

FOR SALE			
LOCATION	SIZE	PRICE	NOTES
7555 San Luis Atascadero NEW	+/-6500 SF	\$1,095,000	A centrally located property with excellent US 101 exposure and great freeway access. The building is currently configured as office space with a small warehouse. An excellent opportunity for an owner-user or investor.
1326 Chorro San Luis Obispo NEW	3296 SF	\$1,995,000	A stunning mid-century freestanding office building in the heart of San Luis Obispo. Six private offices, two conference rooms, a reception area, a kitchenette, two restrooms, and a second floor patio. There are eight onsite parking spaces. The building is in immaculate condition.
179 Cross San Luis Obispo NEW	24,994 SF	\$5,950,000	A freestanding building, consisting of 17,573 SF of ground floor office & warehouse space (with six grade level roll-up doors) and 7,421 SF of second floor elevator-served office space. The building is in a very centralized location (zoned CS) with easy access to US 101. It is within a short walking distance of Trader Joes, Starbucks, Kennedy Fitness, the SLO Public Market, two breweries, and a winery. The building can be modified into numerous configurations consisting of various sized suites of office and/or warehouse space.
209 & 219 Bonetti San Luis Obispo ACTIVE UNDER CONTRACT	8,400 SF	\$2,226,000	Two +/-4,200 SF buildings: The front building consists of three units. Units A&B (2,416 SF) are leased until 03/31/27 at \$3,351/month with 2% annual increases. The remainder of the front building (Unit C) and the entire rear building (Units D&E) will be sold vacant.
4640 Broad San Luis Obispo	2.06 AC	\$2,700,000	SOLD
1531 Monterey San Luis Obispo	2929 SF	\$1,595,000	SOLD
1118 Palm San Luis Obispo	2068 SF	\$1,185,000	SOLD
1440 Higuera San Luis Obispo	1238 SF	\$950,000	SOLD
1551 Bishop San Luis Obispo	#320: 751 SF	\$350,000	SOLD
3490 Broad San Luis Obispo	16,375 SF	\$4,650,000	SOLD
8575 Morro Atascadero	6088 SF	\$1,032,000	SOLD
710 Fiero San Luis Obispo	#21: 1250 SF	\$375,000	SOLD
FOR LEASE - RETAIL			
LOCATION	SIZE	PRICE	NOTES
851 Higuera San Luis Obispo NEW	2565 SF	\$3.90/SF, Gross	Fully improved and equipped restaurant with sidewalk patio in the heart of Downtown San Luis Obispo. The dining area includes 59 seats (17 tables, 35 chairs and 13 bar stools). The kitchen is fully equipped with a 36" grill and hood, refrigerated food station and chef drawers, 4 burner Monahue stovetop, and convection ovens. Please call for a tour of this unique restaurant opportunity.
751 Higuera San Luis Obispo NEW	1750 SF	\$2.50/SF, Gross	This corner retail suite is located at Higuera and Garden Streets. The space was previously occupied by a jewelry store and has an open floor plan with a gated entry area.

Foothill Plaza San Luis Obispo	#787: 1736 SF #773: 1800 SF #765: 18,036 SF	\$3.25/SF, NNN \$2.95/SF, NNN \$1.85/SF, NNN	Foothill Plaza recently completed a renovation that will further position 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. Suite 765 Unique opportunity to capture an existing drug anchor location with 30+ years of strong sales.
NEW			
749 Higuera San Luis Obispo	FLR 1: 1975 SF FLR 2: 1000 SF	\$2.50/SF, Gross \$1.00/SF, Gross	This retail suite is located in the 700 block of Higuera Street, just south of Garden Street. The space was previously occupied by a bridal shop and has an open floor plan with a gated entry area.
NEW			
2224 Beebee San Luis Obispo	1800 SF	\$1.35/SF, Gross	Great natural light. Two story office with open space, one large office, and break area. Fiber served. Ample on-site parking.
1101 Monterey San Luis Obispo	3000-5815 SF	\$4.25/SF, NNN	LEASED
17 Chorro San Luis Obispo	#A: 771 SF	\$3.95/SF, Gross*	LEASED
1115 Broad San Luis Obispo	1457 SF	\$2.50/SF, NNN	LEASED
647 Higuera San Luis Obispo	7850 SF	\$1.50/SF, NNN	LEASED
Foothill Plaza San Luis Obispo	#773: 1050 SF	\$3.50/SF, NNN	LEASED
81 Higuera San Luis Obispo	#150: 1468 SF	\$1.85/SF Gross+Utilities	LEASED
857 Higuera San Luis Obispo	2330 SF	\$4.45/SF, Modified Gross	LEASED
750 Higuera San Luis Obispo	2104 SF	\$3.50/SF, NNN	LEASED
FOR LEASE - OFFICE			
LOCATION	SIZE	PRICE	NOTES
733 Marsh San Luis Obispo	#200: 3100 SF	\$2.20/SF, NNN	A centrally located, elevator served, office suite with several private offices.
NEW			
1035 Peach San Luis Obispo	#204: 1185 SF	\$2.50/SF, NNN	This suite has four private rooms, a kitchenette, reception area and waiting area. It is located on the second floor of the building with access to outdoor dining/sitting areas on the third floor with sweeping views of the Morros.
NEW			
760 Fiero San Luis Obispo	3,600-38,000 SF	\$1.75/SF, NNN with a \$50.00/SF TI Allowance	A brand new flex building with excellent parking.
NEW			
179 Cross San Luis Obispo	9,000-24,994 SF	\$1.20-\$1.30/SF, NNN (38c)	A freestanding building, consisting of 17,573 SF of ground floor office & warehouse space (with six grade level roll-up doors) and 7,421 SF of second floor elevator-served office space. CS Zone: Office - Warehouse - Industrial - R&D
NEW			
408 Higuera San Luis Obispo	#200: 2400 SF	\$2.25/SF, NNN (55c)	A second floor suite with five private offices, an open work area and a kitchenette.
689 Tank Farm San Luis Obispo	#210: 3123 SF	\$1.65/SF, NNN	Class "A" office space located at the corner of Broad Street and Tank Farm Road. This professional office offers ample on-site parking.
1413 Monterey San Luis Obispo	6000 SF	\$1.60/SF, Gross	A well-located office suite in the heart of the upper Monterey business district with 13 on-site parking spaces.
NEW			
Pacific Coast Center: 75 Higuera San Luis Obispo	#100: 2240 SF	\$1.75/SF, Gross	The Pacific Coast Center is centrally located commercial center at the intersection of Madonna Rd & S. Higuera St. A two story office suite consisting of two private offices, a conference room, and open space.
NEW			

615 Clarion San Luis Obispo	2350 SF	\$1.15/SF, NNN (45¢)	The space includes an immaculate office space which is accessible from the building's expansive lobby and includes a private office, conference room, reception area, and restroom.
2224 Beebee San Luis Obispo	1800 SF	\$1.35/SF, Gross	Great natural light. Two story office with open space, one large office, and break area. Fiber served. Ample on-site parking.
599 Higuera San Luis Obispo	#FG: 2020 SF	\$1.85/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 suite is available in its current turn-key condition including private offices and kitchenette. NNN (est \$0.41/SF)
1146 Farmhouse San Luis Obispo	Up to 50,000 SF	TBD	Located across from the SLO airport. A build-to-suit opportunity. Owner is flexible with size and design and the project is entitled. Many permitted uses. There is an existing building on the site which has been leased. Owner has entitlements to construct up to an additional 50,000 SF of office and/or warehouse on the parcel.
3442 Empresa San Luis Obispo	#C: 940 SF	\$1.30/SF, NNN (45¢)	LEASED
586 Higuera San Luis Obispo	#200: 2,500 SF	\$1.98/SF, Gross + Utilities	LEASED
3426 Empresa San Luis Obispo	#100: 3861 SF	\$1.45/SF, NNN (40¢)	LEASED
3825 S. Higuera San Luis Obispo	O: 24,958 SF W: 20,000 SF	\$1.95/SF, NNN \$1.05/SF, NNN	LEASED
1411 Marsh San Luis Obispo	#109: 936 SF	\$1.65/SF, NNN (59¢)	LEASED
81 Higuera San Luis Obispo	#260: 11,687 SF	\$1.75/SF, Gross + Utilities	LEASED
1120 Marsh San Luis Obispo	1976 SF	\$2.20/SF, Gross + Utilities	LEASED
444 Higuera San Luis Obispo	#300: 1234 SF #301: 3315 SF	\$1.85/SF, NNN	LEASED
51 Zaca San Luis Obispo	#140: 1300 SF	\$1.75/SF, Gross	LEASED
3426 Empresa San Luis Obispo	#110: 1750 SF	\$1.35/SF, NNN (40¢)	LEASED
265 South San Luis Obispo	#F: 1552 SF	\$1.35/SF, NNN	LEASED
1131 Monterey San Luis Obispo	5200 SF	\$2.75/SF, NNN	LEASED
4750 Allene San Luis Obispo	3832 SF	\$2.20/SF, Gross +Utilities	LEASED
1101 Monterey San Luis Obispo	22,000 SF	\$3.25-\$4.25/SF, NNN	LEASED
75 Higuera San Luis Obispo	#220: 2180 SF	\$1.60/SF Gross+Utilities	LEASED
3440 S. Higuera San Luis Obispo	#100: 1829 SF	\$1.75/SF, Gross	LEASED
FOR LEASE - MEDICAL OFFICE			
LOCATION	SIZE	PRICE	NOTES
1035 Peach San Luis Obispo NEW	#204: 1185 SF #301: 2219 SF	\$2.50/SF, NNN \$2.50/SF, NNN (71¢)	Suite 204 has four private rooms, a kitchenette, reception area and waiting area. It is located on the second floor of the building with access to outdoor dining/sitting areas on the third floor with sweeping views of the Morros. Suite 301 is a recently remodeled 3rd floor, elevator served, medical suite located near Downtown SLO with easy access to Highway 101. The suite has 8 exam rooms, 2 doctor offices, a large reception/waiting area (with views of Cerro San Luis Mountain), a large nurses' station, kitchenette, and 2 ADA restrooms. 11 reserved parking spaces.

1223 Higuera San Luis Obispo	#203: 1010 SF	\$2.50/SF, NNN	A recently renovated second floor medical/dental office located on Higuera Street, just north of downtown. The space has four exam rooms, a private office, and is available for immediate occupancy. The suite has 1 reserved and 2 unreserved parking spaces.
NEW			
620 California San Luis Obispo	#P1: 788 SF	\$2.50/SF, NNN	Recently improved medical offices in the California Medical Center. Renovations include significant upgrades to the project including exterior paint, roofs, landscaping, lighting, directory and monument signage, ADA upgrades, adding some parking, etc. Construction will be completed in March/April.
1223 Higuera San Luis Obispo	#101: 1647 SF	\$2.15/SF, NNN	LEASED
689 Tank Farm San Luis Obispo	#220: 6133 SF	\$1.65/SF, NNN	LEASED
FOR LEASE - INDUSTRIAL/WAREHOUSE			
LOCATION	SIZE	PRICE	NOTES
760 Fiero San Luis Obispo	3,600-38,000 SF	\$1.50/SF, NNN	A brand new flex industrial building with office space and excellent parking. Available Summer 2022.
NEW			
179 Cross San Luis Obispo	9,000-24,994 SF	\$1.20-\$1.30/SF, NNN (38¢)	A freestanding building, consisting of 17,573 SF of ground floor office & warehouse space (with six grade level roll-up doors) and 7,421 SF of second floor elevator-served office space. CS Zone: Office - Warehouse - Industrial - R&D
NEW			
1146 Farmhouse San Luis Obispo	Up to 50,000 SF	TBD	Located across from the SLO airport. A build-to-suit opportunity. Owner is flexible with size and design and the project is entitled. Many permitted uses. There is an existing building on the site which has been leased. Owner has entitlements to construct up to an additional 50,000 SF of office and/or warehouse on the parcel.
615 Clarion San Luis Obispo	3570 SF	\$1.15/SF, NNN (45¢)	LEASED
846 Ricardo San Luis Obispo	3335 SF	\$4000/Month, NNN	LEASED
GROUND LEASE OR BUILD TO SUIT			
LOCATION	SIZE	PRICE	NOTES
1146 Farmhouse San Luis Obispo	Up to 50,000 SF	TBD	Located across from the SLO airport. Owner is flexible with size & design, and the project is entitled. Many permitted uses. There is an existing building on the site which has been leased. Owner has entitlements to construct up to an additional 50,000 SF of office and/or warehouse on the parcel.