

FOR SALE			
LOCATION	SIZE	PRICE	NOTES
100 Casa San Luis Obispo	#B: 2,741 SF	\$1,475,000	LEASED INVESTMENT! A freestanding medical office building leased until November 30, 2029. Located adjacent to Sierra Vista hospital. Excellent on-site parking.
ACTIVE Under Contract			
1400 Madonna San Luis Obispo	7,614 SF	\$2,950,000	SOLD
862 Meinecke San Luis Obispo	#202: 1,701 SF	\$690,000	SOLD
695 Clarion San Luis Obispo	6,507 SF	\$2,595,000	SOLD
862 Meinecke San Luis Obispo	#200: 2,699 SF	\$1,150,000	SOLD
1551 Bishop San Luis Obispo	Building B #240: 2,400 SF	\$1,250,000	SOLD
1575 Calle Joaquin San Luis Obispo	5,940 SF	\$2,375,000	SOLD
1100 Farmhouse San Luis Obispo	+/-42,690	\$895,000	SOLD
FOR LEASE - RETAIL			
LOCATION	SIZE	PRICE	NOTES
3480 S. Higuera San Luis Obispo	#100: 2,017 SF	\$1.95/SF, Gross	This very nice, turn-key retail or office space has 1,333 square feet of ground floor space and a 684 square foot second floor.
NEW			
3000 Broad San Luis Obispo	#104: 2,363 SF	\$1.70/SF, NNN	Ground floor unit with excellent parking. Next door to Staples.
NEW			
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.
3230 Broad San Luis Obispo	#110: 2,010 SF	\$2.25/SF, NNN (55¢)	A well-located retail space in a vibrant commercial center at the corner of Broad and Orcutt.
NEW			
3240 Broad San Luis Obispo	#120: 700 SF	\$2.75/SF, NNN (55¢)	An end cap unit with excellent exposure in a vibrant commercial complex.
NEW			
3592 Broad San Luis Obispo	#106: 656 SF	\$1,750/Month, Gross	LEASED
1115 Broad San Luis Obispo	1,457 SF	\$2.50/SF, NNN	LEASED
851 Higuera San Luis Obispo	2,565 SF	\$3.90/SF, Gross	LEASED
3220 Broad San Luis Obispo	#110: 1,350 SF	\$2.40/SF, NNN (55¢)	LEASED
848 Higuera San Luis Obispo	1,150 SF	\$3.50/SF, NNN (49¢)	LEASED

1005 Monterey San Luis Obispo	2,541 SF	\$3.50/SF, NNN + %rate	LEASED
FOR LEASE - OFFICE			
LOCATION	SIZE	PRICE	NOTES
265 South San Luis Obispo NEW	#A: 1,690 SF	\$1.98/SF, Modified Gross	Three private offices, a large conference room, a break area, an open work area, and two restrooms.
3480 S. Higuera San Luis Obispo NEW	#100: 2,017 SF	\$1.95/SF, Gross	This very nice, turn-key retail or office space has 1,333 square feet of ground floor space and a 684 square foot second floor.
1150 Osos San Luis Obispo NEW	#205: 302 SF	\$1,200/Month, Gross	Located in the heart of Downtown San Luis Obispo, this suite has one private office, a reception area, and one reserved parking space.
860 Walnut San Luis Obispo NEW	#B: 1,100 SF	\$2,595/Month, Gross	Exceptional location three blocks from the Downtown core with excellent freeway access and on-site parking. This second floor suite has vaulted ceilings, skylights, two private offices, a private restroom, a kitchenette, and a large open work area.. Available June 1, 2025.
1411 Marsh San Luis Obispo NEW	#101: 936 SF	\$1.75/SF, NNN (67¢)	The Marsh Street Pavilions is a multi-tenant, elevator served, office building with subterranean parking. The available suite is a recently renovated, freestanding space that fronts Marsh Street, and comes with two reserved parking spots.
846 Higuera San Luis Obispo NEW	#1: 220 SF #5/6: 560 SF #7: 320 SF #12/13: 420 SF	\$550/Month, \$1,650/Month, \$950/Month, \$950/Month, Gross	SMALL OFFICE SPACE AVAILABLE!!! Private second floor offices available in a landmark building, located in Downtown San Luis Obispo.
71 Zaca San Luis Obispo NEW	#140: 1,350 SF	\$1.95/SF, Gross	Three private offices, a kitchenette, two workstations, a restroom, and a large storage closet. Ample on-site parking.
3000 Broad San Luis Obispo NEW	#209: 1,490 SF #217: 1,698 SF	\$1.45/SF, NNN	Suite 209 is a second floor unit with excellent parking. Suite 217 is a second floor unit with excellent parking. Space has three private offices, open space, and kitchen area. The space is in very good condition with brand new paint and carpet.
3050 Broad San Luis Obispo	#101: 8,616 SF	\$1.30/SF, NNN	Contains approximately 4,000 SF of office space, a 4,616 SF warehouse and shop area and a 1,200 SF bonus storage mezzanine.
408 Higuera San Luis Obispo NEW	3,025 SF	\$2.15/SF, NNN (55¢)	A ground floor office suite amongst redwood trees with five private offices, a large kitchenette, and an open work area. There are three private decks that overlook San Luis Creek.
406 Higuera San Luis Obispo NEW	4,453 SF	\$2.15/SF, NNN (55¢)	Located in the Promontory at Higuera and Marsh. 11 private offices, conference room, reception, break room, file room, deck, operable windows, lots of natural light. This is a fantastic move-in condition office suite with ample parking in a stellar location.
599 Higuera San Luis Obispo NEW	#H: 1,281 SF	\$1.65/SF, NNN (50¢)	The building is located in the heart of Downtown San Luis Obispo, on the corner of Higuera & Nipomo Streets. The building's CA Mission design and on-site parking (suite H comes with one parking space) make it a unique offering in San Luis Obispo. The suites are available in their current turn-key condition including private offices and kitchenette.
762 Higuera San Luis Obispo	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. Units can be combined with the adjacent offices. Tenant pays separately metered utilities.

3701 S. Higuera San Luis Obispo	#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.
3426 Empresa San Luis Obispo	#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.
3240 Broad San Luis Obispo	#120: 700 SF	\$2.75/SF, NNN (55¢)	An end cap unit with excellent exposure in a vibrant commercial complex.
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.
846 Higuera San Luis Obispo	#10: 280 SF	\$600/Month, Gross	LEASED
355 Pacific San Luis Obispo	2,390 SF	\$2.15/SF, NNN (35¢)	LEASED
71 Zaca San Luis Obispo	#120: 2,355 SF	\$1.90/SF, Gross	LEASED
599 Higuera San Luis Obispo	#A: 1,487 SF	\$2.85/SF, NNN (50¢)	LEASED
1085 Higuera San Luis Obispo	#120: 1,197 SF	\$3.95/SF, Gross	LEASED
570 Marsh San Luis Obispo	1,028 SF	\$2.95/SF, Gross	LEASED
1135 Santa Rosa San Luis Obispo	#210: 1,992 SF	\$2.95/SF, NNN (90¢)	LEASED
3426 Empresa San Luis Obispo	#120: 1,750 SF	\$1.45/SF, NNN (45¢)	LEASED
1319 Marsh San Luis Obispo	#200 3,595 SF	\$2.75/SF, Gross	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	#110: 3,209 SF	\$2.75/SF, NNN	A well-appointed medical office suite in turnkey condition. The complex has plentiful parking for medical uses.
NEW			
1551 Bishop San Luis Obispo	#150: 3,065 SF	\$2.50/SF, NNN	LEASED
FOR LEASE - INDUSTRIAL/WAREHOUSE			
LOCATION	SIZE	PRICE	NOTES
830 Ricardo San Luis Obispo	3,500 SF	\$4,600/Month, net	Clean building with offices, high ceilings, overhead door, excellent power, and parking. Office area has reception area and three private offices. 3,500 Square Feet (2,900 SF ground floor + 600 SF mezzanine)
NEW			
3050 Broad San Luis Obispo	#101: 8,616 SF	\$1.30/SF, NNN	Contains approximately 4,000 SF of office space, a 4,616 SF warehouse and shop area and a 1,200 SF bonus storage mezzanine.

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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.