



FOR SALE			
LOCATION	SIZE	PRICE	NOTES
3594 Broad San Luis Obispo	2740 SF	<b>PRICE REDUCED</b> <b>\$1,199,000</b> <del>\$1,250,000</del>	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.
	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).
	1359 SF	<b>PRICE REDUCED</b> <b>\$699,000</b> <del>\$725,000</del>	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).
1160 Farmhouse 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.
4640 Broad 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.
4750 Allene San Luis Obispo	0.97 AC	<b>PRICE REDUCED</b> <b>\$875,000</b> <del>\$999,000</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.
1185 Monterey San Luis Obispo	12,196 SF Parcel	\$2,495,000	A corner lot with fantastic exposure. There is currently a 3,150 SF building on the parcel. Entitlements are in place to construct a three story, 16,380 SF mixed-use project consisting of 12 residential units and ground floor commercial space.
1146 Farmhouse San Luis Obispo	5.06 AC	\$6,750,000	<b>SOLD</b> 18,7000 SF building
184 Casa San Luis Obispo	2350 SF	\$995,000	<b>SOLD</b>
1575 Calle Joaquin San Luis Obispo	5870 SF	\$1,750,000	<b>SOLD</b>
620 & 628 California San Luis Obispo		\$5,683,750	<b>SOLD</b>
4120 Horizon San Luis Obispo	8600 SF	\$1,650,000	<b>SOLD</b>
East Airport Lot San Luis Obispo	#24: 1.02 AC	\$1,400,000	<b>SOLD</b>

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
<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!!! <b>Downtown</b> 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>845 Higuera</b> San Luis Obispo <b>NEW</b>	874 SF	\$4.75/SF, Modified Gross	Prime retail space in the heart of Downtown San Luis Obispo, adjacent to Habit Burger, at the intersection of Higuera and Chorro Streets.
<b>3121 S. Higuera</b> San Luis Obispo <b>NEW</b>	#A: 1527 SF	\$1.40/SF, NNN	Active retail center located across from the Department of Motor Vehicles. Currently occupied by a nail salon.
<b>Foothill Plaza</b> San Luis Obispo <b>NEW</b>	#773A: 1050SF #773B: 1800SF #775A: 650SF #775B: 1684SF #777: 1214 SF #791: 1632SF	\$3.50/SF, NNN \$2.95/SF, NNN \$3.50/SF, NNN \$2.95/SF, NNN \$3.50/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 a salon. <b>Suite 773B</b> previously a bakery. <b>Suite 775A</b> previously an insurance office. <b>Suite 775B</b> previously a deli. <b>Suite 777</b> restaurant space with a 700 SF patio. <b>Suite 791</b> restaurant space.
<b>765 Foothill</b> San Luis Obispo <b>NEW</b>	18,036 SF	\$1.85/SF, NNN	Unique opportunity to capture an existing drug anchor location with 30+ years of strong sales (including \$7,260,000+ in 2015). In addition, the shopping center recently completed a renovation (\$6,000,000+) that positions this location as the prominent shopping center on the north end of San Luis Obispo, including close proximity of California Polytechnic State University ("Cal Poly") with over 20,000 students and faculty. Highway 1 and 101 provide convenient access to all of San Luis Obispo.
<b>3165 Broad</b> San Luis Obispo	#122: 1600 SF	\$1.40/SF, NNN (37c/SF)	The <b>Crossroads Center</b> is a vibrant mixed-use center with offices, retail, residential, and restaurants.
<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.
<b>900 Main</b> Cambria <b>NEW</b>	2331 SF	\$1.45/SF, NNN	The former <b>Cambria Library</b> is currently being remodeled. This beautiful structure is a showpiece in itself. Possible uses include a gift shop, an office, or a yoga studio. Available for occupancy approximately December 2018.
<b>647 Higuera</b> San Luis Obispo <b>NEW</b>	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>857 Higuera</b> San Luis Obispo	2330 SF	\$4.45/SF, Modified Gross	<b>LEASED</b>
<b>751 Higuera</b> San Luis Obispo	1750 SF		<b>LEASED</b>
<b>3165 Broad</b> San Luis Obispo	#110: 1000 SF	\$1.50/SF, NNN	<b>LEASED</b>
<b>3165 Broad</b> San Luis Obispo	#118: 1400 SF	\$1.40/SF, NNN	<b>LEASED</b>
<b>691 Higuera</b> San Luis Obispo	2775 SF	\$2.65/SF, NNN	<b>LEASED</b>

3218 El Camino Real Atascadero		2800 SF	\$1.30/SF, Gross	<b>LEASED</b>
FOR LEASE - OFFICE				
LOCATION	SIZE	PRICE	NOTES	
<b>1101 Monterey</b> San Luis Obispo	5,000 to 30,000 SF	\$3.25-\$4.25 per SF, NNN	NOW LEASING!!! <b>Downtown</b> 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>3427 Miguelito</b> 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>			
<b>599 Higuera</b> San Luis Obispo	#BC: 2097 SF #H: 1281 SF	\$1.85/SF, NNN \$1.65/SF, NNN	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 suites are available in their current turn-key condition including private offices and kitchenette. NNN (est 41¢/SF)	
	<b>NEW</b>			
<b>3050 Broad</b> San Luis Obispo	8616 SF	\$10,000/Month, NNN	Contains approximately 4000 SF of office space, a 4616 SF warehouse and shop area and a 1200 SF storage mezzanine. Currently used as an engineering design and testing facility.	
	<b>NEW</b>			
<b>4115 Broad</b> San Luis Obispo	2500 SF	\$6000/Month, Modified Gross	Short term lease available March 1, 2019. Space contains three private offices, kitchen area, private restroom, open work area, and excellent parking.	
	<b>NEW</b>			
<b>620, 624, 628 California</b> San Luis Obispo	Various SF Available	\$2.25-\$2.75/SF, NNN	COMING SOON! Newly renovated medical project. Renovations include significant upgrades to the project including exterior paint, roofs, landscaping, lighting, directory and monument signage, ADA upgrades, adding some parking, etc. Call For More Details.	
	<b>NEW</b>			
<b>1129 Marsh</b> San Luis Obispo	1460 SF	\$2.65/SF, Gross	A well-located downtown Victorian with on-site parking. Landlord is renovating the suite with new carpet and paint.	
	<b>NEW</b>			
<b>3474 Empresa</b> San Luis Obispo	#140: 1802 SF	\$1.40/SF, NNN (35¢/SF)	Great natural light, high ceilings, stained concrete, fiber. Perfect for a tech company. Available March 1, 2019	
	<b>NEW</b>			
<b>3165 Broad</b> San Luis Obispo	#122: 1600 SF	\$1.40/SF, NNN (37¢/SF)	The <b>Crossroads Center</b> is a vibrant mixed-use center with offices, retail, residential, and restaurants.	
	<b>NEW</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.	
	<b>NEW</b>			
<b>1111 Higuera</b> San Luis Obispo	14,639 SF	\$2.25/SF, Gross	The former Bank of America building is located on the Corner of Santa Rosa and Higuera Streets at the entrance to Downtown. The building is primarily open on the ground floor with some second-floor office and break room areas. The parking spaces in the adjacent parking lot are negotiable. Call to view the building. 11,408 SF of ground floor space and 3,231 SF of second floor space. Available January 1, 2019.	
	<b>NEW</b>			
<b>1103 Toro</b> San Luis Obispo	2448 SF	\$2.50/SF, Gross	This freestanding office building is located Downtown and has 7 parking spaces. The building has 8 private offices, a large reception area, break room, 2 restrooms and a large atrium in the center of the building. The building has great signage opportunities along Higuera Street. Call to view the building.	
	<b>NEW</b>			
<b>760 Fiero</b> San Luis Obispo	As needed up to 50,000 SF	TBD	A build to suit opportunity in San Luis Obispo. Owner is flexible with size and design. Many permitted uses.	
	<b>NEW</b>			
<b>900 Main</b> Cambria	2331 SF	\$1.45/SF, NNN	The former <b>Cambria Library</b> is currently being remodeled. This beautiful structure is a showpiece in itself. Possible uses include a gift shop, an office, or a yoga studio. Available for occupancy approximately December 2018.	
	<b>NEW</b>			
<b>1411 Marsh</b> San Luis Obispo	#201: 936 SF #204: 780 SF	\$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>NEW</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>PENDING</b>			

265 South San Luis Obispo	#H: 3000 SF	\$1.35/SF, NNN	<b>LEASED</b>
3480 S. Higuera San Luis Obispo	#130: 3417 SF	\$1.65/SF, Gross	<b>LEASED</b>
3211 Broad San Luis Obispo	#117: 800 SF	\$1.75/SF, Gross	<b>LEASED</b>
1411 Marsh San Luis Obispo	#107: 936 SF	\$1.35/SF, NNN	<b>LEASED</b>
3000 Broad San Luis Obispo	#102: 1200 SF #211: 1360 SF	\$1.45/SF, NNN \$1.15/SF, NNN	<b>LEASED</b>
71 Zaca San Luis Obispo	#110: 1012 SF	\$1750/Month, Gross	<b>LEASED</b>
1411 Marsh San Luis Obispo	#203: 936 SF	\$1.50/SF, NNN	<b>LEASED</b>
1035 Peach San Luis Obispo	#201+202: 2690 SF	\$1.65/SF, NNN	<b>LEASED</b>
265 South San Luis Obispo	#A: 1690 SF	\$1.40/SF, NNN	<b>LEASED</b>
2240 Emily San Luis Obispo	#140: 1350 SF	\$1.95/SF, Gross	<b>LEASED</b>
3559 S. Higuera San Luis Obispo	2800 SF	\$1.60/SF	<b>LEASED</b>
FOR LEASE - MEDICAL OFFICE			
LOCATION	SIZE	PRICE	NOTES
620, 624, 628 California San Luis Obispo	Various SF Available	\$2.25-\$2.75/SF, NNN	COMING SOON! Newly renovated medical project. Renovations include significant upgrades to the project including exterior paint, roofs, landscaping, lighting, directory and monument signage, ADA upgrades, adding some parking, etc. Call For More Details.
	<b>NEW</b>		
892 Aerovista San Luis Obispo	#210/240: 11,555 SF	*\$2.25/SF, NNN	<b>LEASED</b>
1035 Peach San Luis Obispo	#303: 2000 SF	\$2.25/SF, NNN	<b>LEASED</b>
FOR LEASE - INDUSTRIAL/WAREHOUSE			
LOCATION	SIZE	PRICE	NOTES
3050 Broad San Luis Obispo	8616 SF	\$10,000/Month, NNN	Contains approximately 4000 SF of office space, plus a warehouse and shop area. Currently used as an engineering design and testing facility.
760 Fiero San Luis Obispo	As needed up to 50,000 SF	TBD	A build to suit opportunity in San Luis Obispo. Owner is flexible with size and design. Many permitted uses.
	<b>NEW</b>		
770 Capitolio San Luis Obispo	7000 SF	\$1.05/SF, NNN	The space has five bay doors, an office/entry area, restroom and storage area with great exposure to Broad Street.
265 South 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>PENDING</b>		
174 Suburban San Luis Obispo	3141 SF	\$1.25/SF, NNN (\$0.36)	<b>LEASED</b>
830 Ricardo San Luis Obispo	3400 SF	\$3600/Month, 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	PRICE	NOTES
760 Fiero San Luis Obispo	As needed up to 50,000 SF	TBD	A build to suit opportunity in San Luis Obispo. Owner is flexible with size and design. Many permitted uses.
	<b>NEW</b>		

