



FOR SALE			
LOCATION	SIZE	PRICE	NOTES
<b>3594 Broad</b> San Luis Obispo	2740 SF	\$1,250,000	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. The FF&E in the Mint Salon suite is included in the sale.
<b>NEW</b>			
	1381 SF	\$600,000	Two contiguous commercial condominiums in the Broad Street Village project. Both units have been combined and are currently leased by U Relax Foot Spa. The project is managed by an Association so there will be minimum property management required (Current Association expenses are ~\$7,624.00 per year).
<b>NEW</b>			
	1359 SF	\$725,000	Two contiguous commercial condominiums in the Broad St Village project. The units are currently leased by Mint Salon & We Help You Legal. Suites 100A & 102 are currently occupied by Mint Salon on a month-to-month basis. Suite 100B is currently leased to We Help You Legal. This allows for an owner-user to purchase the property, occupy suites 100A & 102 (Mint Salon) and collect rental income from suite 100B. The units should appeal to a hair salon and the purchase includes most of the fixed furnishings currently in Mint Salon. The project is managed by an Association so there will be minimum property management required (Current Association expenses are ~\$7,624 per year).
<b>NEW</b>			
<b>1160 Farmhouse</b> San Luis Obispo	4.65 AC	\$3,600,000	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.
<b>BACK ON MARKET</b>			
<b>4750 Allene</b> 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.
<b>4640 Broad</b> San Luis Obispo	2.06 AC	\$2,700,000	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.
<b>184 Casa</b> 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. ALSO AVAILABLE FOR LEASE.
<b>1575 Calle Joaquin</b> San Luis Obispo	5870 SF building on a 1 AC parcel	\$1,750,000	<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>4120 Horizon</b> San Luis Obispo	8600 SF	\$1,650,000	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.
<b>PENDING</b>			
<b>Riverside</b> Paso Robles	28,314 SF	<b>PRICE REDUCED</b> \$289,000 <del>\$297,000</del>	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.
<b>PENDING</b>			
<b>Higuera &amp; Chorro Sts,</b> Downtown SLO		\$13,500,000	<b>SOLD</b>
<b>445Higuera &amp;</b> <b>1137Carmel, SLO</b>	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
647 Higuera San Luis Obispo	7850 SF	\$1.95/SF, NNN	This building was previously occupied by Aaron Brothers for the last 18 years. The building has great Downtown exposure with high ceilings and display windows. The building also is unique in that it has rear loading for deliveries. The offering rent is significantly below other Downtown retail rents. Call with any questions.
<b>NEW</b>			
1101 Monterey San Luis Obispo	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>NEW</b>			
3165 Broad San Luis Obispo	#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>NEW</b>			
3211 Broad 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.
Foothill Plaza San Luis Obispo	#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>NEW</b>			
857 Higuera San Luis Obispo	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>NEW</b>			
691 Higuera 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>NEW</b>			
1575 Calle Joaquin San Luis Obispo	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>PENDING</b>			
3218 El Camino Real Atascadero	2800 SF	\$1.30/SF, Gross	<b>LEASED</b>
FOR LEASE - OFFICE			
LOCATION	SIZE	PRICE	NOTES
3427 Miguelito San Luis Obispo	948 SF	\$1375/Month	This second floor office has one private office, restroom and large open work area with a large floor to ceiling window which allows a lot of natural light into the office. The suite comes with three off-street parking spaces and plenty of available street parking.
<b>NEW</b>			
3480 S. Higuera San Luis Obispo	#130: 3417 SF	\$1.65/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.
<b>NEW</b>			
1411 Marsh San Luis Obispo	#107: 936 SF #201: 936 SF #204: 780 SF	\$1.35/SF, NNN \$1.50/SF, NNN \$1.50/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>NEW</b>			
265 South San Luis Obispo	#E: 5137 SF #H: 3000 SF	\$1.10/SF, NNN \$1.35/SF, NNN	<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>Suite H</b> has three private offices, a kitchen area, a conference room, and ample open work space.
<b>NEW</b>			

<b>599 Higuera</b> San Luis Obispo	#H: 1281 SF	\$1.85/SF, NNN (est 43¢/SF)	The building is located in the heart of Downtown San Luis Obispo, on the corner of Higuera & Nipomo Streets. The building's California Mission design and on-site parking make it a unique offering in San Luis Obispo. The second floor suite is available in its current turn-key condition including private offices and kitchenette.
	<b>NEW</b>		
<b>1101 Monterey</b> San Luis Obispo	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>NEW</b>		
<b>3165 Broad</b> San Luis Obispo	#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>NEW</b>		
<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>3000 Broad</b> San Luis Obispo	#211: 1360 SF	\$1.15/SF, NNN	<b>Brickyard Center:</b> Great space on Broad Street, near Staples, with excellent parking. The suite 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. <b>ALSO AVAILABLE FOR SALE.</b>
<b>3000 Broad</b> San Luis Obispo	#102: 1200 SF	\$1.45/SF, NNN	<b>LEASED</b>
<b>71 Zaca</b> San Luis Obispo	#110: 1012 SF	\$1750/Month, Gross	<b>LEASED</b>
<b>1411 Marsh</b> San Luis Obispo	#203: 936 SF	\$1.50/SF, NNN	<b>LEASED</b>
<b>1035 Peach</b> San Luis Obispo	#201+202: 2690 SF	\$1.65/SF, NNN	<b>LEASED</b>
<b>265 South</b> San Luis Obispo	#A: 1690 SF	\$1.40/SF, NNN	<b>LEASED</b>
<b>2240 Emily</b> San Luis Obispo	#140: 1350 SF	\$1.95/SF, Gross	<b>LEASED</b>
<b>3559 S. Higuera</b> San Luis Obispo	2800 SF	\$1.60/SF	<b>LEASED</b>
<b>FOR LEASE - MEDICAL OFFICE</b>			
<b>LOCATION</b>	<b>SIZE</b>	<b>PRICE</b>	<b>NOTES</b>
<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>
<b>FOR LEASE - INDUSTRIAL/WAREHOUSE</b>			
<b>265 South</b> San Luis Obispo	#E: 5137 SF	\$1.10/SF, NNN	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>NEW</b>		
<b>830 Ricardo</b> San Luis Obispo	3400 SF	\$3600/Month, NNN	<b>LEASED</b>
<b>1140 Kendall</b> San Luis Obispo	3532 SF	\$1.15/SF, NNN	<b>LEASED</b>
<b>4120 Horizon</b> San Luis Obispo	#G: 1100 SF	\$1500/Month, Gross	<b>LEASED</b>
<b>3474 Empresa</b> San Luis Obispo	#110: 1790 SF	\$1.25/SF, NNN	<b>LEASED</b>
<b>GROUND LEASE OR BUILD TO SUIT</b>			
<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>East Airport Lot</b> 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>		