

### FOR SALE

LOCATION	SIZE	PRICE	NOTES
<b>1146 Farmhouse</b> San Luis Obispo	+/- 2.55 AC APN #053-412-031	\$2,950,000	The site is located within the San Luis Obispo City limits, across from the SLO Airport. It is zoned CS and sits within Zone 6 of the Airport Land Use Plan which allows for mixed-use development. This parcel is located in the East Airport commercial district, a thriving area which benefits from close proximity to the Airport. Other nearby businesses include SRAM, Cal Poly's new 40,000 SF administrative office, PG&E, the SLO County Farm Bureau, Harris Law, People's Self Help Housing, ACI Jet, and UCLA Health. The Commercial Service zone allows for many uses, including light industrial, office, retail, recreation, or mixed-use residential.
<b>NEW</b>			
<b>138 + 140 South</b> San Luis Obispo	8,230 SF: (480 SF office + 7,750 SF showroom)	\$1,995,000	Excellent retail exposure on South Street with close freeway access. This versatile, clear-span building provides many possibilities for an owner-user or investor in a central location.
<b>NEW</b>			
<b>815 Palm</b> San Luis Obispo	2,078 SF	\$895,000	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.
<b>ACTIVE</b> <b>UNDER CONTRACT</b>			
<b>1304 Ella</b> San Luis Obispo	Suite C+D: 6,477 SF	\$3,515,000 (6.6% Cap Rate)	<b>SOLD</b>
<b>870 Osos</b> San Luis Obispo	1,418 SF	\$850,000	<b>SOLD</b>
<b>1312 Santa Rosa</b> San Luis Obispo	1,100 SF	\$575,000	<b>SOLD</b>
<b>202 Tank Farm</b> San Luis Obispo	Building C: 3,200 SF	\$1,095,000	<b>SOLD</b>

### FOR LEASE - RETAIL

LOCATION	SIZE	PRICE	NOTES
<b>3240 Broad</b> San Luis Obispo	#120: 700 SF	\$2.75/SF, NNN (55¢)	An end cap unit with excellent exposure in a vibrant commercial complex.
<b>3594 Broad</b> San Luis Obispo	#102: 670 SF	<b>PRICE REDUCED</b> \$2,350/M, <del>\$2,600/M</del> , plus utilities	Rare opportunity to lease a popular Broad Street Village commercial office/retail condo unit, fronting on Broad St. Located in the same Center as Blackhorse Espresso and San Luis Obispo Kitchen and Bath. The suite includes an open floor plan. The floor plan, plumbing and electrical was designed for a salon; however, the suite can accommodate a variety of uses, including showroom, office, and retail.
<b>1033 Chorro</b> San Luis Obispo	2,199 SF	\$5,500/M, 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.
<b>NEW</b>			
<b>765 Foothill</b> 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.
<b>3230 Broad</b> San Luis Obispo	#110: 2,010 SF	\$2.25/SF, NNN (55¢)	<b>LEASED</b>
<b>3480 S. Higuera</b> San Luis Obispo	#100: 2,017 SF	\$1.95/SF, Gross	<b>LEASED</b>

**FOR LEASE - INDUSTRIAL/WAREHOUSE**

LOCATION	SIZE	PRICE	NOTES
<b>267 Pismo</b> San Luis Obispo <b>NEW</b>	4,800 SF: 2,000 SF covered yard 450 SF separate bldg 4,800 SF fenced yard	<b>PRICE REDUCED</b> \$4,500/M <del>\$5,500/M</del>	A unique combination of industrial functionality and urban accessibility. Located downtown, two blocks from Higuera St where parking and storage are at a premium. This property has a 4,800 SF fenced yard for fleet vehicles, a 2,000 SF covered storage area, and a 450 SF separate concrete building. The landlord is willing to provide a modest improvement allowance to allow a tenant to update the building to reflect their brand and operational flow.
<b>757 Buckley</b> San Luis Obispo <b>NEW</b>	#B: 3,750 SF	\$3,950/M, Gross	Well-located industrial warehouse with bright lighting, mezzanine storage, roll-up door, and plenty of built-in power. Ideal for a variety of uses, including light manufacturing, distribution, storage, or contractor operations. Tenant pays electric, telephone, and internet, Landlord pays water and trash.
<b>254 Granada</b> San Luis Obispo <b>NEW</b>	10,674 SF	\$1.30/SF, Gross	The space has a grade level door and high ceilings.
<b>3000 Broad</b> San Luis Obispo <b>NEW</b>	#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.
<b>202 Tank Farm</b> San Luis Obispo <b>NEW</b>	#F2: 6,424 SF +2,700 SF Yard	\$1.50/SF, Gross	A 6,424 SF warehouse with a 28 foot clear height at the apex, two mezzanines (1,460 SF), a 660 SF office, a 14 foot roll-up door, and a fenced 2,700 SF yard.
<b>3474 Empresa</b> San Luis Obispo <b>NEW</b>	#150: 8,277 SF	\$1.75/SF, NNN	Modern flex commercial space with office/warehouse and fenced yard with a storefront and rear roll-up doors. The facility is in immaculate condition.
<b>859 Ricardo</b> San Luis Obispo <b>NEW</b>	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.
<b>709 Fiero</b> San Luis Obispo <b>NEW</b>	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.
<b>3050 Broad</b> San Luis Obispo	#101: 8,616 SF	\$1.30/SF, NNN	<b>LEASED</b>
<b>830 Ricardo</b> San Luis Obispo	3,500 SF	\$4,375/M, net	<b>LEASED</b>
<b>4106 Vachell</b> San Luis Obispo	4,000 SF	\$5,500/M, Gross	<b>LEASED</b>

**FOR LEASE - OFFICE**

LOCATION	SIZE	PRICE	NOTES
<b>3426 Empresa</b> San Luis Obispo <b>NEW</b>	#120: 1,750 SF	\$1.45/SF, NNN (53¢)	The office has a ceramic tile entry area, a kitchen, two private offices on the ground floor, and a large open work area located on second floor. Near the Prado Road on/off ramps.
<b>267 Pismo</b> San Luis Obispo <b>NEW</b>	4,800 SF: 2,000 SF covered yard 450 SF separate bldg 4,800 SF fenced yard	<b>PRICE REDUCED</b> \$4,500/M <del>\$5,500/M</del>	A unique combination of industrial functionality and urban accessibility. Located downtown, two blocks from Higuera St where parking and storage are at a premium. This property has a 4,800 SF fenced yard for fleet vehicles, a 2,000 SF covered storage area, and a 450 SF separate concrete building. The landlord is willing to provide a modest improvement allowance to allow a tenant to update the building to reflect their brand and operational flow.
<b>75 Higuera</b> San Luis Obispo <b>NEW</b>	#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.

<b>81 Higuera</b> 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.
<b>3240 Broad</b> San Luis Obispo	#120: 700 SF	\$2.75/SF, NNN (55¢)	An end cap unit with excellent exposure in a vibrant commercial complex.
<b>3594 Broad</b> San Luis Obispo <b>NEW</b>	#102: 670 SF	<b>PRICE REDUCED</b> <del>\$2,600/M,</del> <b>\$2,350/M,</b> plus utilities	Rare opportunity to lease a popular Broad Street Village commercial office/retail condo unit, fronting on Broad St. Located in the same Center as Blackhorse Espresso and San Luis Obispo Kitchen and Bath. The suite includes an open floor plan. The floor plan, plumbing and electrical was designed for a salon; however, the suite can accommodate a variety of uses, including showroom, office, and retail.
<b>364 Pacific</b> San Luis Obispo <b>NEW</b>		\$850-\$1,600/M, Gross	Ground floor suites with on-site parking, private office(s), open work spaces, and access to shared restrooms and optional shared Conference Room. Excellent freeway access and a short walk to the downtown core. Suite 1: 10' x 12' and Suite 2: 17' x 23'.
<b>3000 Broad</b> San Luis Obispo <b>NEW</b>	#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.
<b>3000 Broad</b> 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.
<b>285 South</b> San Luis Obispo <b>NEW</b>	#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.
<b>285 South</b> San Luis Obispo <b>NEW</b>	#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.
<b>762 Higuera</b> 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.
<b>51 Zaca</b> San Luis Obispo <b>NEW</b>	1,134 SF	\$1.60/SF, Gross	Two private offices, one open work area, lots of mezzanine storage space, and parking in-common.
<b>3474 Empresa</b> San Luis Obispo <b>NEW</b>	#150: 8,277 SF	\$1.75/SF, NNN	Modern flex commercial space with office/warehouse and fenced yard with a storefront and rear roll-up doors. The facility is in immaculate condition.
<b>3701 S. Higuera</b> 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.
<b>810 Fiero</b> San Luis Obispo <b>NEW</b>	#220: 5,147 SF	\$1.60/SF, NNN (45¢)	Two private offices, a conference room, a kitchenette, and an open work space. There is a large shared conference room directly across the hall.
<b>3220 S. Higuera</b> San Luis Obispo <b>NEW</b>	#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.
<b>709 Fiero</b> San Luis Obispo <b>NEW</b>	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.

<b>599 Higuera</b> 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.
<b>406 Higuera</b> San Luis Obispo <b>NEW</b>	2,262-19,081 SF	\$2.25/SF, NNN (75¢)	Several configurations 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.
<b>899 Pacific</b> San Luis Obispo <b>NEW</b>	#120: 1,297 SF	\$2.50/SF, NNN (70¢)	Newly remodeled suite in the heart of downtown San Luis Obispo with on-site parking.
<b>3565 S. Higuera</b> San Luis Obispo <b>NEW</b>	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.
<b>1135 Santa Rosa</b> San Luis Obispo <b>NEW</b>	#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 detailed.
<b>364 Pacific</b> San Luis Obispo	#3	\$800/M, Gross	<b>LEASED</b>
<b>846 Higuera</b> San Luis Obispo	#5: 560 SF	\$1,550/M, Gross	<b>LEASED</b>
<b>277 South</b> San Luis Obispo	#R: 6,500 SF	\$2.00/SF, Gross	<b>LEASED</b>
<b>846 Higuera</b> San Luis Obispo	#13: 250 SF	\$550/M, Gross	<b>LEASED</b>
<b>899 Pacific</b> San Luis Obispo	#100: 3,635 SF	\$2.50/SF, NNN (70¢)	<b>LEASED</b>
<b>3220 S. Higuera</b> San Luis Obispo	#310: 1,323 SF	\$2.75/SF, FSG	<b>LEASED</b>
<b>1411 Marsh</b> San Luis Obispo	#101: 936 SF	\$1.75/SF, NNN (67¢)	<b>LEASED</b>
<b>1326 Chorro</b> San Luis Obispo	1,871 SF	\$4,025/M, Gross	<b>LEASED</b>
<b>1409 Monterey</b> San Luis Obispo	2,130 SF	Inquire	<b>LEASED</b>
<b>899 Pacific</b> San Luis Obispo	#130: 1,917 SF	\$2.50/SF, NNN (70¢)	<b>LEASED</b>
<b>1250 Peach</b> San Luis Obispo	#C: 930 SF	\$2,500/M, Gross	<b>LEASED</b>
<b>71 Zaca</b> San Luis Obispo	#140: 1,350 SF	\$1.95/SF, Gross	<b>LEASED</b>
<b>285 South</b> San Luis Obispo	#I: 2,000-3,500 SF	\$1.98/SF, Modified Gross	<b>LEASED</b>
<b>1457 Marsh</b> San Luis Obispo	#200: 1,250 SF	\$1.95/SF, Gross	<b>LEASED</b>
<b>265 South</b> San Luis Obispo	#A: 1,690 SF	\$1.98/SF, Modified Gross	<b>LEASED</b>
<b>3380 S. Higuera</b> San Luis Obispo	6,451 SF	\$1.95/SF, NNN	<b>LEASED</b>
<b>3426 Empresa</b> San Luis Obispo	#100: 3,861 SF	\$1.45/SF, NNN (45¢)	<b>LEASED</b>
<b>2231 Broad</b> San Luis Obispo	958 SF	\$1,800/M, Gross	<b>LEASED</b>
<b>285 South</b> San Luis Obispo	#P: 3,000 SF	\$2.00/SF, Modified Gross	<b>LEASED</b>

846 Higuera San Luis Obispo	#7: 320 SF	\$950/M, Gross	<b>LEASED</b>
846 Higuera San Luis Obispo	#12		<b>LEASED</b>
846 Higuera San Luis Obispo	#1: 220 SF	\$550/M, Gross	<b>LEASED</b>
408 Higuera San Luis Obispo	3,025 SF	\$2.15/SF, NNN (55¢)	<b>LEASED</b>
FOR LEASE - MEDICAL OFFICE			
LOCATION	SIZE	PRICE	NOTES
<b>620 California</b> San Luis Obispo	#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.
<b>NEW</b>			
<b>1551 Bishop</b> San Luis Obispo	#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.
<b>NEW</b>			
620 California San Luis Obispo	#P: 788 SF	\$2.75/SF, NNN	<b>LEASED</b>
175 Santa Rosa San Luis Obispo	1,165 SF	\$1.85/SF, NNN (75¢)	<b>LEASED</b>
1551 Bishop San Luis Obispo	#110: 3,209 SF	\$2.75/SF, NNN	<b>LEASED</b>
100 Casa San Luis Obispo	#D3: 1,300 SF	\$3.45/SF, Gross	<b>LEASED</b>
1223 Higuera San Luis Obispo	#203: 1,010 SF	\$2.50/SF, NNN	<b>LEASED</b>