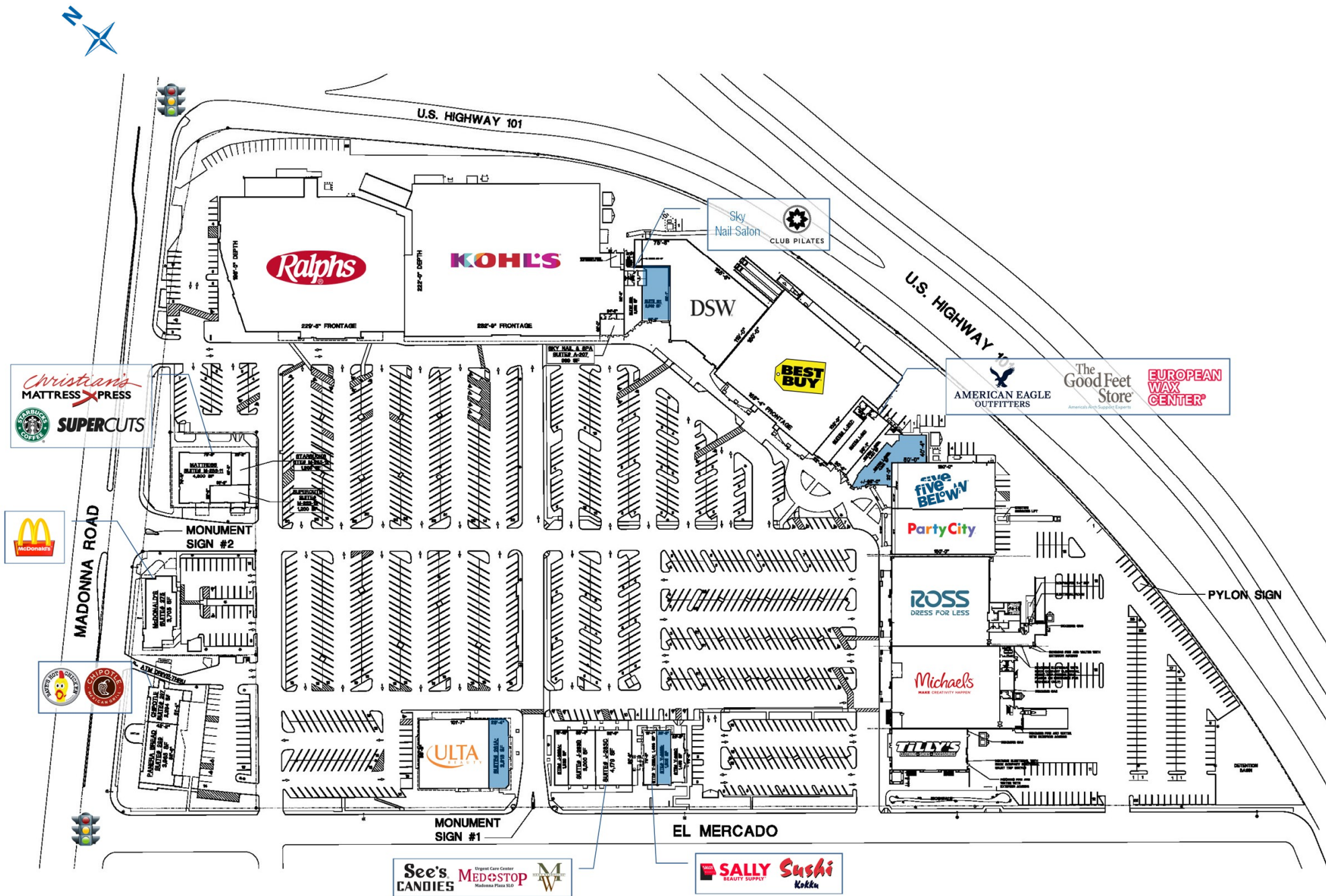


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SITE PLAN



SUITE	TENANT	SQ. FT.
201	Ralph's	51,933
205	Kohl's	62,481
207	Sky Nail Salon	989
209	Club Pilates	2,496
211	AVAILABLE	3,283
243	DSW	17,589
253-11A	Christians Mattress	2,411
253-11B	Christians Mattress	2,439
253-12	Starbucks	1,200
253-13	Supercuts	1,200
255	Best Buy	30,000
257	The Good Foot Store	2,335
261	American Eagle Outfitters	3,718
265-A	European Wax Center	1,421
265-B	AVAILABLE	4,268
271-A	Five Below	10,012
271-B	Party City	10,036
273-A	Ross Dress For Less	22,020
273-B	Michael's	21,729
273-C	Tilly's	6,500
275	McDonald's	3,705
281-A	AVAILABLE	2,818
281-C	ULTA Beauty	10,000
283-A	See's Candies	1,520
283-B	Med Stop Urgent Care	3,000
283-C	Men's Warehouse	4,179
285-A	Sally Beauty	1,485
285-B	AVAILABLE	1,505
285-C	Sushi Kokku	1,455
297-A	Chipotle	2,294
299	Dave's Hot Chicken	3,925

For leasing information,  
please contact:

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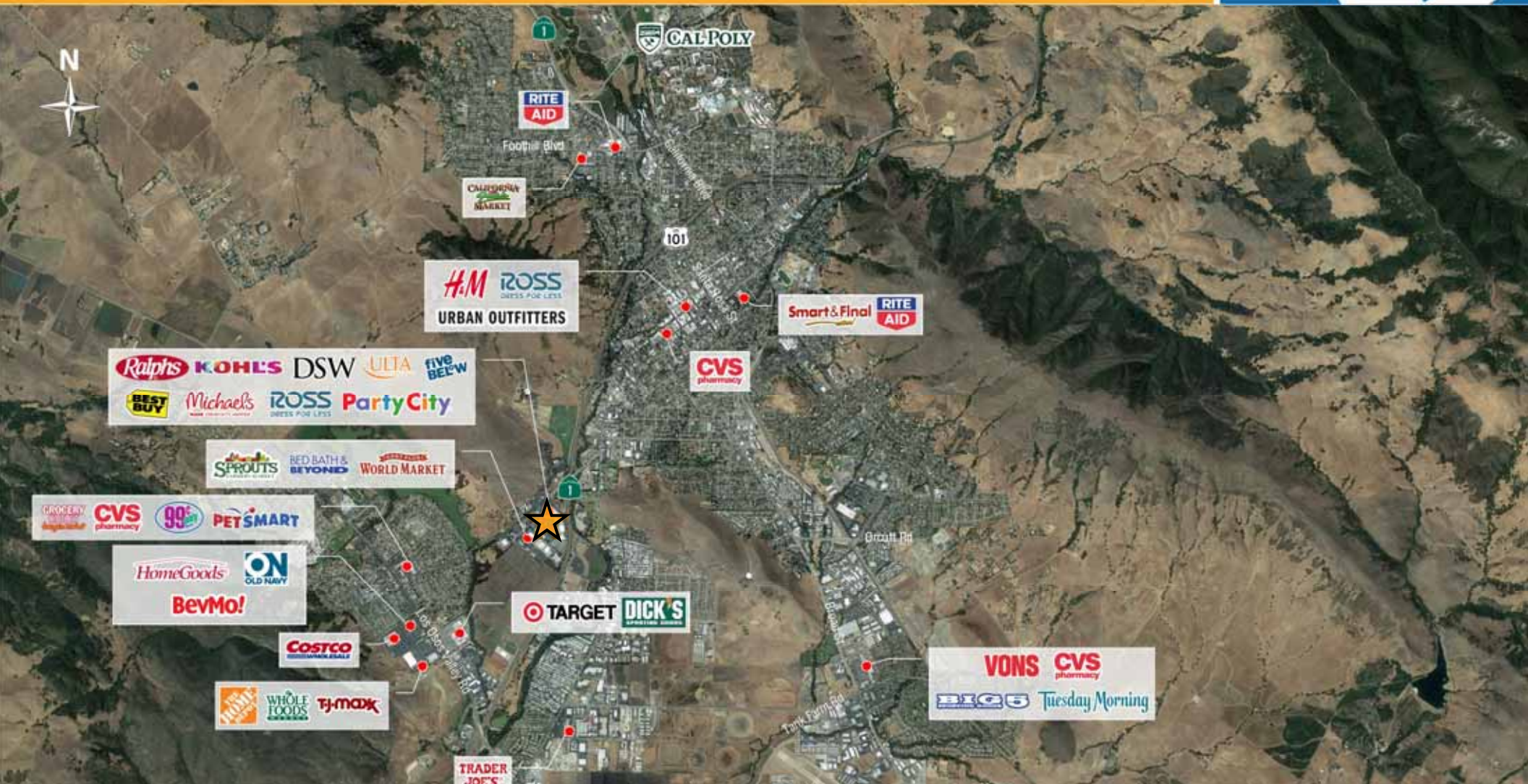




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## RETAIL TRADE AREA AERIAL

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