

FOR SALE			
LOCATION	SIZE	PRICE	NOTES
138+140 South San Luis Obispo	8,230 SF: (480 SF office + 7,750 SF showroom)	PRICE REDUCED \$1,895,000	SELLER FINANCING AVAILABLE 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.
894 Meinecke San Luis Obispo ACTIVE BACK ON MARKET	4,814 SF	\$1,650,000	This well maintained, four-suite professional/medical office building is for sale. Long-term tenancies (30+, 30+, 20+, 15+ years). Below market rents with an annual net income of \$98,000. Excellent location just one block from Sierra Vista Hospital. Close to Cal Poly and a short drive to the U.S. 101 interchange. This is a fantastic opportunity for an investor or a potential owner-user.
743 E. Main Santa Maria NEW	1,375 SF	\$950,000	Formerly Pizza Hut, this structure sits prominently on the corner of E. Main Street & College Drive. With ample on-site parking and existing restaurant infrastructure, this is an excellent opportunity for an owner-user or investor.
3594 Broad San Luis Obispo NEW	#104 & #106: 1,381 SF	\$625,000	Two contiguous suites leased until June 30, 2031 to a long-term tenant. This is a fantastic opportunity to own two commercial condos with great rental income in a well-located complex.
1146 Farmhouse San Luis Obispo NEW	+/- 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.
2040-2050 Broad San Luis Obispo ACTIVE UNDER CONTRACT	2,550 SF	\$1,050,000	Great Location! This two-story office with eight on-site parking spaces sits prominently at the corner of Broad and Chorro Streets. There is a ground floor 675 SF suite consisting of two private offices, reception, kitchenette, and restroom. The second floor is comprised of two suites totaling 1,875 SF. There is over 500 SF of covered patio space, which is not included in the square footage. This is an excellent opportunity for an owner-user or investor.
285+289 Prado San Luis Obispo ACTIVE UNDER CONTRACT	8,486 SF	\$2,200,000	Two commercial buildings comprised of five suites. 285 Prado: Four suites totaling 4,134 SF 289 Prado: One 4,352 SF suite
1304 Ella San Luis Obispo	Suite C+D: 6,477 SF	\$3,515,000 (6.6% Cap Rate)	SOLD
870 Osos San Luis Obispo	1,418 SF	\$850,000	SOLD
FOR LEASE - RETAIL			
LOCATION	SIZE	PRICE	NOTES
1033 Chorro 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.

3594 Broad San Luis Obispo	#102: 670 SF	PRICE REDUCED \$2,350/M, +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.
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.
3240 Broad San Luis Obispo	#120: 700 SF	\$2.75/SF, NNN (55¢)	LEASED
3230 Broad San Luis Obispo	#110: 2,010 SF	\$2.25/SF, NNN (55¢)	LEASED
FOR LEASE - INDUSTRIAL/WAREHOUSE			
LOCATION	SIZE	PRICE	NOTES
219 Bonetti San Luis Obispo	#D: 2,100 SF	\$1.60/SF, NNN (35¢)	Unit has one roll-up door and is all open space.
NEW			
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.
3474 Empresa San Luis Obispo	#150: 8,277 SF	\$1.60/SF, NNN (37¢)	Modern flex commercial space with office/warehouse and fenced yard with a storefront and rear roll-up doors. The facility is in immaculate condition.
NEW			
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			
267 Pismo San Luis Obispo	4,800 SF: 2,000 SF covered yard 450 SF separate bldg 4,800 SF fenced yard	PRICE REDUCED \$4,500/M	This property provides 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 provides a fenced yard for fleet vehicles, equipment, or outdoor staging. It includes ample warehouse and office space, complemented by a substantial covered storage area allowing your equipment to stay protected from the elements while remaining immediately accessible. The interior and exterior currently require updates; however, 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.
NEW			
254 Granada San Luis Obispo	10,674 SF	PRICE REDUCED \$0.95/SF, Gross	The space has a grade level door and high ceilings.
755 Fiero San Luis Obispo	#1: 2,979 SF	\$1.50/SF, NNN	End unit consisting of warehouse space, a lab/R&D area, four private offices, and a kitchenette. Excellent on-site parking.
NEW			
757 Buckley San Luis Obispo	#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.
NEW			
202 Tank Farm San Luis Obispo	#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.
NEW			
3050 Broad San Luis Obispo	#101: 8,616 SF	\$1.30/SF, NNN	LEASED
830 Ricardo San Luis Obispo	3,500 SF	\$4,375/M, net	LEASED

4106 Vachell San Luis Obispo	4,000 SF	\$5,500/M, Gross	LEASED
FOR LEASE - OFFICE			
LOCATION	SIZE	PRICE	NOTES
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.
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			
1411 Marsh San Luis Obispo	#203: 936 SF	\$1.75/SF, NNN (70¢)	The Marsh Street Pavilions is a multi-tenant, elevator-served office building with subterranean parking. The available suite has three offices, a large reception area, an ensuite bathroom, and kitchenette sink.
NEW			
3474 Empresa San Luis Obispo	#150: 8,277 SF	\$1.60/SF, NNN (37¢)	Modern flex commercial space with office/warehouse and fenced yard with a storefront and rear roll-up doors. The facility is in immaculate condition.
NEW			
285 South San Luis Obispo	#M: 2,000 SF	\$2.20/SF, Gross	A turn-key office suite consisting of a reception area, five private offices, a conference room, two restrooms, and a kitchenette.
NEW			
709 Fiero San Luis Obispo	8,000 - 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			
267 Pismo San Luis Obispo	4,800 SF: 2,000 SF covered yard 450 SF separate bldg 4,800 SF fenced yard	PRICE REDUCED \$4,500/M	This property provides 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 provides a fenced yard for fleet vehicles, equipment, or outdoor staging. It includes ample warehouse and office space, complemented by a substantial covered storage area allowing your equipment to stay protected from the elements while remaining immediately accessible. The interior and exterior currently require updates; however, 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.
NEW			
1135 Santa Rosa San Luis Obispo	#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.
3480 S. Higuera San Luis Obispo	#130: 3,417 SF	\$1.95/SF, Gross	This is a well-located office with a reception area, a break room, several private offices, open work spaces, and lots of storage. The suite consists of 1952 square feet on the ground floor and 1465 square feet upstairs.
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.
3594 Broad San Luis Obispo	#102: 670 SF	PRICE REDUCED \$2,350/M, +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.

75 Higuera San Luis Obispo	#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.
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.
755 Fiero San Luis Obispo	#1: 2,979 SF	\$1.50/SF, NNN	End unit consisting of warehouse space, a lab/R&D area, four private offices, and a kitchenette. Excellent on-site parking.
NEW			
3426 Empresa San Luis Obispo	#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.
NEW			
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.
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.
51 Zaca San Luis Obispo	1,134 SF	\$1.60/SF, Gross	Two private offices, one open work area, lots of mezzanine storage space, and parking in-common.
NEW			
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.
810 Fiero San Luis Obispo	#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.
NEW			
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.
364 Pacific San Luis Obispo		\$850-\$1,600/M, Gross	LEASED
3000 Broad San Luis Obispo	#101: 1,100 SF	\$1.70/SF, NNN (35¢)	LEASED
285 South San Luis Obispo	#K: 3,600 SF	\$2.00/SF, Gross	LEASED
364 Pacific San Luis Obispo	#3	\$800/M, Gross	LEASED
846 Higuera San Luis Obispo	#5: 560 SF	\$1,550/M, Gross	LEASED
277 South San Luis Obispo	#R: 6,500 SF	\$2.00/SF, Gross	LEASED
846 Higuera San Luis Obispo	#13: 250 SF	\$550/M, Gross	LEASED
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	1,871 SF	\$4,025/M, 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/M, Gross	LEASED
71 Zaca San Luis Obispo	#140: 1,350 SF	\$1.95/SF, Gross	LEASED
FOR LEASE - MEDICAL OFFICE			
LOCATION	SIZE	PRICE	NOTES
620 California 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. NINE MONTHS FREE BASE RENT!
NEW			
1551 Bishop 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.
NEW			
620 California San Luis Obispo	#P: 788 SF	\$2.75/SF, NNN	LEASED
175 Santa Rosa San Luis Obispo	1,165 SF	\$1.85/SF, NNN (75¢)	LEASED
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