



## 696 Morro Bay Blvd, Morro Bay CA

1,200 *sq ft (approx.)*

**\$1.85 / sq ft**

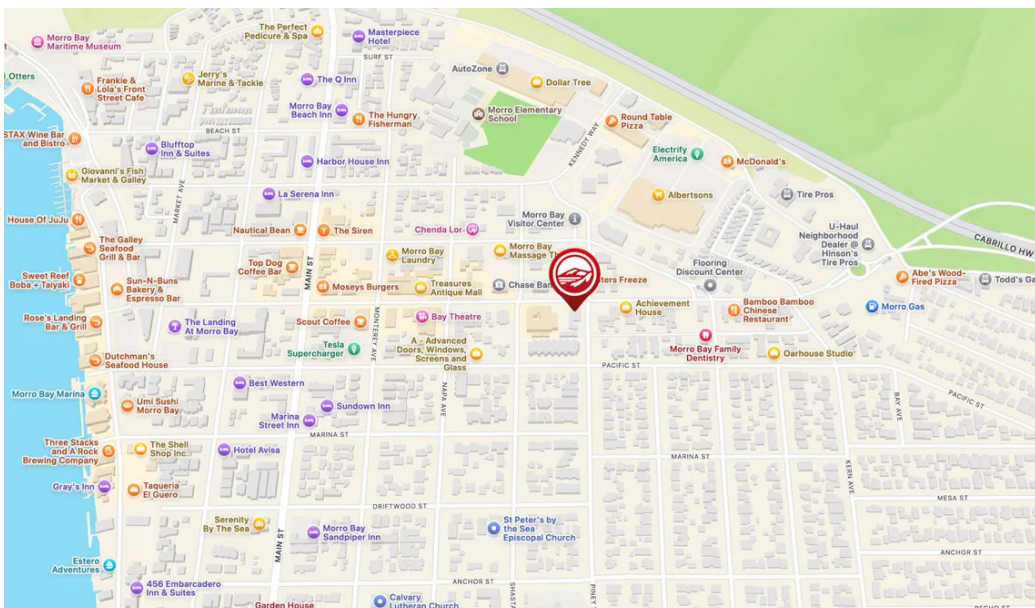
MODIFIED GROSS

Retail/commercial space available for lease with excellent frontage and visibility on Morro Bay Boulevard.

The suite will be improved with additional storefront glass and includes a private restroom. Ownership is also planning exterior building improvements including fresh paint and updated planter boxes to enhance the property's curb appeal.

Ideal for retail, showroom, gallery, office-retail, specialty food, and other customer-facing commercial uses. Ample adjacent parking available.

Qualified tenants signing a minimum 5-year lease may receive a \$10,000 Tenant Improvement Allowance. Adjacent ±1,400 SF suite at 775 Piney Way may be combined to create approximately ±2,600 SF of retail, showroom, warehouse, or mixed-use commercial space.



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