

# ANDERSON COMMERCIAL

REAL ESTATE SERVICES

# FOR LEASE



## 620 California Blvd, Suite R

### Property Description:

City: San Luis Obispo, California

Size: 1,259 Square Feet

Price: \$2.50/SF, NNN

Type: Medical Office

Notes: Recently improved medical office at the recently renovated California Medical Center. The suite has a reception and waiting area, three large treatment rooms (with sinks), a nurse's station/room, an ADA accessible restroom, and great views of The Morros.

MARK ANDERSON

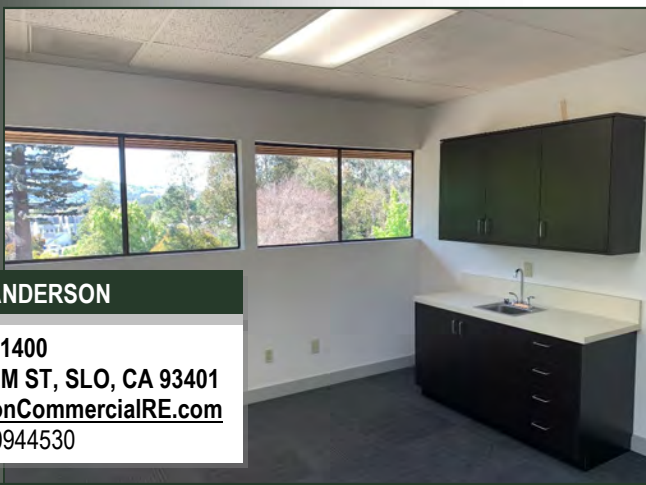
805.543.1400  
798 PALM ST, SLO, CA 93401  
[AndersonCommercialRE.com](http://AndersonCommercialRE.com)  
DRE #00944530

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## 620 CALIFORNIA



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## 620 CALIFORNIA

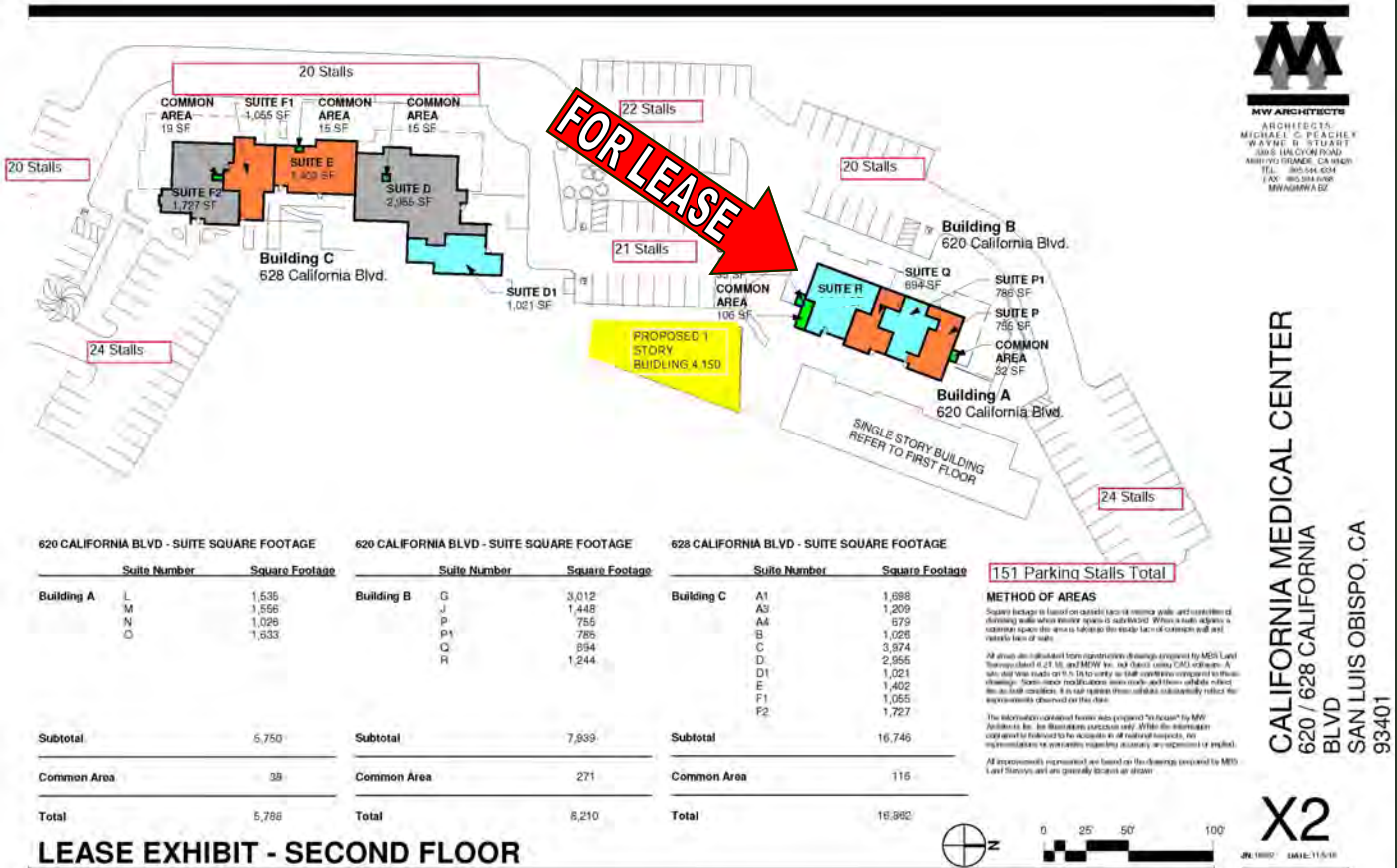


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## 620 CALIFORNIA



**MW**  
**MW ARCHITECTS**  
 ARCHITECTS  
 MICHAEL C. PEACHEY  
 WAYNE D. STEARNS  
 1000 HILCOM ROAD  
 AMITYVILLE, CA 94701  
 TEL. 805.544.6344  
 FAX 805.544.6345  
 MWANRWA02

CALIFORNIA MEDICAL CENTER  
 620 / 628 CALIFORNIA  
 BLVD  
 SAN LUIS OBISPO, CA  
 93401

620 CALIFORNIA BLVD - SUITE SQUARE FOOTAGE

Suite Number	Square Footage
Building A	
L	1,535
M	1,556
N	1,026
O	1,833
<b>Subtotal</b>	<b>5,750</b>
<b>Common Area</b>	<b>38</b>
<b>Total</b>	<b>5,788</b>

620 CALIFORNIA BLVD - SUITE SQUARE FOOTAGE

Suite Number	Square Footage
Building B	
G	3,012
J	1,445
P	755
P1	785
Q	894
R	1,244
<b>Subtotal</b>	<b>7,839</b>
<b>Common Area</b>	<b>271</b>
<b>Total</b>	<b>8,210</b>

628 CALIFORNIA BLVD - SUITE SQUARE FOOTAGE

Suite Number	Square Footage
Building C	
A1	1,098
A3	1,209
A4	579
B	1,026
C	3,974
D	2,355
D1	1,021
E	1,402
F1	1,055
F2	1,727
<b>Subtotal</b>	<b>16,746</b>
<b>Common Area</b>	<b>115</b>
<b>Total</b>	<b>16,862</b>

**151 Parking Stalls Total**

**METHOD OF AREAS**  
 Square footage is based on outside face of exterior walls and includes all enclosing walls when exterior space is included. When a suite shares a common space the area is taken to the inside face of common wall and outside face of suite.

All areas are calculated from representations & drawings prepared by MW Architects and dated 07-18-92 and MW Architects dated 08-04-92. A site plan was made on 07-18-92 for every lot that is shown on this drawing. Some minor modifications were made and these will be noted on the final revision. It is not expected these will substantially reduce the improvements observed on this plan.

The information contained herein was prepared "as shown" by MW Architects for the San Luis Obispo area only. While the information contained here is believed to be accurate to all material respects, no representation or warranty is made as to its accuracy or completeness.

All measurements represented are based on the distances measured by MW Architects and are generally shown as shown.

### LEASE EXHIBIT - SECOND FLOOR

**MARK ANDERSON**  
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