



3825 S. Higuera Street
“The Tribune Building”

Property Description:

City: San Luis Obispo, California

Size: Up to 24,958 Square Feet (divisible into 1,867 SF to 15,533 SF)

Price: \$1.95/Square Foot, NNN

TI Allowance: \$40.00/Square Foot

Notes: Formerly The Tribune Building. Class A office space adjacent to the new SLO Public Market where amenities abound. Available Now. 3825 South Higuera Street is an architecturally unique building. The vaulted ceilings and sawtooth roof provide ample diffused natural light. There is an abundance of on-site parking and access to public transportation. The building is located adjacent to the new SLO Public Market, which will be San Luis Obispo’s newest shopping and dining destination.

Warehouse: Also available is a contiguous 24,000 square foot warehouse. \$1.05/SF, Modified Gross

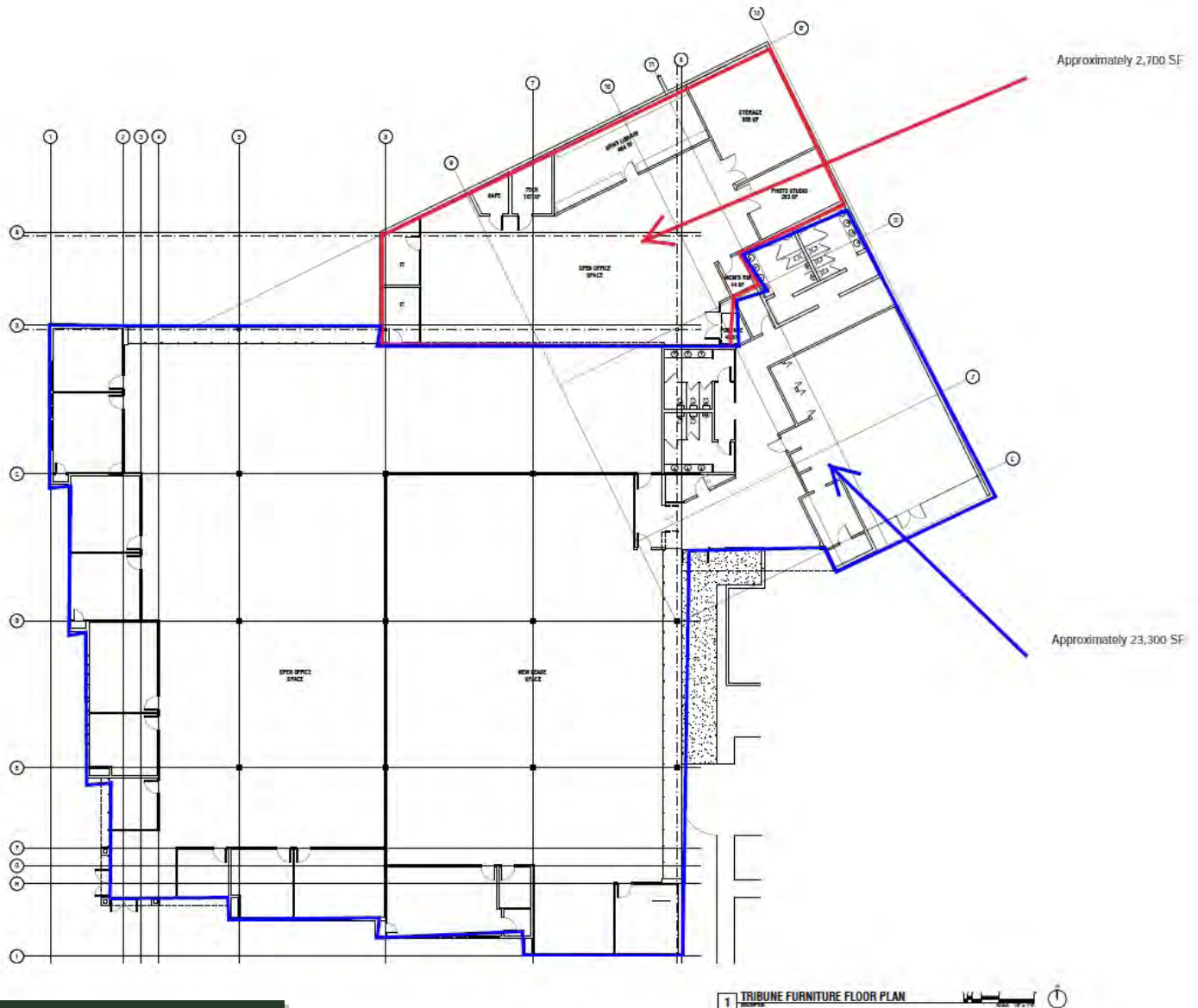
MARK ANDERSON
DEREK SENN

805.543.1400
798 PALM ST, SLO, CA 93401
AndersonCommercialRE.com
DRE #00944530

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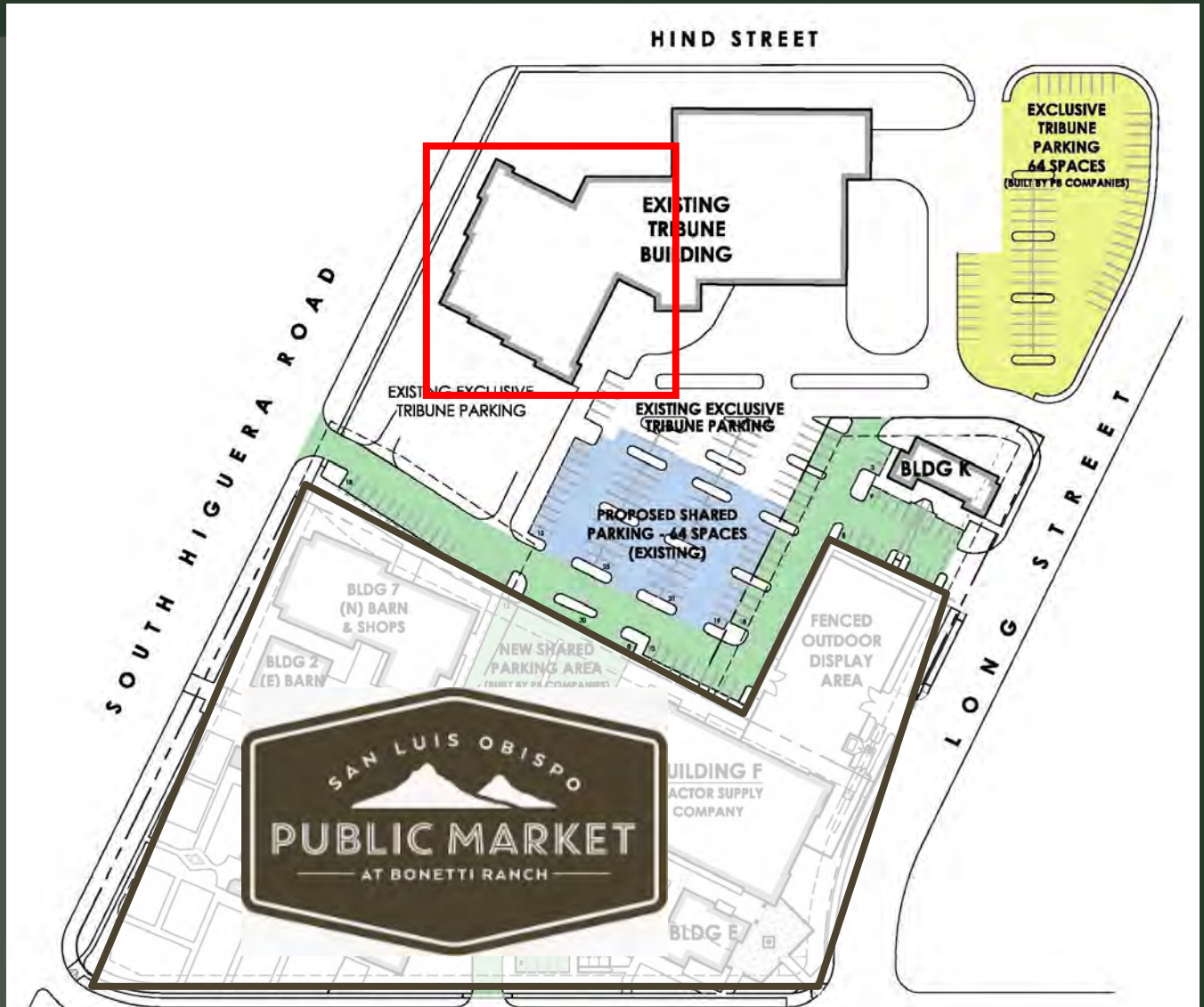
REAL ESTATE SERVICES

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Confirmed tenants at the SLO Public Market include the following:

Orange Theory Fitness, The Yoga Standard, Kraken Coffee Company, Bottlecraft Beer Shop and Tasting Room, Central Coast Creamery, The Neighborhood Acai and Juice Bar, Stafford's Chocolates, Sugar Lips Mini Donuts, Mixed Company Micro Distillery Restaurant, Negranti Creamery, and Bing's Bao Buns

Additional nearby amenities within a short walking distance include Kennedy Club Fitness, Trader Joes, and Starbucks.

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