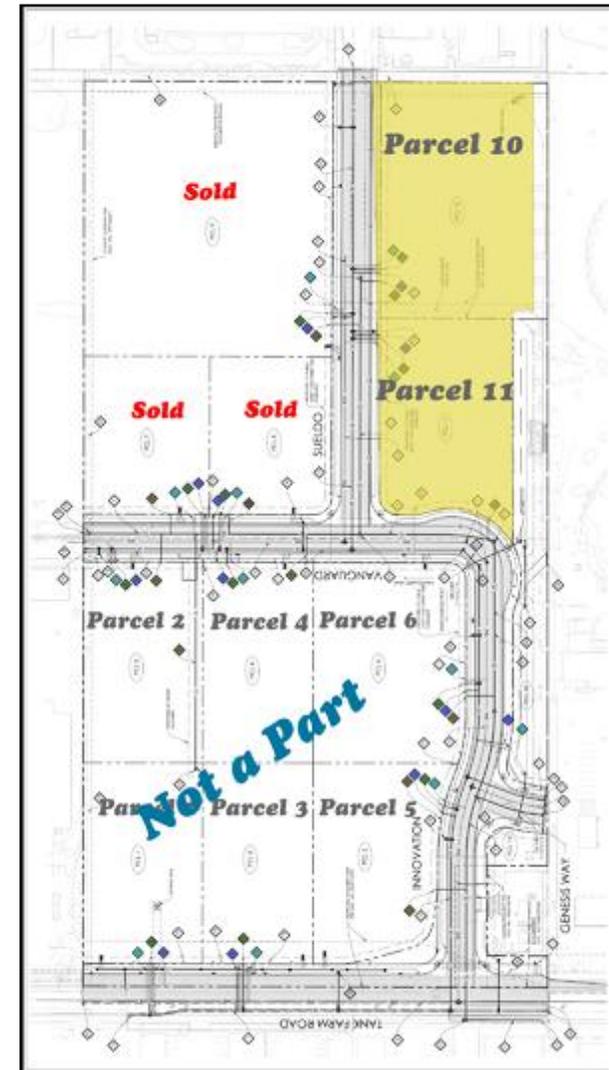


# McCarty ❖ Davis

**2 Fully Improved Parcels**  
**1.22 to 1.84 Acres (3.06 total) Offered for Sale**  
**250 Tank Farm Road, San Luis Obispo, CA 93401**

- Parcel sizes ranging from 1.22 to 1.84 acres with a total to 3.06 acres available
- The parcels are improved with engineered soils
- C-S zoning offers a wide variety of uses from: medical, professional office to light manufacturing
- Redundant fiber optic connectivity available; abundant power; City services
- Lots can be purchased, ground leased or have a build to suit option



McCarty ❖ Davis  
Commercial Real Estate

**Steve McCarty**  
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CalBRE#: 00977930

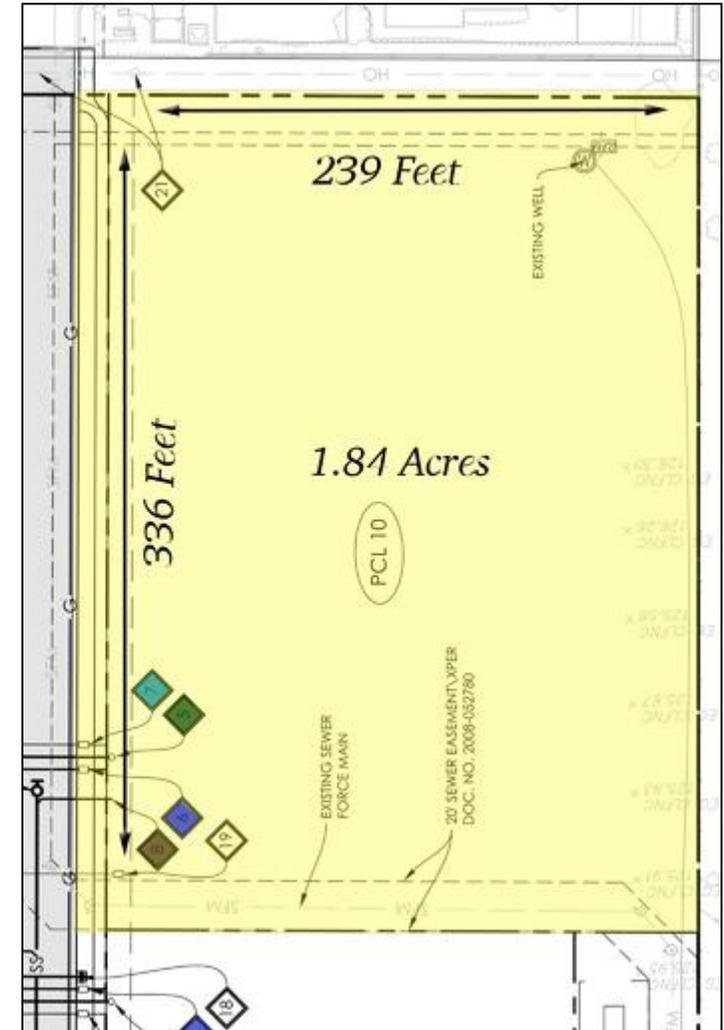
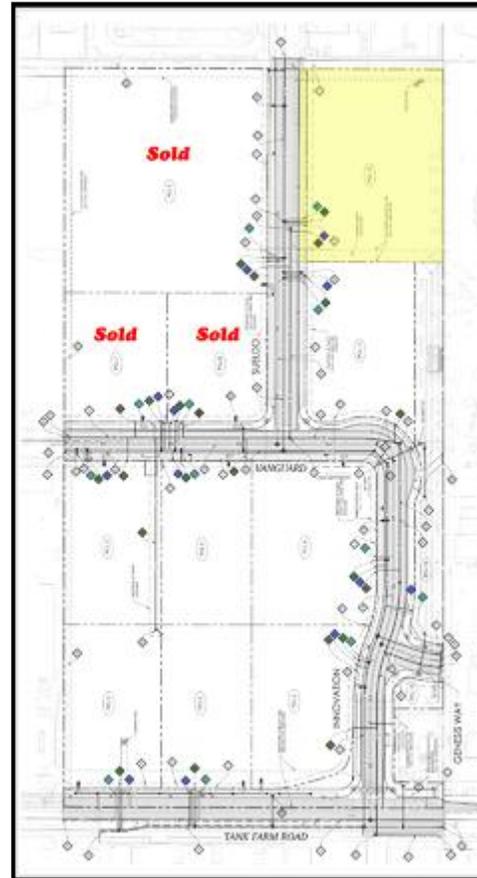
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Updated 4/11/2023

PARCEL 10	
APN:	Parcel 10: 053-251-083
Parcel Size:	1.84 Acres
Approx. Dimensions:	239 Feet X 336 Feet
Zoning:	C-S
Purchase Price:	\$2,805,264 \$35 p/s/f

### UTILITY IMPROVEMENTS

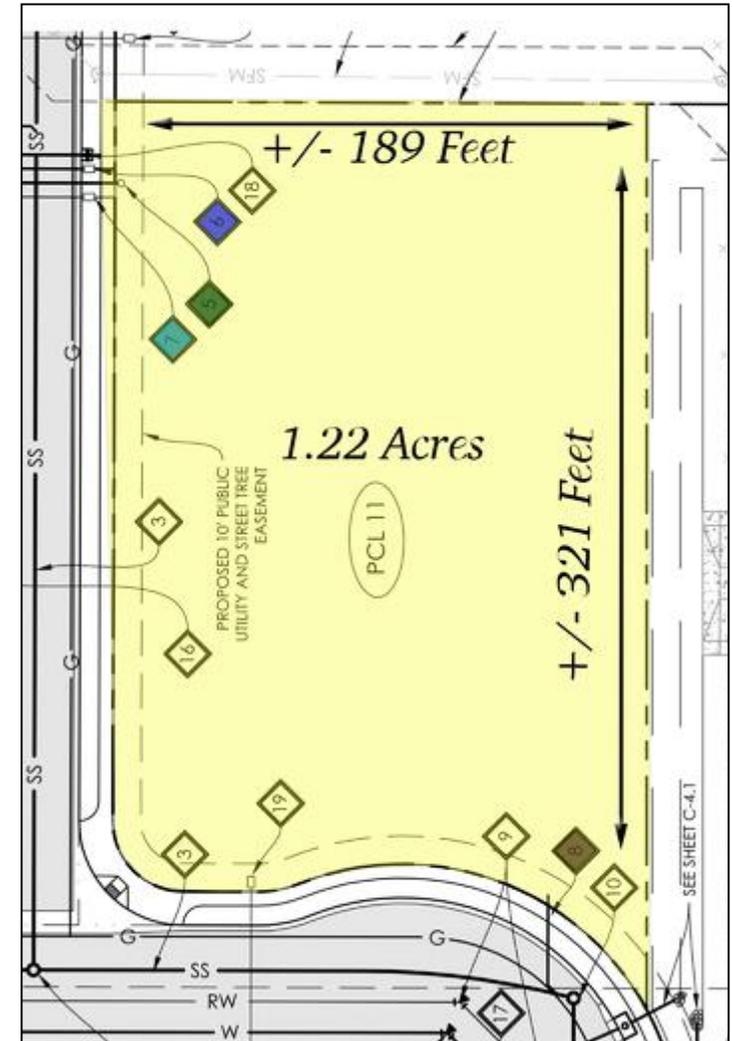
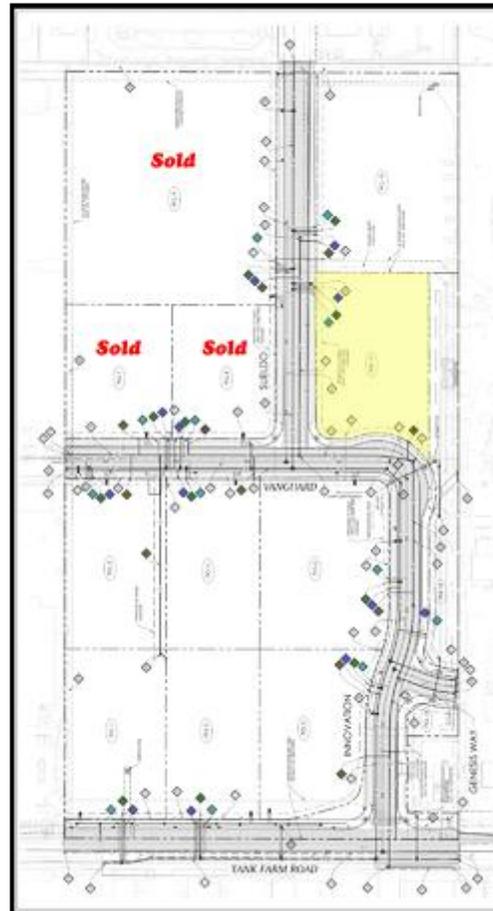
- 5** 6" PVC Class 200 Fire Water Service and Valve Well
- 6** 2" Domestic Water Service Lateral and Meter Box
- 7** 1" Irrigation Service Lateral and Meter Box (only). Meter to be Installed at the Time Parcel is Developed
- 8** 6" SDR 35 PVC Sewer Lateral



PARCEL 11	
APN:	Parcel 11: 053-251-084
Parcel Size:	1.22 Acres
Approx. Dimensions:	189 Feet X 321 Feet
Zoning:	C-S
Purchase Price:	\$1,860,012 \$35 p/s/f

### UTILITY IMPROVEMENTS

- 5** 6" PVC Class 200 Fire Water Service and Valve Well
- 6** 2" Domestic Water Service Lateral and Meter Box
- 7** 1" Irrigation Service Lateral and Meter Box (only). Meter to be Installed at the Time Parcel is Developed
- 8** 6" SDR 35 PVC Sewer Lateral



*In the Heart of Growth*



# McCarty ♦ Davis

**2 Fully Improved Parcels**  
**1.22 to 1.84 Acres (3.06 total) Offered for Sale**  
**250 Tank Farm Road, San Luis Obispo, CA 93401**

250 Tank Farm Road is a new 20 acre commercial subdivision that offers flexibility with parcel sizes ranging from 1.22 acre to 1.84 acres.

San Luis Obispo County has a labor force of 140,700 with an unemployment rate of 4.1%. The top industries comprising the SLO labor force are Government; Trade, Transportation & Utilities; Leisure & Hospitality.

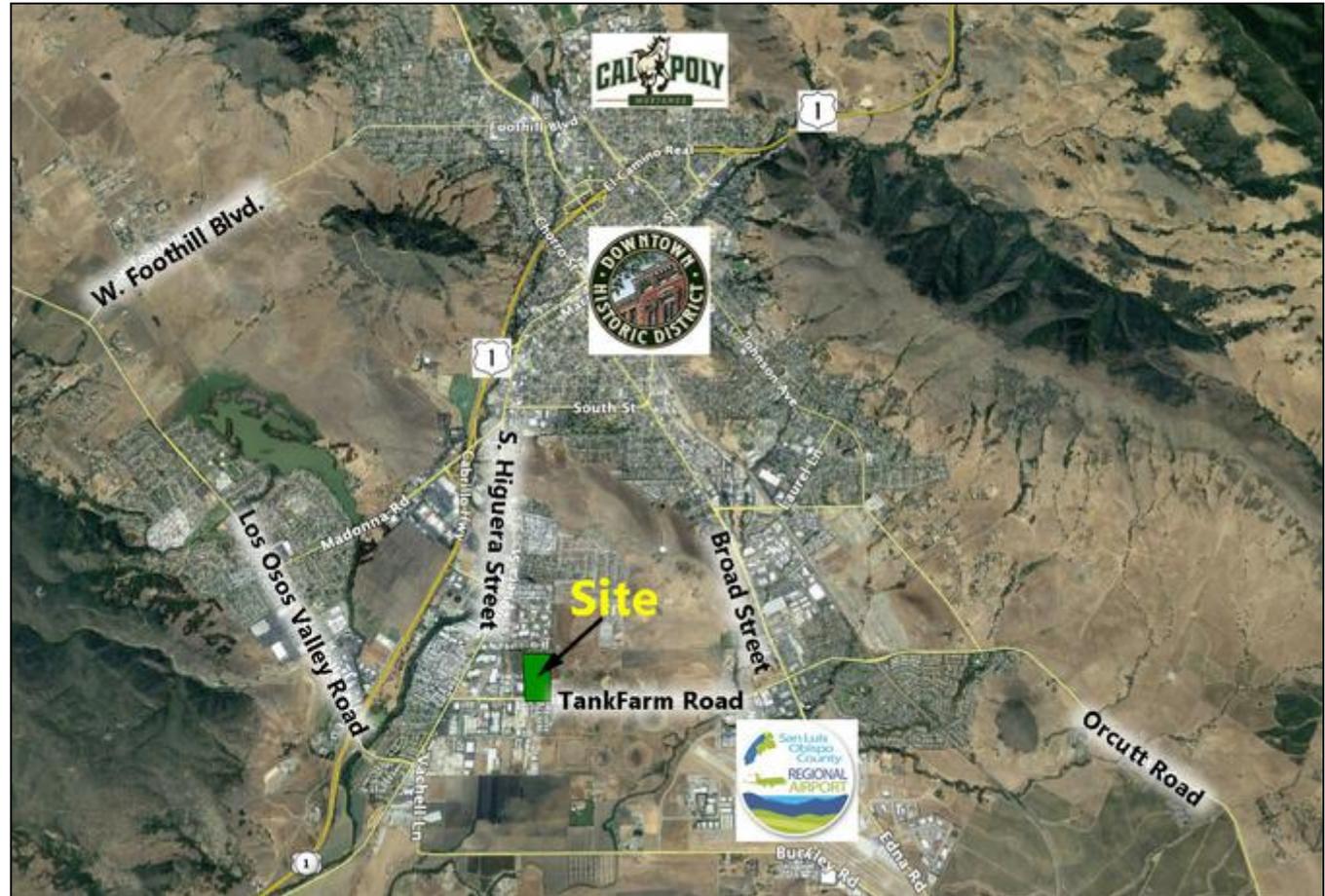
## Key Economic Drivers

Cal Poly Enrollment:  
+/- 21,000

Daytime Population:  
+/- 80,000

SLO Airport Annual  
Passengers (2019): +/- 544,575

McCarty ♦ Davis  
Commercial Real Estate



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