

## Fast Facts on San Luis Obispo

- San Luis Obispo is located midway between Los Angeles and San Francisco
- Median household income, SLO County: \$55,638; city, \$45,526
- Population, SLO County: 269,637; city, 44,948
- Median single-family-home selling price: \$472,500
- Median resident age 26.2

## About the Builder

Long-time builder and developer Andy Mangano, a 10-year resident of San Luis Obispo, recently completed a neighborhood of single-family homes at Bowden Ranch in San Luis Obispo. He is currently building at Grace Lane in Arroyo Grande. With Marsh Street Commons, Mangano Homes makes a bold entry into the San Luis Obispo market and the excitement about the multi-use project has been palpable.

Mangano, owner of Mangano Homes, has been a builder since 1978, creating some of the most luxurious neighborhoods in the region. He has also developed successful retail and shopping centers.

Awards and recognitions for Mangano's work include being named a Top 10 finalist for California Builder Magazine's "Builder of the Year," named "Man of the Year" by the Visalia Chamber of Commerce and named "Builder of the Year" by the Building Industry Association of Kings and Tulare Counties. Mangano was also one of six inductees into the prestigious California Building Industry Foundation Hall of Fame.

### For information on Marsh Street Commons:

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Mangano Homes, 805-595-5440; [info@marshstreetcommons.com](mailto:info@marshstreetcommons.com).

Marsh STREET  
COMMONS

*A Vibrant Addition to Downtown San Luis Obispo*



Developed by



Represented by



[marshstreetcommons.com](http://marshstreetcommons.com)

MANGANO  
HOMES INC.



## The Lofts at Marsh Street Commons

- Balconies and outdoor patio living rooms
- High-end appliances
- Stained concrete flooring
- 12-foot ceilings and exposed beams
- Pricing in the \$600s

## The Residences of Marsh Street Commons

- Upper and lower balconies and patios
- High-end, complete appliance packages
- Upgraded plumbing fixtures
- Wood floors throughout
- Pricing in the \$700s

## Your Chance to Live and Work In SLO's Thriving Downtown

- Innovative new design in downtown San Luis Obispo
- 4- two-bedroom, two-bath lofts; from 1,408 to 1,631 sq. ft.
- 8- beautifully appointed single-family detached homes; 1,623 to 1,869 sq. ft.
- Retail/office space on the first floor, facing Marsh Street

This is your opportunity to live and work in the most vibrant downtown on the Central California coast!

San Luis Obispo offers the energy of a college town, with California Polytechnic State University (Cal Poly) located just four miles away, a thriving cultural arts community and year-round beautiful weather.

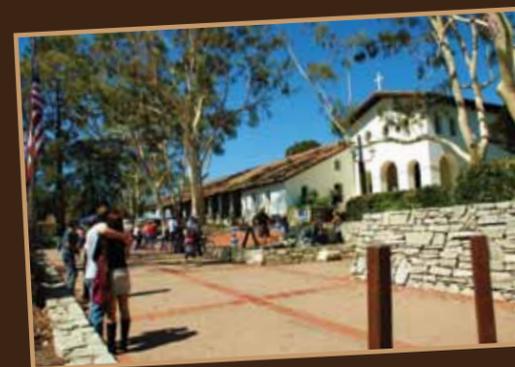
Marsh Street Commons is an uncommon opportunity in a remarkable downtown.



## About Downtown SLO

A wide variety of national retailers are located within walking distance of Marsh Street, along with seasonal and year-round activities:

- A hugely popular Thursday night Farmers' Market
- Old Mission San Luis Obispo
- Multi-screen, new-release theater
- Civic ballet
- Restaurants, taverns, bookstores and more



## The Commons Commercial Retail Space

- Flexible space from 1,000 to 8,591 sq. ft.
- For sale or lease terms
- Easily accessible from Highway 101
- Leasing for office, restaurant and retail uses

