



FOR SALE			
LOCATION	SIZE	PRICE	NOTES
184 Casa San Luis Obispo	2350 SF	PRICE REDUCED \$995,000 \$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.
3594 Broad San Luis Obispo	2740 SF	PRICE REDUCED \$1,199,000 \$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.
	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	PRICE REDUCED \$699,000 \$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).
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.
4750 Allene San Luis Obispo	0.97 AC	PRICE REDUCED \$999,000 \$1,100,000	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.
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.
1146 Farmhouse San Luis Obispo	5.06 AC 18,7000 SF building	\$6,750,000	Located across from the SLO airport. Concrete tilt-up construction. A two story, 18,700 SF building with elevator, first and second floor multiple stall restrooms, two showers, fiber connected, covered parking solar system, five private offices, large conference room, extensive open work areas, break room, roll-up door, production area, soaring reception atrium, 56 parking spaces, ample space for additional parking, and entitlements for up to 70,000 SF of building expansion on the 5.06 acre parcel.
		PENDING	
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.
		PENDING	

1575 Calle Joaquin San Luis Obispo	5870 SF	\$1,750,000	SOLD
620 & 628 California San Luis Obispo		\$5,683,750	SOLD
4120 Horizon San Luis Obispo	8600 SF	\$1,650,000	SOLD
East Airport Lot San Luis Obispo	#24: 1.02 AC	\$1,400,000	SOLD
Higuera & Chorro Sts, Downtown SLO		\$13,500,000	SOLD
445Higuera & 1137Carmel, SLO	5100 SF 1900 SF	\$2,200,000	SOLD
1051 Farmhouse San Luis Obispo	1.01 AC	\$1,100,000	SOLD
East Airport Lot San Luis Obispo	#10: 0.96 AC	\$895,000	SOLD
East Airport Lot San Luis Obispo	#18: 1.32 AC	\$749,000	SOLD
FOR LEASE - RETAIL			
LOCATION	SIZE	PRICE	NOTES
1101 Monterey San Luis Obispo NEW	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.
Foothill Plaza San Luis Obispo NEW	#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	Foothill Plaza 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. Suite 773A end cap unit previously a salon. Suite 773B previously a bakery. Suite 775A previously an insurance office. Suite 775B previously a deli. Suite 777 restaurant space with a 700 SF patio. Suite 791 restaurant space.
3165 Broad San Luis Obispo NEW	#110: 1000 SF #122: 1600 SF	\$1.50/SF, NNN \$1.40/SF, NNN (37c/SF)	The Crossroads Center is a vibrant mixed-use center with offices, retail, residential, and restaurants. Suite 110 is located next to Nucci's Pizza, and can be used as office or retail.
3211 Broad San Luis Obispo	#105: 1300 SF	\$1.50/SF, Gross	The Crossroads Center is a unique mixed-use development with office, residence, retail, and restaurant spaces. Available December 2018.
900 Main Cambria NEW	2331 SF	\$1.45/SF, NNN	The former Cambria Library 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.
647 Higuera San Luis Obispo NEW	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.
857 Higuera San Luis Obispo NEW	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.
3165 Broad San Luis Obispo	#118: 1400 SF	\$1.40/SF, NNN	LEASED
691 Higuera San Luis Obispo	2775 SF	\$2.65/SF, NNN	LEASED
3218 El Camino Real Atascadero	2800 SF	\$1.30/SF, Gross	LEASED

FOR LEASE - OFFICE			
LOCATION	SIZE	PRICE	NOTES
1101 Monterey San Luis Obispo NEW	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.
3165 Broad San Luis Obispo NEW	#110: 1000 SF #122: 1600 SF	\$1.50/SF, NNN \$1.40/SF, NNN (37¢/SF)	The Crossroads Center is a vibrant mixed-use center with offices, retail, residential, and restaurants. Suite 110 is located next to Nucci's Pizza, and can be used as office or retail.
3211 Broad San Luis Obispo	#105: 1300 SF	\$1.50/SF, Gross	The Crossroads Center is a unique mixed-use development with office, residence, retail, and restaurant spaces. Available December 2018.
1105 Higuera San Luis Obispo NEW	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.
1103 Toro San Luis Obispo NEW	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.
760 Fiero San Luis Obispo NEW	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.
900 Main Cambria NEW	2331 SF	\$1.45/SF, NNN	The former Cambria Library 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.
3427 Miguelito San Luis Obispo NEW	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.
174 Suburban San Luis Obispo NEW	3141 SF	\$1.25/SF, NNN (\$0.36)	Two roll-up doors, high-ceiling warehouse, three private offices, close freeway access. Consisting of a 2020 SF warehouse and 1121 SF office.
3480 S. Higuera San Luis Obispo NEW	#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.
1411 Marsh San Luis Obispo NEW	#201: 936 SF #204: 780 SF	\$1.50/SF, NNN \$1.50/SF, NNN	The Marsh Street Pavilions is a multi-tenant, elevator served, office building with subterranean parking.
265 South San Luis Obispo NEW	#E: 5137 SF #H: 3000 SF	\$1.10/SF, NNN \$1.35/SF, NNN	Suite E 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. Suite H has three private offices, a kitchen area, a conference room, and ample open work space.
599 Higuera San Luis Obispo NEW	#H: 1281 SF	\$1.85/SF, NNN (est 41¢/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.
184 Casa 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.
3211 Broad San Luis Obispo	#117: 800 SF	\$1.75/SF, Gross	LEASED
1411 Marsh San Luis Obispo	#107: 936 SF	\$1.35/SF, NNN	LEASED
3000 Broad San Luis Obispo	#102: 1200 SF #211: 1360 SF	\$1.45/SF, NNN \$1.15/SF, NNN	LEASED

71 Zaca San Luis Obispo	#110: 1012 SF	\$1750/Month, Gross	LEASED
1411 Marsh San Luis Obispo	#203: 936 SF	\$1.50/SF, NNN	LEASED
1035 Peach San Luis Obispo	#201+202: 2690 SF	\$1.65/SF, NNN	LEASED
265 South San Luis Obispo	#A: 1690 SF	\$1.40/SF, NNN	LEASED
2240 Emily San Luis Obispo	#140: 1350 SF	\$1.95/SF, Gross	LEASED
3559 S. Higuera San Luis Obispo	2800 SF	\$1.60/SF	LEASED
FOR LEASE - MEDICAL OFFICE			
LOCATION	SIZE	PRICE	NOTES
184 Casa 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.
892 Aerovista San Luis Obispo	#210/240: 11,555 SF	*\$2.25/SF, NNN	LEASED
1035 Peach San Luis Obispo	#303: 2000 SF	\$2.25/SF, NNN	LEASED
FOR LEASE - INDUSTRIAL/WAREHOUSE			
LOCATION	SIZE	PRICE	NOTES
760 Fiero San Luis Obispo	NEW 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.
770 Capitolio San Luis Obispo	NEW 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.
174 Suburban San Luis Obispo	NEW 3141 SF	\$1.25/SF, NNN (\$0.36)	Two roll-up doors, high-ceiling warehouse, three private offices, close freeway access. Consisting of a 2020 SF warehouse and 1121 SF office.
265 South San Luis Obispo	NEW #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.
830 Ricardo San Luis Obispo	3400 SF	\$3600/Month, NNN	LEASED
1140 Kendall San Luis Obispo	3532 SF	\$1.15/SF, NNN	LEASED
4120 Horizon San Luis Obispo	#G: 1100 SF	\$1500/Month, Gross	LEASED
3474 Empresa San Luis Obispo	#110: 1790 SF	\$1.25/SF, NNN	LEASED