



**1101 Monterey Street**  
**Downtown San Luis Obispo**  
**New Retail/Office Building**

**Property Description:**

Location: Corner of Santa Rosa (Hwy 1) and Monterey Streets

Size: 5,000 to 30,000 Square Feet

Rent: \$4.25/SF, NNN (Ground Floor)

\$3.25/SF, NNN (2nd/3rd Floor)

TI Allowance: \$50 per usable square foot

Parking: Up to 103 on-site spaces (exceeding City standards) plus additional space available for lease

Type: Office/Retail

Notes: **NOW LEASING!!!** Downtown San Luis Obispo's newest retail and office building will be completed in Summer 2019. Located on the corner of Monterey and Santa Rosa Streets, it will offer a centralized location, unprecedented on-site parking in adjacent parking lot, and excellent exposure.

MARK ANDERSON  
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DRE #00944530

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REAL ESTATE SERVICES

## 1101 MONTEREY



1101 Monterey is a brand new, modern, landmark retail and office building located at the entrance to Downtown San Luis Obispo, at the corner of Santa Rosa and Monterey Streets, and within a few blocks of US101.

The ground floor is an ideal location for a restaurant or other high-traffic retail use and provides 18 foot ceilings and floor to ceiling storefront exposure. The second and third floors are comprised of elevator served office space with 12 foot ceilings and outstanding views of the local cerros.

The building has unparalleled parking in the Downtown with up to 103 on-site parking spaces (exceeding City standards) with additional spaces available to lease in the adjacent lot and potential parking structure.

The building provides the best of both worlds in that the centralized urban location allows for great pedestrian and bicycle access yet there is unequalled on-site parking as well.

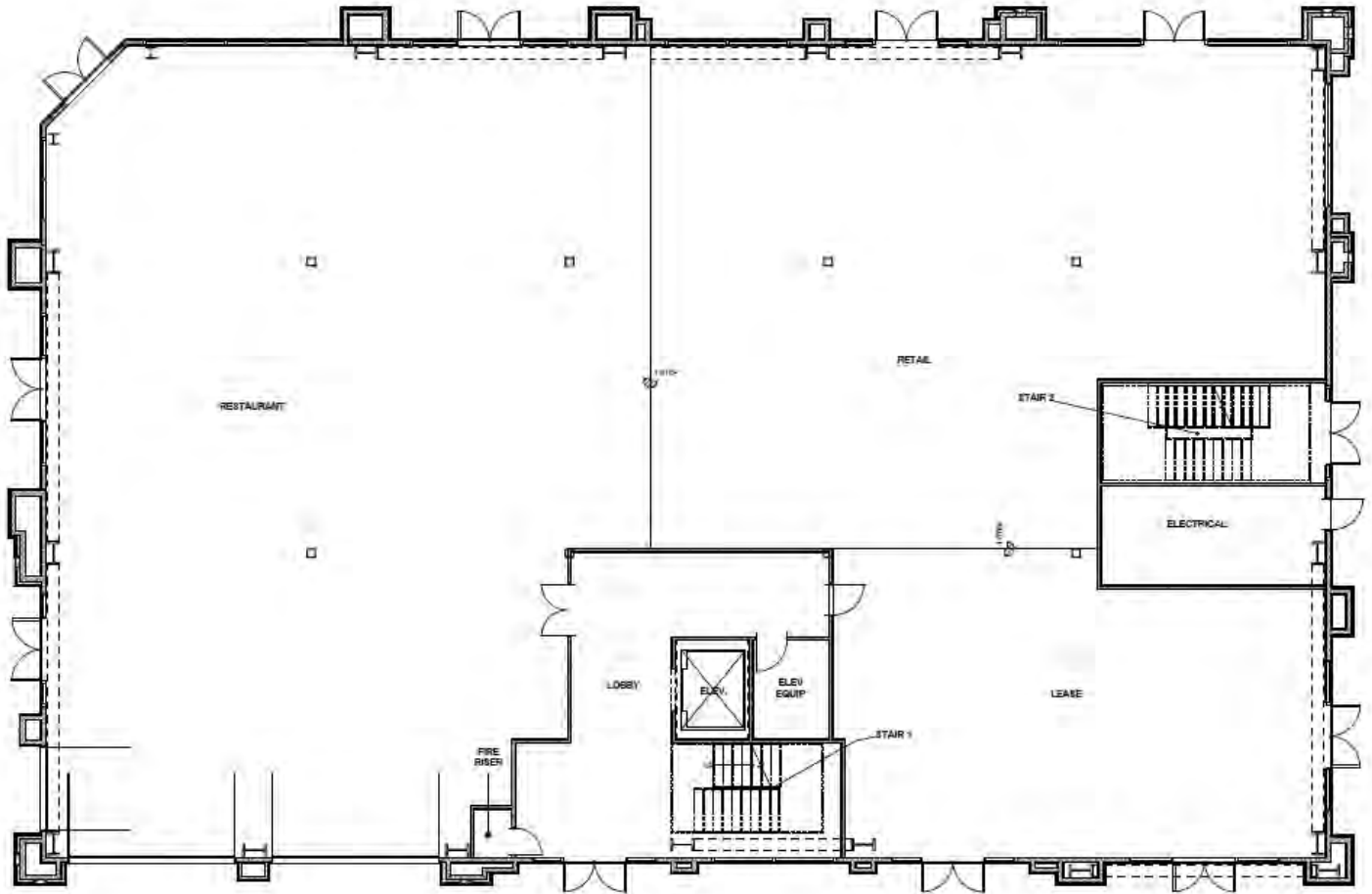
The suites will be delivered as bare shells with a \$50 per useable square foot tenant improvement allowance.

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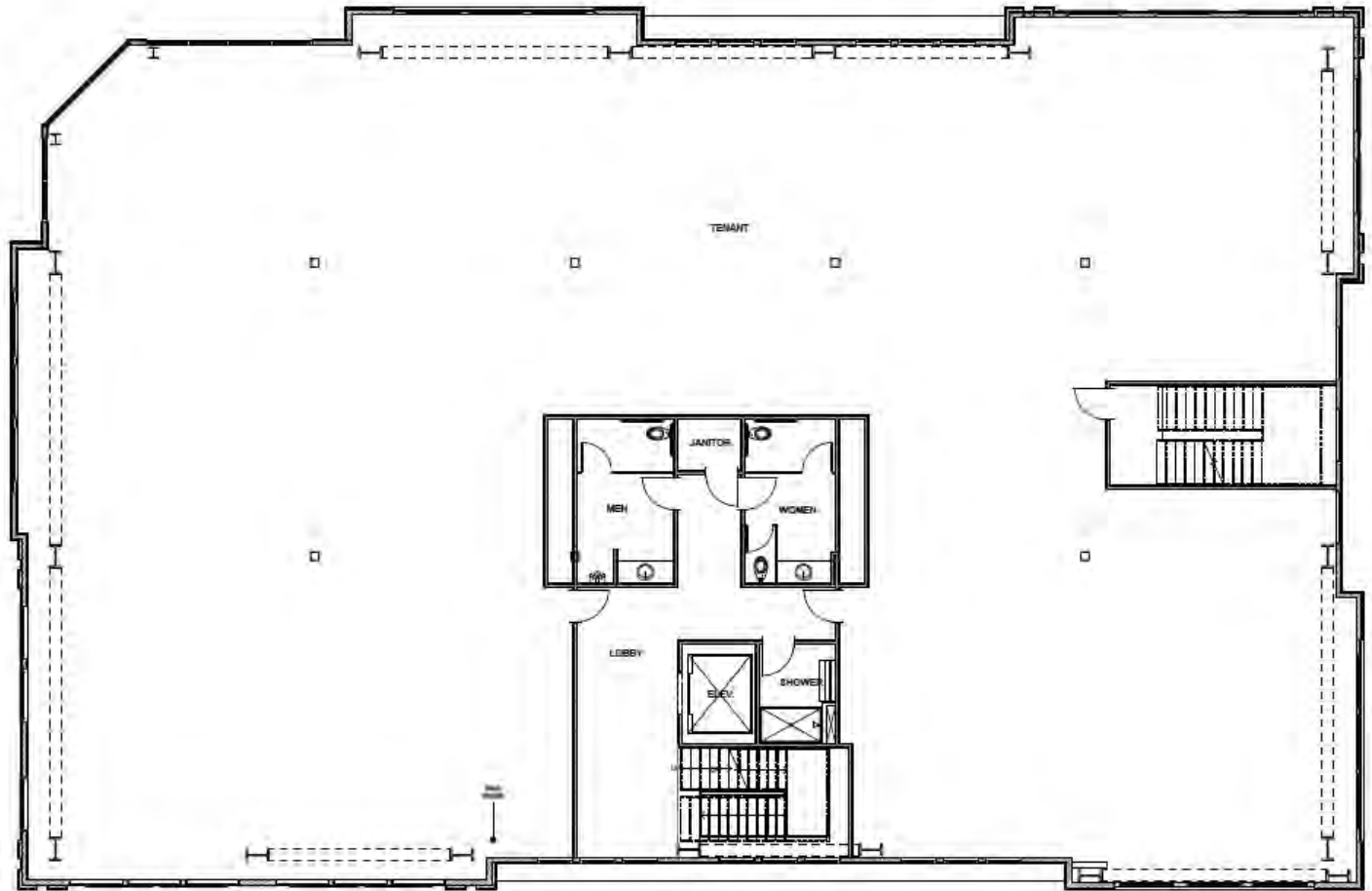


TOTAL AREA: 10,068 SF

## First Floor

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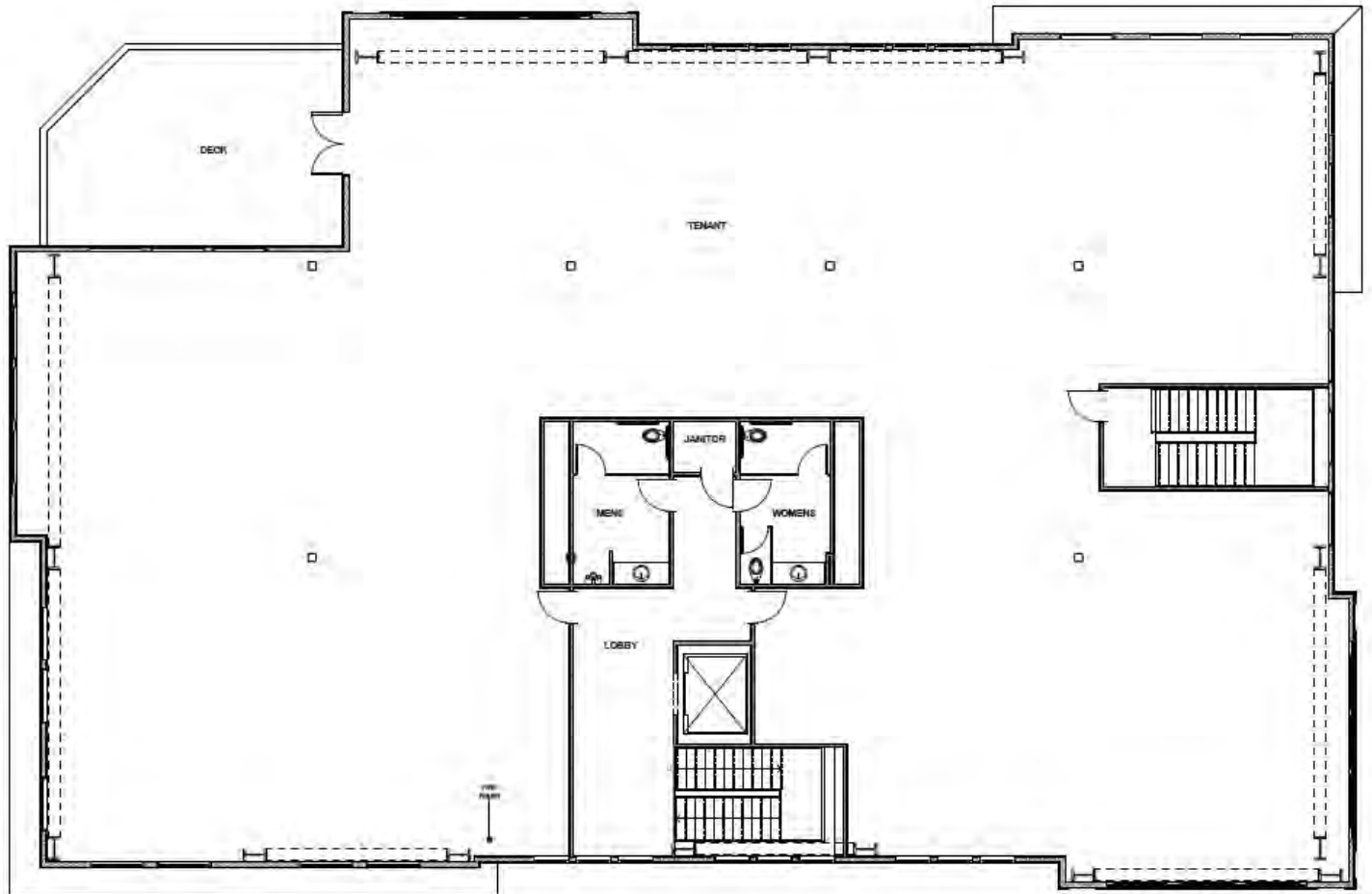


TOTAL AREA: 10,387 SF

## Second Floor

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TOTAL AREA: 9,614 SF  
DECK: 543 SF

## Third Floor

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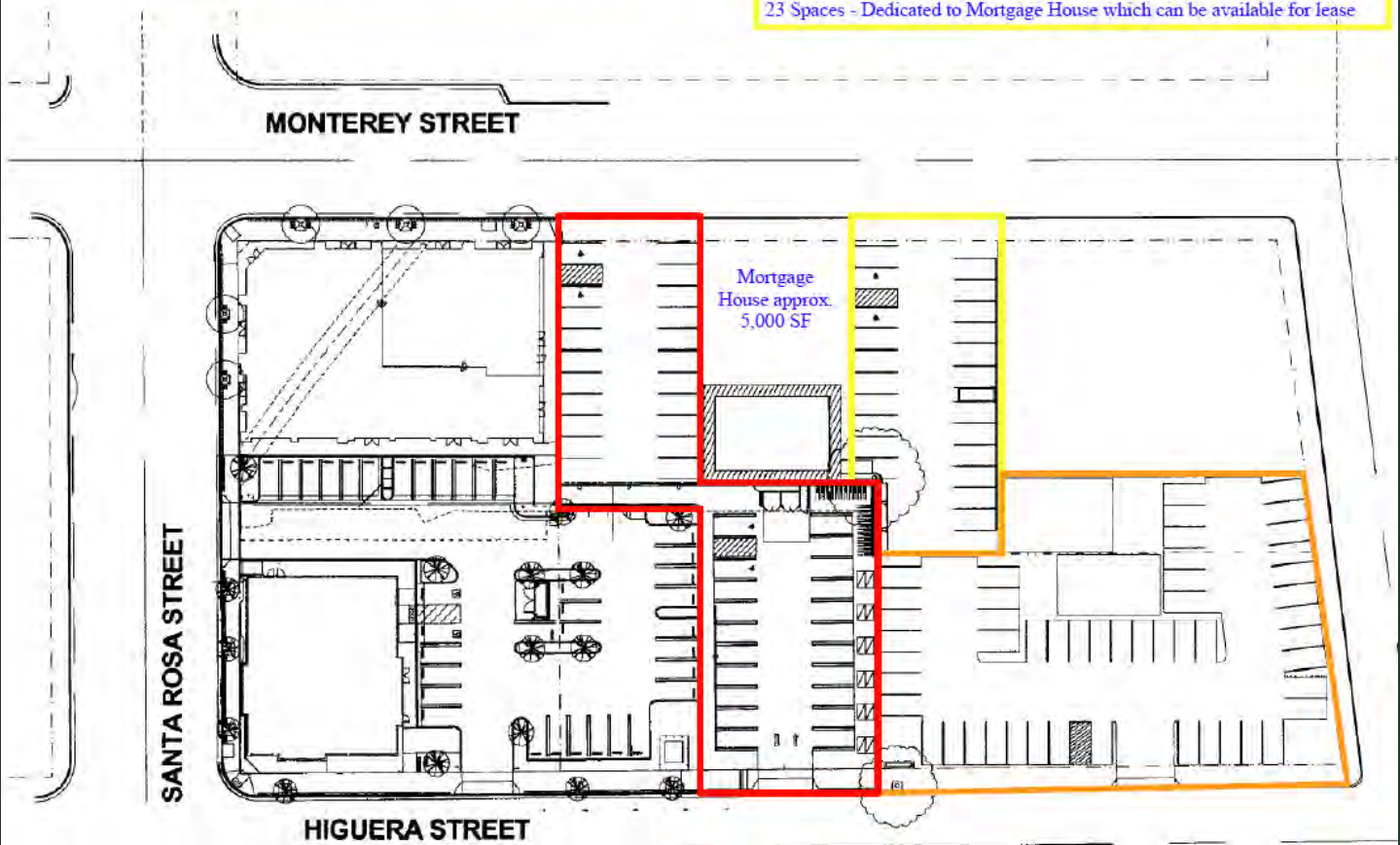
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Available Parking  
Prior to Construction of Parking Garage

42 Spaces - Dedicated to 1101 Monterey

50 Spaces - Dedicated to 1101 Monterey until structure is built for parking

23 Spaces - Dedicated to Mortgage House which can be available for lease



## PARKING LAYOUT

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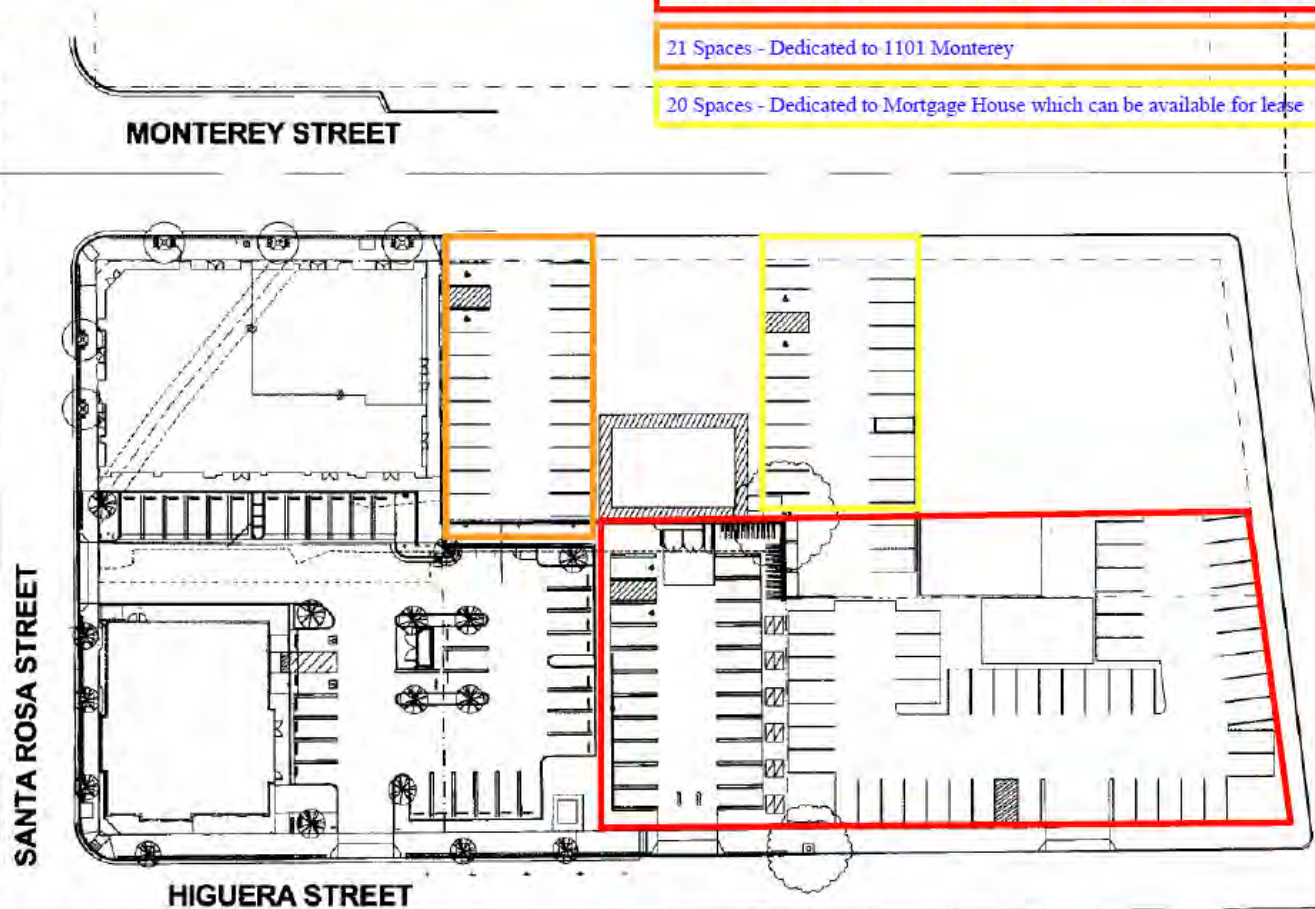


## Available Parking After Construction of Parking Garage

Future parking structure area  
82 spaces available to 1101 Monterey  
Approx. 62 spaces free  
Approx. 20 spaces at standard city fee per quarter but reserved for 1101

21 Spaces - Dedicated to 1101 Monterey

20 Spaces - Dedicated to Mortgage House which can be available for lease



## PARKING LAYOUT



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## 1101 MONTEREY

**SITE**



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