

COMMERCIAL REAL ESTATE

FOR SALE			
LOCATION	SIZE	PRICE	NOTES
815 Palm San Luis Obispo	2,078 SF	PRICE REDUCED \$895,000 \$995,000	An iconic two story structure in SLO's Chinatown, adjacent to the Palm Theatre. The property is outfitted as a restaurant. This location is in the heart of downtown San Luis Obispo, just down the block from Hotel SLO and steps from Mission Plaza. There is a large parking garage directly across from the building. This is an opportunity to own a piece of San Luis Obispo history in a wonderful location.
1304 Ella San Luis Obispo	Suite C+D: 6,477 SF	\$3,515,000 (6.6% Cap Rate)	Fully leased and improved surgery center (#C) and 1/3 LLC interest in a 1,000 SF administrative office (#D). Both suites are leased to the San Luis Obispo Surgery Center, a subsidiary of Sutter Heath.
ACTIVE UNDER CONTRACT			
870 Osos San Luis Obispo	1,418 SF	\$850,000	SOLD
1312 Santa Rosa San Luis Obispo	1,100 SF	\$575,000	SOLD
202 Tank Farm San Luis Obispo	Building C: 3,200 SF	\$1,095,000	SOLD
1400 Madonna San Luis Obispo	7,614 SF	\$2,950,000	SOLD
FOR LEASE - RETAIL			
LOCATION	SIZE	PRICE	NOTES
3594 Broad San Luis Obispo	#102: 670 SF	\$2,600/Month, plus utilities	Salon space with some fixtures and furniture included.
NEW			
3240 Broad San Luis Obispo	#120: 700 SF	\$2.75/SF, NNN (55¢)	An end cap unit with excellent exposure in a vibrant commercial complex.
1033 Chorro San Luis Obispo	2,199 SF	\$5,500/Month, Gross	Formerly the Barrelhouse Brewery taproom, this subterranean suite with a Chorro Street storefront is an excellent opportunity for someone looking to open a business in the heart to San Luis Obispo just steps from Mission Plaza.
NEW			
765 Foothill San Luis Obispo	6,000-18,036 SF (Landlord will demise the space)	\$1.85/SF, NNN	Foothill Plaza completed a renovation that positions this location as the prominent shopping center on the north end of San Luis Obispo, including close proximity of California Polytechnic State University ("Cal Poly") with over 20,000 students and faculty. Highway 1 and 101 provide convenient access to all of San Luis Obispo. A unique opportunity to capture an existing drug anchor location with 30+ years of strong sales.
3230 Broad San Luis Obispo	#110: 2,010 SF	\$2.25/SF, NNN (55¢)	LEASED
3480 S. Higuera San Luis Obispo	#100: 2,017 SF	\$1.95/SF, Gross	LEASED
3000 Broad San Luis Obispo	#209: 1,490 SF	\$1.45/SF, NNN	LEASED
3000 Broad San Luis Obispo	#104: 2,363 SF	\$1.70/SF, NNN	LEASED
FOR LEASE - INDUSTRIAL/WAREHOUSE			
LOCATION	SIZE	PRICE	NOTES
709 Fiero San Luis Obispo	Flexible up to 16,081 SF	Inquire	This flex industrial building is currently configured as office but can be converted to warehouse space with roll-up doors.
NEW			

254 Granada San Luis Obispo	10,674 SF	\$1.30/SF, Gross	The space has a grade level door and high ceilings.
NEW			
3000 Broad San Luis Obispo	#101: 1,100 SF	\$1.70/SF, NNN (35¢)	Approximately 300 square foot office with built-in desks, plus 800 square foot open area, tile floor, and good lighting. Ideal for small distributor, computer servicing, or other clean business.
NEW			
202 Tank Farm San Luis Obispo	#F2: 6,424 SF, + a 2,700 SF Fenced Yard	\$1.50/SF, Gross	A warehouse with a 28 foot clear height at the apex, two mezzanines, a 660 square foot office, a 14 foot roll-up door, and a secure, fenced 2,700 square foot yard.
NEW			
3050 Broad San Luis Obispo	#101: 8,616 SF	\$1.30/SF, NNN	Contains approximately 4,000 SF of office space, a 4,616 SF warehouse and shop area and a 1,200 SF bonus storage mezzanine.
859 Ricardo San Luis Obispo	3,200 SF	\$1.35/SF, NNN (33¢)	The space has twelve on-site parking spaces, a restroom, a shower, a large private office, a roll-up door, and a warehouse with skylights.
NEW			
830 Ricardo San Luis Obispo	3,500 SF	\$4,375/Month, net	LEASED
4106 Vachell San Luis Obispo	4,000 SF	\$5,500/Month, Gross	LEASED
FOR LEASE - OFFICE			
LOCATION	SIZE	PRICE	NOTES
175 Santa Rosa San Luis Obispo	1,165 SF	\$1.85/SF, NNN (75¢)	Small freestanding building that overhangs the creek with great exposure and signage on Santa Rosa Street/Highway 1. The floor plan consists of four private offices, a conference room, large reception area and restroom.
NEW			
3220 S. Higuera San Luis Obispo	#205: 1,495 SF	\$2.75/SF, Full Service Gross	A recently remodeled suite with three private offices and a reception/intake office. This suite includes access to both a community conference room and a community break room. Plentiful on-site parking and includes utilities and en-suite janitorial.
NEW			
709 Fiero San Luis Obispo	16,081 SF	\$1.65/SF, NNN (37¢)	This suite consists of several private offices, two large meeting rooms, three sets of restrooms, and ample on-site parking.
NEW			
599 Higuera San Luis Obispo	#H: 1,281 SF	\$1.65/SF, NNN (50¢)	The building is located in the heart of Downtown San Luis Obispo, on the corner of Higuera & Nipomo Streets. The building's CA Mission design and on-site parking (suite comes with one parking space) make it a unique offering in San Luis Obispo. The suites are available in their current turn-key condition including private offices and kitchenette.
406 Higuera San Luis Obispo	2,262-19,081 SF	\$2.25/SF, NNN (75¢)	Several configurations are available. There are five suites which provide the flexibility of occupying anything from 2,262 SF to 19,081 SF. This location, which overlooks San Luis Creek and San Luis Mountain, is within a short walk to downtown, and is directly adjacent to the US 101 interchange and the San Luis Mountain trailhead. Plentiful on-site parking.
NEW			
81 Higuera San Luis Obispo	#280: 2,601 SF	\$1.90/SF, Gross	An elevator served second floor office suite consisting of three private offices, a conference room, and two large open work areas. There is a break room kitchenette as well. The Pacific Coast Center is a centrally located commercial center at the intersection of Madonna Road & S. Higuera Street.
899 Pacific San Luis Obispo	#120: 1,297 SF	\$2.50/SF, NNN (70¢)	Newly remodeled suite in the heart of downtown San Luis Obispo with on-site parking.
NEW			
3565 S. Higuera San Luis Obispo	2,800 SF	\$1.95/SF, Gross	Formerly used as a chiropractic office, this freestanding building has an efficient layout, a generous reception area, and ten on-site parking spaces.
NEW			

1135 Santa Rosa San Luis Obispo NEW	#210: 1,999 SF	\$2.95/SF, NNN (90¢)	This second floor office suite is located in one of the premier office buildings in downtown San Luis Obispo. The building is prominently located on the corner of Santa Rosa and Marsh Streets and has onsite parking. The office suite has three private offices, a conference room, a large open work area, a kitchenette, and three parking spaces. The finishes in the suite are first class and are detailed in an attached list of building and office suite amenities.
364 Pacific San Luis Obispo NEW	1,432 SF	\$2.45/SF, Gross	A ground floor suite with on-site parking, a private office, open work spaces and a conference room. Excellent freeway access and a short walk to the downtown core.
75 Higuera San Luis Obispo NEW	#220: 2,180 SF	\$1.75/SF, Gross	The "Bridge" Suite at the Pacific Coast Center spans the entrance and has fantastic exposure and natural light. The suite is mostly open and can function as anything from an office to a fitness studio. Its open floor plan and windows make this suite unique to San Luis Obispo. The Pacific Coast Center is in a centrally located commercial center at the intersection of Madonna Rd & S. Higuera St. It is located at a signalized intersection and freeway access is very good.
3594 Broad San Luis Obispo NEW	#102: 670 SF	\$2,600/Month, plus utilities	Salon space with some fixtures and furniture included.
3240 Broad San Luis Obispo	#120: 700 SF	\$2.75/SF, NNN (55¢)	An end cap unit with excellent exposure in a vibrant commercial complex.
3000 Broad San Luis Obispo NEW	#101: 1,100 SF	\$1.70/SF, NNN (35¢)	Approximately 300 square foot office with built-in desks, plus 800 square foot open area, tile floor, and good lighting. Ideal for small distributor, computer servicing, or other clean business.
277 South San Luis Obispo NEW	#R: 6,500 SF	\$2.00/SF, Gross	This office suite is comprised of nine private offices, two large meeting rooms, open work areas, and a breakroom.
3050 Broad San Luis Obispo	#101: 8,616 SF	\$1.30/SF, NNN	Contains approximately 4,000 SF of office space, a 4,616 SF warehouse and shop area and a 1,200 SF bonus storage mezzanine.
285 South San Luis Obispo NEW	#K: 3,600 SF	\$2.00/SF, Gross	A turn-key office suite consisting of several private offices, a reception area, and two large meeting rooms.
145 Prado San Luis Obispo NEW	5,556 SF	\$1.95/SF, Gross	This freestanding building has excellent exposure and freeway access. It is comprised of perimeter offices, an open work area, a break room, two restrooms, and a storage area with roll-up door. There are 22 parking spaces (1/241 SF). Please do not disturb occupants.
285 South San Luis Obispo NEW	#M: 2,000 SF	\$2.00/SF, Gross	A turn-key office suite consisting of a reception area, five private offices, a conference room, two restrooms, and a kitchenette.
846 Higuera San Luis Obispo	#5: 560 SF	\$1,550/Month, Gross	SMALL OFFICE SPACE AVAILABLE!!! Private second floor offices available in a landmark building, located in Downtown San Luis Obispo.
846 Higuera San Luis Obispo	#13: 250 SF	\$550/Month, Gross	SMALL OFFICE SPACE AVAILABLE!!! Private second floor offices available in a landmark building, located in Downtown San Luis Obispo.
762 Higuera San Luis Obispo	1,212 SF 1,556 SF 2,768 SF	\$2.50/SF, Gross	Amazing downtown second floor office and overlooking the intersection of Higuera and Garden. Brick walls, operable casement windows, marble countertops in kitchen and bathroom, and a gorgeous sun-filled atrium. Units can be combined with the adjacent offices. Tenant pays separately metered utilities.
3000 Broad San Luis Obispo	#217: 1,698 SF	\$1.45/SF, NNN	Second floor with excellent parking. Space has three private offices, open space, and kitchen area. The space is in very good condition with brand new paint and carpet.

3701 S. Higuera San Luis Obispo	#100: 2,600 SF	\$1.75/SF, NNN (65¢)	Professional office space in the Granada Building. The ground floor end suite has a hardwood floor reception area, conference room, two large private restrooms, a large open work area, five private offices, an IT room, storage room, kitchen and seven parking spaces.
899 Pacific San Luis Obispo	#100: 3,635 SF	\$2.50/SF, NNN (70¢)	LEASED
3220 S. Higuera San Luis Obispo	#310: 1,323 SF	\$2.75/SF, FSG	LEASED
1411 Marsh San Luis Obispo	#101: 936 SF	\$1.75/SF, NNN (67¢)	LEASED
1326 Chorro San Luis Obispo	225-1,871 SF	\$1,100-\$4,025/ Month, Gross	LEASED
1409 Monterey San Luis Obispo	2,130 SF	Inquire	LEASED
899 Pacific San Luis Obispo	#130: 1,917 SF	\$2.50/SF, NNN (70¢)	LEASED
1250 Peach San Luis Obispo	#C: 930 SF	\$2,500/Month, Gross	LEASED
71 Zaca San Luis Obispo	#140: 1,350 SF	\$1.95/SF, Gross	LEASED
285 South San Luis Obispo	#I: 2,000-3,500 SF	\$1.98/SF, Modified Gross	LEASED
1457 Marsh San Luis Obispo	#200: 1,250 SF	\$1.95/SF, Gross	LEASED
265 South San Luis Obispo	#A: 1,690 SF	\$1.98/SF, Modified Gross	LEASED
3380 S. Higuera San Luis Obispo	6,451 SF	\$1.95/SF, NNN	LEASED
3426 Empresa San Luis Obispo	#100: 3,861 SF	\$1.45/SF, NNN (45¢)	LEASED
2231 Broad San Luis Obispo	958 SF	\$1,800/Month, Gross	LEASED
285 South San Luis Obispo	#P: 3,000 SF	\$2.00/SF, Modified Gross	LEASED
846 Higuera San Luis Obispo	#7: 320 SF	\$950/Month, Gross	LEASED
846 Higuera San Luis Obispo	#12		LEASED
846 Higuera San Luis Obispo	#1: 220 SF	\$550/Month, Gross	LEASED
408 Higuera San Luis Obispo	3,025 SF	\$2.15/SF, NNN (55¢)	LEASED
860 Walnut San Luis Obispo	#B: 1,100 SF	\$2,595/Month, Gross	LEASED
FOR LEASE - MEDICAL OFFICE			
LOCATION	SIZE	PRICE	NOTES
175 Santa Rosa San Luis Obispo NEW	1,165 SF	\$1.85/SF, NNN (75¢)	Small freestanding building that overhangs the creek with great exposure and signage on Santa Rosa Street/Highway 1. The floor plan consists of four private offices, a conference room, large reception area and restroom.
1551 Bishop San Luis Obispo NEW	#210: 1,659 SF	\$2.95/SF, NNN	A suite with excellent parking in the Bishop Street Medical Complex. This suite is in very good condition and consists of a doctors office, exam rooms, and a reception area.
620 California San Luis Obispo NEW	#G: 3,098 SF	\$2.75/SF, NNN	This suite is currently set up for pediatric dentistry. The California Medical Center is well-located, just off Highway 101. Excellent on-site parking.

620 California San Luis Obispo	#P: 788 SF	\$2.75/SF, NNN	This suite is currently configured as open space but can be modified to reflect the attached floor plan, which can provide for up to four exam rooms.
NEW			
145 Prado San Luis Obispo	5,556 SF	\$1.95/SF, Gross	This freestanding building has excellent exposure and freeway access. It is comprised of perimeter offices, an open work area, a break room, two restrooms, and a storage area with roll-up door. There are 22 parking spaces (1/241 SF). Please do not disturb occupants.
NEW			
1551 Bishop San Luis Obispo	#110: 3,209 SF	\$2.75/SF, NNN	LEASED
100 Casa San Luis Obispo	#D3: 1,300 SF	\$3.45/SF, Gross	LEASED
1223 Higuera San Luis Obispo	#203: 1,010 SF	\$2.50/SF, NNN	LEASED