



FOR SALE			
LOCATION	SIZE	PRICE	NOTES
4750 Allene San Luis Obispo	0.97 AC	<b>PRICE REDUCED</b> \$999,000 <del>\$1,100,000</del>	Located across from the new SLO Airport Terminal. This corner parcel at the intersection of Kendall Road and Allene Way has excellent exposure and ingress/egress. Join the growing number of companies locating to the East Airport Tract; Rosetta, SRAM, PG&E, Cloud Inc, Arsenal Equipment, Family Care Network, Ewing, Arroyo Engineering, Harris Attorneys, Coconut Cult, and SMART 72.
1575 Calle Joaquin San Luis Obispo	5870 SF building on a 1 AC parcel	\$1,750,000	<b>NEW</b> <b>FREEWAY FRONTAGE!!!</b> An excellent opportunity to own or lease a fully equipped restaurant or development site on one of the most freeway visible locations in San Luis Obispo.
3594 Broad San Luis Obispo	2740 SF	\$1,250,000	<b>NEW</b> Four contiguous commercial condominiums in the Broad Street Village project. All four units are currently leased by Mint Salon, We Help You Legal and U Relax Foot Spa. The project is managed by an Association so there will be minimum property management required (Current Association expenses are \$15,248 per year). Four separate units provides for tenant diversification and estate planning. <b>Call for more details.</b> The FF&E in the Mint Salon suite is included in the sale.
4640 Broad San Luis Obispo	2.06 AC	\$2,700,000	<b>NEW</b> Prime vacant development land located adjacent to the SLO Airport. A parcel within the SLO City limits (APN 053-412-023). It is located directly across Hwy 227 from the new airport terminal.
184 Casa San Luis Obispo	2350 SF	\$1,049,000	A well-maintained medical office across from Sierra Vista Hospital. Five exam rooms, large lobby with vaulted ceilings, nurses station, large doctor's office, and two restrooms. <b>ALSO AVAILABLE FOR LEASE.</b>
4120 Horizon San Luis Obispo	8600 SF	\$1,650,000	<b>PENDING</b> A fully leased warehouse with concrete parking lot. The building has seven roll-up doors and small rear yards. One suite will be available on October 1, 2018.
Riverside Paso Robles	28,314 SF	<b>PRICE REDUCED</b> \$289,000 <del>\$297,000</del>	<b>PENDING</b> The available lot fronts the Riverside Drive cul-de-sac and has some Hwy 101 exposure. It is relatively level and has been improved with curb and sidewalk.
1160 Farmhouse San Luis Obispo	4.65 AC	\$3,600,000	<b>PENDING</b> Prime vacant development land located adjacent to the San Luis Obispo Airport. Consists of 2 parcels adjacent to the SLO City limits (APN 076-511-039 and 076-511-040). These parcels have an approved County development plan for up to 80,000 SF. A detention basin has been constructed on the rear of Parcel 3 to benefit both parcels.
Higuera & Chorro Sts, Downtown SLO		\$13,500,000	<b>SOLD</b>
445 Higuera & 1137 Carmel, SLO	5100 SF 1900 SF	\$2,200,000	<b>SOLD</b>
1051 Farmhouse San Luis Obispo	1.01 AC	\$1,100,000	<b>SOLD</b>
East Airport Lot San Luis Obispo	#10: 0.96 AC	\$895,000	<b>SOLD</b>
East Airport Lot San Luis Obispo	#18: 1.32 AC	\$749,000	<b>SOLD</b>
FOR LEASE - RETAIL			
LOCATION	SIZE	PRICE	NOTES
1101 Monterey San Luis Obispo	5,000 to 30,000 SF	\$3.25-\$4.25 per SF, NNN	<b>NEW</b> 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.

<b>3165 Broad</b> San Luis Obispo	<b>NEW</b>	#118: 1400 SF #122: 1600 SF #118+122: 3000 SF	\$1.40/SF, NNN (37¢/SF)	The Crossroads Center is a unique mixed-use development with office, residence, retail, and restaurant spaces. <b>Suite 118</b> includes a large open area with a restroom and server closet.
<b>1575 Calle Joaquin</b> San Luis Obispo	<b>NEW</b>	5870 SF building on a 1 AC parcel	\$1.75/SF, NNN	<b>FREEWAY FRONTAGE!!!</b> An excellent opportunity to own or lease a fully equipped restaurant or development site on one of the most freeway visible locations in San Luis Obispo.
<b>3211 Broad</b> San Luis Obispo		#105: 1300 SF	\$1.50/SF, Gross	The <b>Crossroads Center</b> is a unique mixed-use development with office, residence, retail, and restaurant spaces. Available December 2018.
<b>Foothill Plaza</b> San Luis Obispo	<b>NEW</b>	#773A: 1050 SF #773B: 1800 SF #775A: 650 SF #775B: 1684 SF #791: 1632 SF	\$3.50/SF, NNN \$2.95/SF, NNN \$3.50/SF, NNN \$2.95/SF, NNN \$3.50/SF, NNN	<b>Foothill Plaza</b> is in the process of a complete renovation that will further position this location as the prominent shopping center on the north end of San Luis Obispo, including close proximity of Cal Poly Sate University with over 20K students & faculty. Highway 1 & 101 provide convenient access to all of San Luis Obispo. <b>Suite 773A</b> end cap unit, previously Fantastic Sams. <b>Suite 773B</b> previously a bakery. <b>Suite 775A</b> previously Cost-U-Less. <b>Suite 775B</b> previously Subway. <b>Suite 791</b> Chili Peppers. <b>LEASED: 1015 SF, 2795 SF, 19074 SF</b>
<b>3218 El Camino Real</b> Atascadero	<b>NEW</b>	2800 SF	\$1.30/SF, Gross	A clean Office/Retail/Warehouse space in North Atascadero suitable for several uses. Amenities include 16 work stations, 7 monitors, fiber optics, and a kitchenette.
<b>857 Higuera</b> San Luis Obispo	<b>NEW</b>	2330 SF	\$4.45/SF, Mod Gross	Prime restaurant with Higuera Street patio in the heart of Downtown San Luis Obispo. Sublease does not include FF&E.
<b>691 Higuera</b> San Luis Obispo		2775 SF	<b>PRICE REDUCED</b> <b>\$2.65/SF, NNN</b> <del>\$2.75/SF, NNN</del>	Prime real estate in the heart of San Luis Obispo's Downtown retail core. This space has high ceilings and large display windows with excellent exposure to Higuera Street. The space was previously occupied by retail and restaurant.
<b>FOR LEASE - OFFICE</b>				
<b>LOCATION                      SIZE                      PRICE                      NOTES</b>				
<b>1101 Monterey</b> San Luis Obispo	<b>NEW</b>	5,000 to 30,000 SF	\$3.25-\$4.25 per SF, NNN	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.
<b>3165 Broad</b> San Luis Obispo	<b>NEW</b>	#118: 1400 SF #122: 1600 SF #118+122: 3000 SF	\$1.40/SF, NNN (37¢/SF)	The Crossroads Center is a unique mixed-use development with office, residence, retail, and restaurant spaces. <b>Suite 118</b> includes a large open area with a restroom and server closet.
<b>71 Zaca</b> San Luis Obispo	<b>NEW</b>	#110: 1012 SF	\$1750/Month, Gross	A clean, centrally located office suite. One large open room with a separate break area and a private restroom. Fiber ready and ample on-site parking.
<b>892 Aerovista</b> San Luis Obispo		#210: 3913 SF #240: 7642 SF #210/240: 11,555 SF	*\$2.25/SF, NNN Tenant Improvement Allowance: \$25/SF	Brand New Building. Class A Office. This is the ideal commercial space right on the corner of Broad St. (HWY 227) and Aerovista, with visible signage and company identification opportunities, and it's just a quick walk to the airport. The flexible interior space planning will be based on tenants needs. The building offers beautifully landscaped outdoor spaces and patios perfect for employees who enjoy working in the fresh air. With rolling hills on all sides and vineyards nearby, this space offers spectacular views. *Price and improvement allowance are based upon current interest rates/market conditions and are subject to change. <b>LEASED: Suite 120</b>
<b>3211 Broad</b> San Luis Obispo		#105: 1300 SF	\$1.50/SF, Gross	The <b>Crossroads Center</b> is a unique mixed-use development with office, residence, retail, and restaurant spaces. Available December 2018. <b>LEASED: Suite 205</b>
<b>265 South</b> San Luis Obispo	<b>NEW</b>	1552 SF #E: 5137 SF	\$1.20/SF, NNN \$1.10/SF, NNN	The <b>1552 SF Suite</b> is completely renovated office space with new paint and carpet. Contains a reception area, a private office, break room with plumbing, an open office area, and five parking spaces with additional parking on an adjacent lot. <b>Suite E</b> is a rare, fully finished, office/light industrial space. Former San Luis Print & Copy space contains large open office area, production area, and electrical distribution throughout. Has a loading dock and is air-conditioned. Owner will provide new floor covering for office areas. Space has been renovated.

<b>3218 El Camino Real</b> Atascadero	2800 SF	\$1.30/SF, Gross	A clean Office/Retail/Warehouse space in North Atascadero suitable for several uses. Amenities include 16 work stations, 7 monitors, fiber optics, and a kitchenette.
<b>1411 Marsh</b> San Luis Obispo	#107: 936 SF #201: 936 SF #203: 936 SF #206: 936 SF	\$1.35/SF, NNN \$1.50/SF, NNN \$1.50/SF, NNN \$1.40/SF, NNN	The <b>Marsh Street Pavilions</b> is a multi-tenant, elevator served, office building with subterranean parking. <b>Suite 107</b> has three private offices. \$1.35/SF, NNN through 11/15/18, then \$1.50/SF, NNN (\$500 per month). <b>Suite 206</b> is available for sublease. <b>LEASED: Suite 109</b>
<b>1035 Peach</b> San Luis Obispo	#201: 1223 SF #202: 1467 SF combined: 2690 SF	\$1.65/SF, NNN	These 2nd floor, elevator served, suites can be leased separately or combined. The building is located near downtown and the County & City Government Centers and has ample onsite parking. Both suites have terrific views of Cerro San Luis Mountain and have been improved to accommodate most professional uses.
<b>3000 Broad</b> San Luis Obispo	#102: 1200 SF #211: 1360 SF	\$1.45/SF, NNN \$1.15/SF, NNN	<b>Brickyard Center:</b> Great space on Broad Street, near Staples, with excellent parking. <b>Suite 102</b> has open office/reception area, 3 private offices, kitchen area, IT/storage room, and handicap restroom. <b>Suite 211</b> was just renovated (new carpet & paint). Ideal for high employee tenant.
<b>184 Casa</b> San Luis Obispo	2350 SF	\$2.15/SF, NNN	A well-maintained medical office across from Sierra Vista Hospital. Five exam rooms, large lobby with vaulted ceilings, nurses station, large doctor's office, and two restrooms. ALSO AVAILABLE FOR SALE.
<b>265 South</b> San Luis Obispo	#A: 1690 SF	\$1.40/SF, NNN	<b>LEASED</b>
<b>3046 S. Higuera</b> San Luis Obispo	#F&G: 1865 SF	\$1.25/SF, NNN	<b>LEASED</b>
<b>2240 Emily</b> San Luis Obispo	#140: 1350 SF	\$1.95/SF, Gross	<b>LEASED</b>
<b>75 Higuera</b> San Luis Obispo	#100: 1326 SF	\$1.65/SF, Gross	<b>LEASED</b>
<b>1035 Peach</b> San Luis Obispo	#302: 1160 SF	\$1.65/SF, NNN	<b>LEASED</b>
<b>712 Fiero</b> San Luis Obispo	#29: 2200 SF	\$1.40/SF, Gross	<b>LEASED</b>
<b>3559 S. Higuera</b> San Luis Obispo	2800 SF	\$1.60/SF	<b>LEASED</b>
FOR LEASE - MEDICAL OFFICE			
LOCATION	SIZE	PRICE	NOTES
<b>892 Aerovista</b> San Luis Obispo	#210: 3913 SF #240: 7642 SF #210/240: 11,555 SF	*\$2.25/SF, NNN Tenant Improvement Allowance: \$25/SF	Brand New Building. Class A Office. This is the ideal commercial space right on the corner of Broad St. (HWY 227) and Aerovista, with visible signage and company identification opportunities, and it's just a quick walk to the airport. The flexible interior space planning will be based on tenants needs. The building offers beautifully landscaped outdoor spaces and patios perfect for employees who enjoy working in the fresh air. With rolling hills on all sides and vineyards nearby, this space offers spectacular views. *Price and improvement allowance are based upon current interest rates/market conditions and are subject to change. <b>LEASED: Suite 120</b>
<b>184 Casa</b> San Luis Obispo	2350 SF	\$2.15/SF, NNN	A well-maintained medical office across from Sierra Vista Hospital. Five exam rooms, large lobby with vaulted ceilings, nurses station, large doctor's office, and two restrooms. ALSO AVAILABLE FOR SALE.
<b>1035 Peach</b> San Luis Obispo	#303: 2000 SF	\$2.25/SF, NNN	<b>LEASED</b>
FOR LEASE - INDUSTRIAL/WAREHOUSE			
LOCATION	SIZE	PRICE	NOTES
<b>3218 El Camino Real</b> Atascadero	2800 SF	\$1.30/SF, Gross	A clean Office/Retail/Warehouse space in North Atascadero suitable for several uses. Amenities include 16 work stations, 7 monitors, fiber optics, and a kitchenette.
<b>830 Ricardo</b> San Luis Obispo	3400 SF	\$3600/Month, NNN	<b>LEASED</b>
<b>3580 Sacramento</b> San Luis Obispo	11,020 SF	\$1.00/SF, NNN	<b>LEASED</b>

1140 Kendall San Luis Obispo	3532 SF	\$1.15/SF, NNN	<b>LEASED</b>
4120 Horizon San Luis Obispo	#G: 1100 SF	\$1500/Month, Gross	<b>LEASED</b>
3474 Empresa San Luis Obispo	#110: 1790 SF	\$1.25/SF, NNN	<b>LEASED</b>
GROUND LEASE OR BUILD TO SUIT			
LOCATION	SIZE		NOTES
892 Aerovista San Luis Obispo	#210: 3913 SF #240: 7642 SF #210/240: 11,555 SF	*\$2.25/SF, NNN Tenant Improvement Allowance: \$25/SF	Brand New Building. Class A Office. This is the ideal commercial space right on the corner of Broad St. (HWY 227) and Aerovista, with visible signage and company identification opportunities, and it's just a quick walk to the airport. The flexible interior space planning will be based on tenants needs. The building offers beautifully landscaped outdoor spaces and patios perfect for employees who enjoy working in the fresh air. With rolling hills on all sides and vineyards nearby, this space offers spectacular views. *Price and improvement allowance are based upon current interest rates/market conditions and are subject to change. <b>LEASED: Suite 120</b>
East Airport Lot San Luis Obispo	#24: 1.02 AC	TBD	The available lot is a corner site with Broad Street/Hwy 227 visibility. Given the lot's County zoning and proximity to densely populated neighborhoods, the site could be improved as a drive-thru. It can be leased as a long term ground lease to accommodate your company's use. Join the growing number of companies locating to the East Airport Tract across from SLO Airport); Rosetta, SRAM, PG&E, Cloud Inc, Arsenal Equipment, Family Care Network, Ewing, Arroyo Engineering, and SMART 72.
			<b>PENDING</b>