

| FOR SALE | | | |
|--|---|---|---|
| LOCATION | SIZE | PRICE | NOTES |
| 1100 Farmhouse San Luis Obispo | +/-42,690 | \$895,000 | Defined as parcel 2 of vesting tentative parcel map 21-0010. Parcel 1 with Broad Street frontage will be developed as a Conserv Fuel station and convenience store. Zoned CS (Commercial Service) |
| 3592 Broad San Luis Obispo | #106: 656 SF | \$425,000 | A well-maintained end unit in Broad Street Village with wonderful natural light and a rear patio overlooking the creek. Large main office/showroom and a rear private office. Rear office has a private entry and a wet bar. Currently used as a wine tasting facility. The suite will be vacated prior to closing. Fixtures negotiable. --- Also available For Lease |
| 1575 Calle Joaquin San Luis Obispo NEW | 5,940 SF | \$2,375,000 | FREEWAY FRONTAGE!!! An excellent opportunity to own or lease a fully equipped restaurant on one of the most freeway visible locations in San Luis Obispo. This property underwent an extensive remodel in 2019 and is in very good condition. |
| 1551 Bishop San Luis Obispo NEW | Building A #110: 3,209 SF #130: 3,135 SF #150: 3,065 SF Total: 9,409 SF | \$3,950,000 | A freestanding medical office building consisting of three suites. The property can function as a leased investment or a portion can be owner occupied. |
| 805 Aerovista San Luis Obispo | #109: 1,870 SF | \$795,000 | SOLD |
| 1106-1120 Walnut San Luis Obispo | 10,983 SF | \$4,064,000 | SOLD |
| 7555 San Luis Ave Atascadero | +/-6,500 SF | \$900,000 | SOLD |
| 1305 Marsh San Luis Obispo | 2,641 SF | \$1,400,000 | SOLD |
| FOR LEASE - RETAIL | | | |
| LOCATION | SIZE | PRICE | NOTES |
| Foothill Plaza San Luis Obispo | #765: 6,000-18,036 SF (Landlord will demise the space) | \$1.85/SF, NNN | Foothill Plaza completed a renovation 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. A unique opportunity to capture an existing drug anchor location with 30+ years of strong sales. |
| 1005 Monterey San Luis Obispo NEW | 2,541 SF | \$3.50/SF, NNN + percentage rate (7.5%) | A fully remodeled, turn-key restaurant in the heart of Downtown San Luis Obispo. Previously occupied by Mo's BBQ. |
| 1115 Broad San Luis Obispo NEW | 1,457 SF | \$2.50/SF, NNN | Excellent Downtown San Luis Obispo location across from the new Hotel Cerro. |
| 3592 Broad San Luis Obispo | #106: 656 SF | \$1,750/Month, Gross | A well-maintained end unit in Broad Street Village with wonderful natural light and a rear patio overlooking the creek. Large main office/showroom and a rear private office. Rear office has a private entry and a wet bar. Currently used as a wine tasting facility. The suite will be vacated prior to closing. Fixtures negotiable. --- Also available For Sale |

| 851 Higuera San Luis Obispo | 2,565 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. |
|--|------------------------------------|--------------------------------------|---|
| 1575 Calle Joaquin San Luis Obispo NEW | 5,940 SF | \$2.15/SF, NNN | FREEWAY FRONTAGE!!! An excellent opportunity to own or lease a fully equipped restaurant on one of the most freeway visible locations in San Luis Obispo. This property underwent an extensive remodel in 2019 and is in very good condition. |
| 848 Higuera San Luis Obispo NEW | 1,150 SF | \$3.50/SF, NNN (49¢) | Ground floor retail space in the Tower Building, located in the heart of Downtown San Luis Obispo, on the corner of Higuera & Chorro Streets. The suite was previously occupied by Rocky Mountain Chocolate. Due to its location and size, this could be one of the best retail suites in San Luis Obispo. |
| Foothill Plaza San Luis Obispo | #773: 1,800 SF | \$2.95/SF, NNN | LEASED |
| 749 Higuera San Luis Obispo | FLR 1: 1,975 SF FLR 2: 1,000 SF | \$2.50/SF, Gross \$1.00/SF, Gross | LEASED |
| FOR LEASE - OFFICE | | | |
| LOCATION | SIZE | PRICE | NOTES |
| 599 Higuera San Luis Obispo NEW | #A: 1,487 SF | \$2.85/SF, NNN (50¢) | Downtown office space with incredible corner visibility. The office is located on the corner of Higuera and Nipomo Streets with line-of-sight visibility to the oneway traffic on Higuera Street. The suite has five private offices, a reception area, open work area and kitchenette. There are two designated on-site parking spaces. |
| 3000 Broad San Luis Obispo NEW | #217: 1,433 SF | \$1.55/SF, NNN (35¢) | A second floor suite with excellent parking. Space has three private offices, open space, and kitchen area. Owner will provide new paint, carpet, and other necessary cosmetic improvements. |
| 3050 Broad San Luis Obispo | #101: 8,616 SF | \$1.30/SF, NNN (37¢) | Contains approximately 4,000 SF of office space, a 4,616 SF warehouse and shop area and a 1,200 SF bonus storage mezzanine. |
| 1135 Santa Rosa San Luis Obispo | #210: 1,992 SF | \$2.95/SF, NNN (90¢) | A second floor office located in one of the premier office buildings in downtown SLO. The building is prominently located on the corner of Santa Rosa & Marsh Streets and has three onsite parking spaces. The suite has three private offices, a conference room, a large open work area, and a kitchenette. The finishes are first class and are detailed in an attached list of building and office suite amenities. |
| 71 Zaca San Luis Obispo NEW | #100: 2,355 SF | \$1.90/SF, Gross | An efficient layout with six private offices, a conference room, a break room with kitchenette, and a large 600 SF multipurpose room with double doors. Good on-site parking. Central location. |
| 3701 S. Higuera San Luis Obispo NEW | #100: 2,600 SF | \$1.75/SF, NNN (65¢) | Professional office space in the Granada Building. The ground floor end suite has a hardwood floor reception area, conference room, two large private restrooms, a large open work area, five private offices, an IT room, storage room, kitchen and seven parking spaces. |
| 2224 Beebee San Luis Obispo | 1,800 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. |
| 3426 Empresa San Luis Obispo NEW | #100: 3,861 SF | \$1.45/SF, NNN (45¢) | The office has a slate entry area, 10 private offices, conference room, kitchen, work areas, and IT room. The building is conveniently located near the Prado Road on/off ramps. |
| 3426 Empresa San Luis Obispo NEW | #120: 1,750 SF | \$1.45/SF, NNN (45¢) | The office has a ceramic tile entry area, a kitchen, two private offices on the ground floor, and a large open work area located on second floor. Near the Prado Road on/off ramps. |

| | | | |
|---|----------------------------------|--------------------------------------|--|
| 3592 Broad San Luis Obispo | #106: 656 SF | \$1,750/Month, Gross | A well-maintained end unit in Broad Street Village with wonderful natural light and a rear patio overlooking the creek. Large main office/showroom and a rear private office. Rear office has a private entry and a wet bar. Currently used as a wine tasting facility. The suite will be vacated prior to closing. Fixtures negotiable. --- Also available For Sale |
| 762 Higuera San Luis Obispo NEW | 1,212 SF 1,556 SF 2,768 SF | \$2.50/SF, Gross | Amazing downtown second floor office and overlooking the intersection of Higuera and Garden. Brick walls, operable casement windows, marble countertops in kitchen and bathroom, and a gorgeous sun-filled atrium. One unit is live-work and can be combined with the adjacent office. Tenant pays separately metered utilities. |
| 1035 Peach San Luis Obispo NEW | #203: 1,280 SF #302: 1,166 SF | \$1.65/SF \$1.65/SF, NNN (76¢) | Suite 203 has multiple individual offices with a kitchenette, reception area, and four (4) parking spaces. Please call to make arrangements to view the suite. Suite 302 is a third floor, elevator served, suite with a great floor plan. The building is located near downtown and the County & City Government Centers and has ample onsite parking. The suite has terrific views of Cerro San Luis Mountain and has been improved to accommodate most professional uses. |
| 1319 Marsh San Luis Obispo NEW | 3,595 SF | \$2.75/SF, Gross | A newly remodeled suite consisting of two restrooms, a kitchenette, abundant natural light, seven glass offices, a conference room, an open work area, a reception area, and plentiful on-site parking. |
| 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. |
| 1103 Toro San Luis Obispo | 2,448 SF | \$2.65/SF, Gross | LEASED |
| 265 South San Luis Obispo | #B: 1,530 SF | \$1.60/SF, NNN (35¢) | LEASED |
| 3599 Sueldo San Luis Obispo | #100: 1,574 SF | \$1.55/SF, NNN (40¢) | LEASED |
| 1150 Osos San Luis Obispo | #205: 302 SF | \$1,090/Month, Gross | LEASED |
| 1140 Kendall San Luis Obispo | #C: 8,194 SF | \$2.15/SF, Gross | LEASED |
| 1135 Santa Rosa San Luis Obispo | #100: 3,411 SF | \$3.20/SF, NNN (90¢) | LEASED |
| 1319 Marsh San Luis Obispo | #100: 3,085 SF | \$2.75/SF, Gross | LEASED |
| 75 Higuera San Luis Obispo | #200: 914 SF | \$1.75/SF, Gross | LEASED |
| 1411 Marsh San Luis Obispo | #107: 936 SF | \$1.65/SF, NNN (\$550) | LEASED |
| 75 Higuera San Luis Obispo | #100: 1,326 SF | \$1.75/SF, Gross | LEASED |
| 733 Marsh San Luis Obispo | #200: 3,100 SF | \$2.20/SF, NNN | LEASED |
| 1411 Marsh San Luis Obispo | #206: 936 SF | \$1.65/SF, NNN (\$550) | LEASED |
| FOR LEASE - MEDICAL OFFICE | | | |
| LOCATION | SIZE | PRICE | NOTES |
| 1223 Higuera San Luis Obispo | #203: 1,010 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. |

| 1551 Bishop San Luis Obispo | #150: 3,065 SF | \$2.50/SF, NNN | A well-appointed medical office suite previously occupied by a psychiatrist. There are several rooms that can be modified into exam rooms with sinks if necessary. |
|--|-----------------|-------------------------|---|
| NEW | | | |
| 1551 Bishop San Luis Obispo | #230: 3,018 SF | \$2.65/SF, NNN | LEASED |
| 628 California San Luis Obispo | #E: 1,412 SF | \$2.25/SF, NNN (65¢) | LEASED |
| 1035 Peach San Luis Obispo | #301: 2,219 SF | \$2.50/SF, NNN (86¢) | LEASED |
| FOR LEASE - INDUSTRIAL/WAREHOUSE | | | |
| LOCATION | SIZE | PRICE | NOTES |
| 3050 Broad San Luis Obispo | #101: 8,616 SF | \$1.30/SF, NNN (37¢) | Contains approximately 4,000 SF of office space, a 4,616 SF warehouse and shop area and a 1,200 SF bonus storage mezzanine. |
| 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. |
| 3000 Broad San Luis Obispo | #101: 1,100 SF | \$1.70/SF, NNN (35¢) | LEASED |
| 3474 Empresa San Luis Obispo | #110: 1,793 SF | \$1.75/SF, NNN | LEASED |
| 3474 Empresa San Luis Obispo | 6,113 SF | \$1.45/SF, NNN | LEASED |
| 760 Fiero San Luis Obispo | 2,121 SF | \$1.95/SF, NNN | LEASED |
| 219 Bonetti San Luis Obispo | #E: 2,100 SF | \$1.50/SF, NNN (30¢) | 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. |