



Colliers

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For Sale

Sale Price:

\$700,000

Contact us:

**Preston Thomas, SIOR**

Senior VP | Principal

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Colliers | San Luis Obispo  
1301 Chorro Street  
San Luis Obispo, CA 93401  
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## 280 Pismo Street San Luis Obispo, CA

Commercial Building Shell with Expansion Approvals  
Office | Retail | Restaurant

Size	± 1,400 SF + 770 SF Expansion Approvals
Price	\$700,000
Parcel	a portion of 002-505-006
Zoning	CS (Commercial Service)
Parking	10 Spaces - shared parking and common areas

### Property Summary

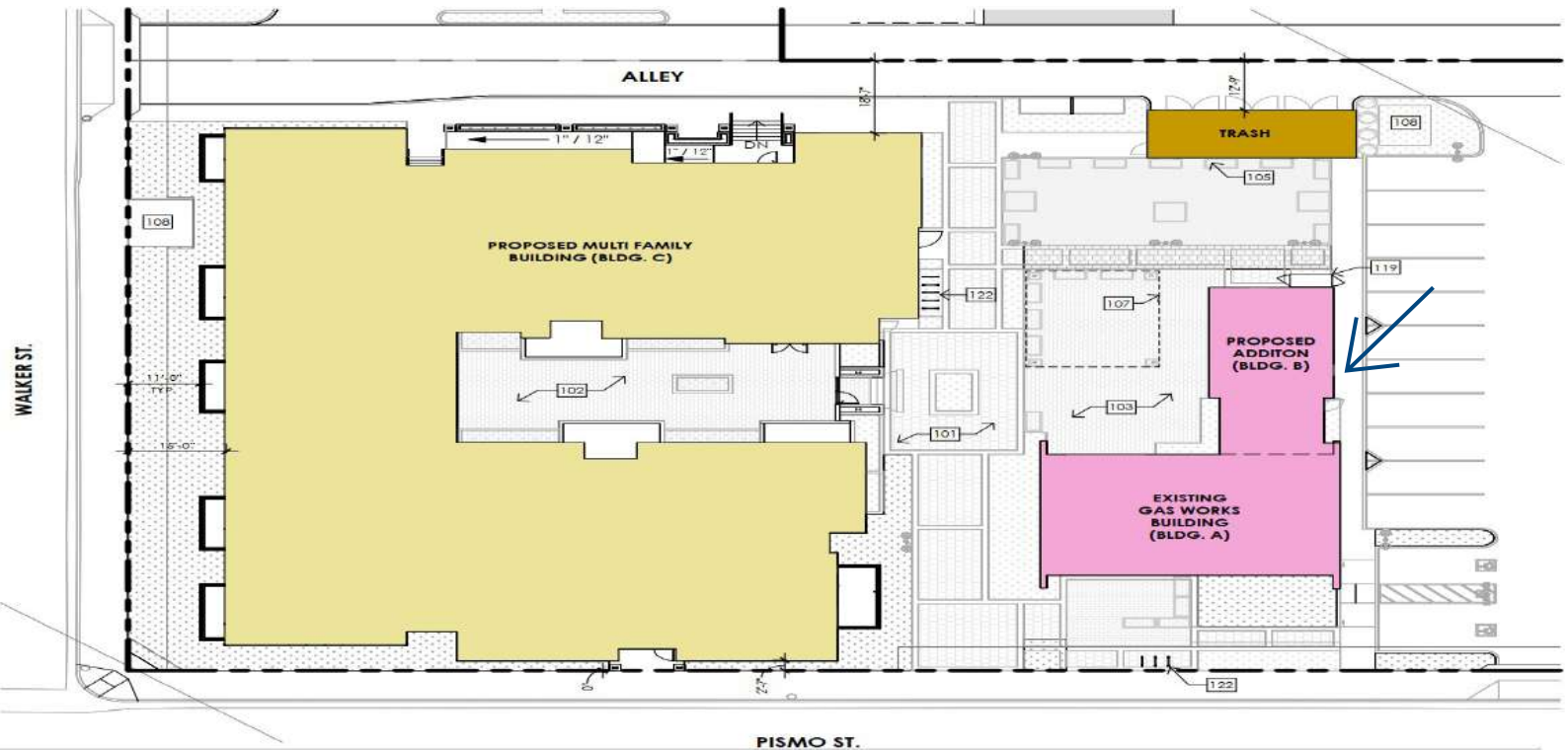
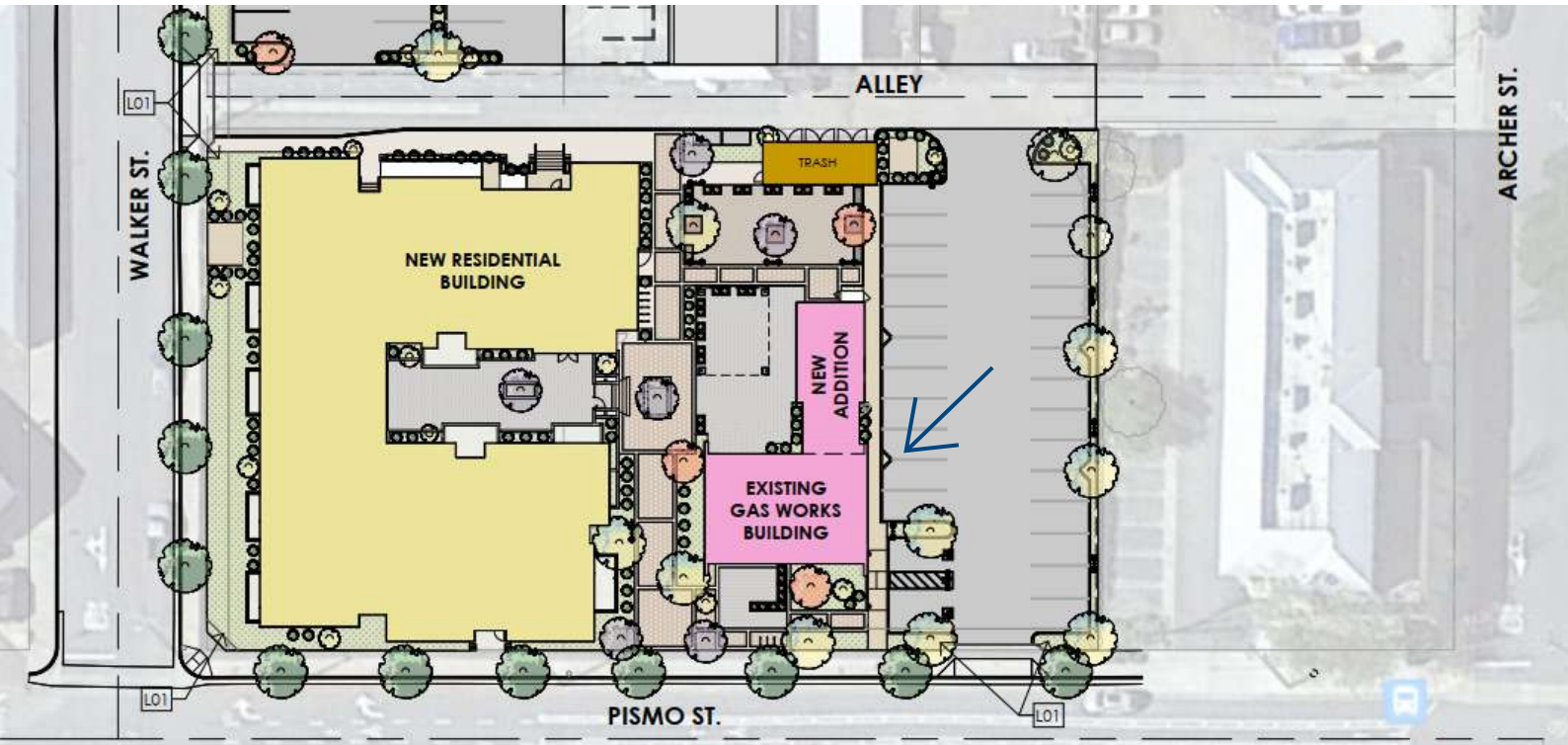
1,400 sq ft commercial stone building, originally built as the city's historic Gas Works facility over a century ago. Located in southern Downtown SLO, this iconic structure exudes timeless charm, character, and authenticity with its stone construction and industrial vernacular style. Fully retrofitted the building is now poised for its exciting next chapter as a centerpiece of the Gas Works Mixed-Use Project. City approved plans are in hand for a 770 sq ft addition with patio expanding the footprint to approximately 2,170 sq ft while honoring its historic integrity. Zoned Commercial Service, this versatile property offers flexibility with a wide array of permitted uses, including:

- › Professional Office
- › Restaurants and Cafes
- › Retail Shops
- › And many other commercial/service-oriented businesses

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# Site Plan

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# Renderings

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# Photo Gallery

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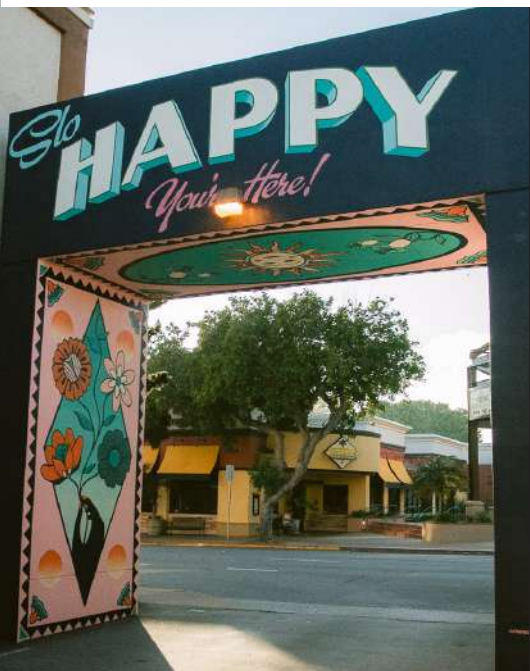
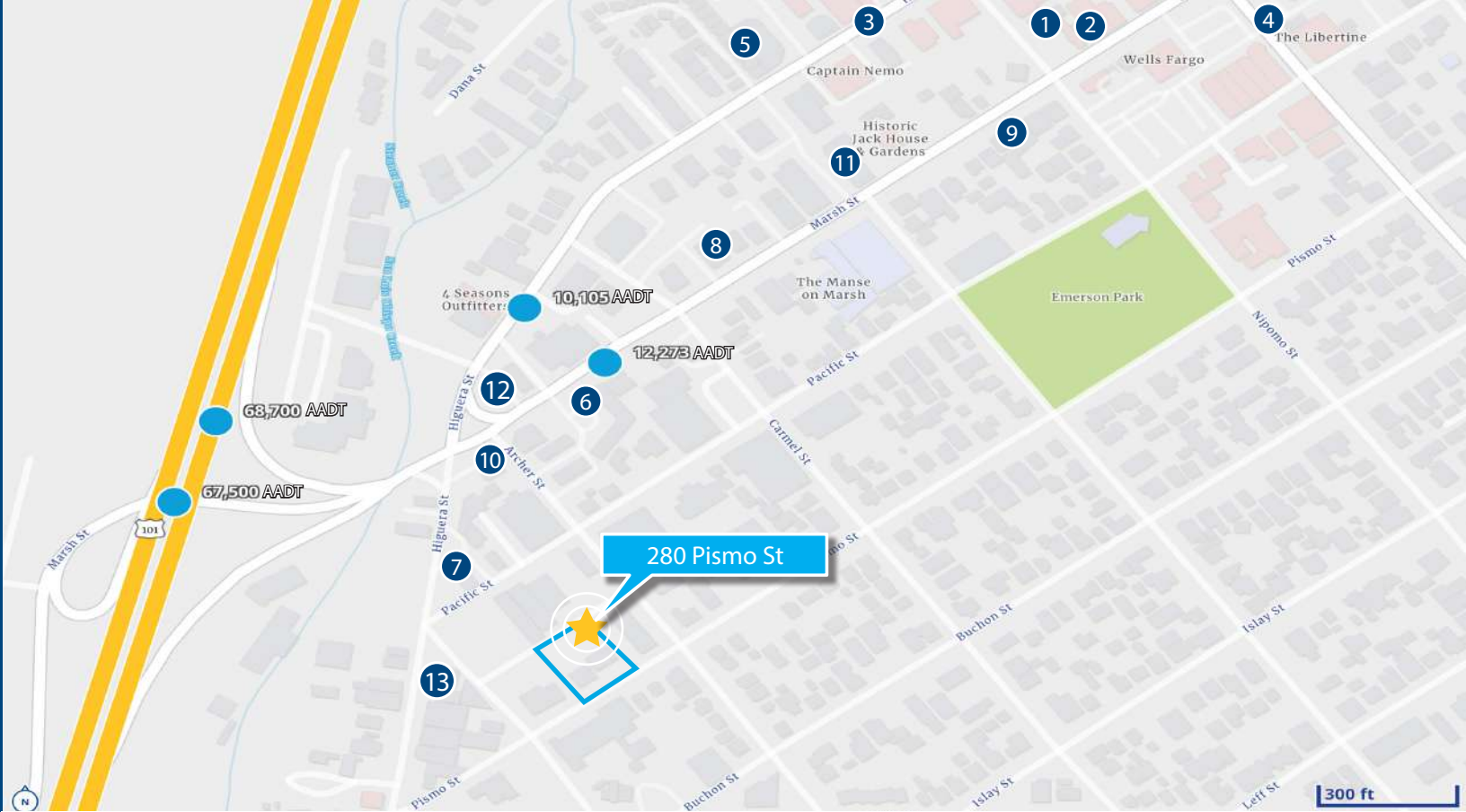


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“DOWNTOWN SLO”

- ① Mama’s Meatball
- ② Mistura Restaurant
- ③ SLO Children’s Museum
- ④ CVS
- ⑤ Downtown Terrace Apts.
- ⑥ Avenue Inn Downtown SLO
- ⑦ Ben Franklin’s Sandwiches
- ⑧ Nate’s on Marsh
- ⑨ Puzzle Effect
- ⑩ House of Bread
- ⑪ Bank of Sierra
- ⑫ Chevron
- ⑬ Joebella Coffee

