

# CURRENT LISTINGS

## July

# ROSSETTI

## COMPANY

COMMERCIAL REAL ESTATE

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### For Lease - Retail



799 Higuera Street  
San Luis Obispo  
**NEW!**

1,800  
square  
feet

\$3.95/SF Gross

Ideal retail space on San Luis Obispo's "Main Street". Space includes a large basement in addition to ground floor space. Neighboring tenants include: Bath and Body Works, Habit Burger Grill, Doc Burnstein's Ice Cream, Athleta, Apple Store, Victoria's Secret and many others. Home to San Luis Obispo's world famous Farmer's Market!



1351 Monterey Street  
San Luis Obispo  
**NEW!**

2,195  
square  
feet

\$1.50/SF NNN

Close to Downtown, Cal Poly and Hotel Row. Attract locals, tourists and students alike. Well maintained shopping center at reasonable rent. On-site parking and good street parking with no meters.



Irish Hills Plaza  
1501 Froom Ranch Way  
San Luis Obispo  
**NEW!**

2,744  
square  
feet

\$4.00/SF NNN  
(~\$0.50)

This space is well located at the main entrance into Irish Hill Plaza currently occupied by Pacific Premier Bank. Join Costco, Home Depot and Whole Foods in this very busy Center.



803 Orcutt Road  
Suites B and C  
San Luis Obispo

775-1,561  
square  
feet

\$2.50/SF  
Modified  
Gross

New office/retail suites. To be delivered in vanilla shell form. In a convenient location just off Broad Street, on a high traffic corridor. Perfect for a small office user, or showroom. Tenant improvements negotiable. Wide array of uses allowed including office, retail, salon and personal services to name a few.



863 Marsh Street  
San Luis Obispo

3,503 SF  
ground  
floor +  
1,200 SF  
mezzanine

\$10,500.00/  
Month Gross

End cap space between Chorro and Morro Streets. Backs up to Marsh Street parking garage. Neighboring tenants include Barnes and Noble, Jamba Juice, Shoe Palace, Eureka Burger, Chase Bank, Fed Ex Office, Starbucks, US Post Office and many more.



995 East Grand Avenue  
Arroyo Grande

2,280  
square  
feet

\$1.75/SF Gross

Ideal retail space on Arroyo Grande's "Main Street" just west of Halcyon Road. Space includes a 2,280 square foot ground floor space. Currently in shell condition with abundant parking on the street as well as alongside the building and a large rear parking lot.



3271 S. Higuera Street  
Suite 101 or 103  
San Luis Obispo

2,353 -  
2,853  
square  
feet

\$1.50/SF  
Modified  
Gross

High exposure retail/office/showroom suites in newer building. Includes storefront and side loading roll-up door. Layout consists of open floor area with restrooms, kitchenette, and 2<sup>nd</sup> floor mezzanine that could be used for an office. Potential for many uses. Located in a convenient location near DMV with easy freeway access. Great monument signage.



712 Marsh Street  
San Luis Obispo

3,512  
square  
feet

\$2.75/SF NNN

Located at the entrance to the Downtown core. The exposure is as good as it gets as the location is a high visibility corner, at the intersection of the entrance to Downtown, from the south end of San Luis Obispo and from those entering town from Highway 101. Foot traffic is also strong. Adjacent to new Downtown Hotel Cerra.

The building is literally in new condition with a full restaurant build-out (hood, floor sinks, grease trap, counter, restrooms, etc.)



2256 Broad Street  
San Luis Obispo

1,217  
square feet

\$3.00/SF  
Modified  
Gross

Rare opportunity to lease a retail space in a high exposure pad building. Located in one of the most convenient locations in the City of San Luis Obispo. Central location, just outside Downtown, provides easy access from all portions of town, with traffic counts of over 30,000 +/- cars per day, the 2<sup>nd</sup> highest in San Luis Obispo. Space will be delivered in vanilla shell condition with ADA restroom. Personal services and salon use's welcome. Former Verizon store.



888 Monterey Street  
San Luis Obispo

4,003 –  
5,293  
square feet

\$2.75/SF NNN  
(~\$0.50)

End cap space at the corner of Monterey and Morro Streets. Backs up to the newly completed Hotel San Luis Obispo. Neighboring tenants include H & M, Williams Sonoma, Lululemon, Giuseppe's, Ross Dress for Less, Beverly Fabrics and many more.



Prefumo Creek Commons  
11982 Los Osos Valley Road  
San Luis Obispo

1,008  
square feet

\$3.00/SF NNN  
(~\$0.50)

This space is well located between Target and Dick's Sporting Goods.



1920 El Camino Real  
NW Corner of El Camino Real and  
Del Rio Road  
Atascadero

1,000-6,178  
square feet

Inquire

Prime signalized hard corner location. Easy access from Highway 101 via Del Rio Road off-ramp.



12338 Los Osos Valley Road  
San Luis Obispo  
**LEASED!**

1,215  
square  
feet

\$1.35/SF NNN  
(~\$0.52)

Near Target, Costco and Home Depot Centers, on Los Osos Valley Road. Excellent freeway access at a very affordable rent. Retail or office use.



856 Higuera Street  
San Luis Obispo  
**LEASED!**

1,100  
square foot  
ground  
floor + 450  
square foot  
basement

\$4,900/Month  
Gross

Ideal retail space on San Luis Obispo's "Main Street". Space includes a 450 square foot basement in addition to 1,100 square foot ground floor space. Neighboring tenants include: Bath and Body Works, Habit Burger Grill, Doc Burnstein's Ice Cream, Athleta, Apple Store, Victoria's Secret and many others.

## For Lease - Restaurant Space



712 Marsh Street  
San Luis Obispo

3,512  
square  
feet

\$2.75/SF NNN

Located at the entrance to the Downtown core. The exposure is as good as it gets as the location is a high visibility corner, at the intersection of the entrance to Downtown, from the south end of San Luis Obispo and from those entering town from Highway 101. Foot traffic is also strong. Adjacent to new Downtown Hotel Cerra.

The building is literally in new condition with a full restaurant build-out (hood, floor sinks, grease trap, counter, restrooms, etc.)



1920 El Camino Real  
NW Corner of El Camino Real and  
Del Rio Road  
Atascadero

1,000-6,178  
square  
feet

Inquire

Prime signalized hard corner location. Easy access from Highway 101 via Del Rio Road off-ramp.



3971 S. Higuera Street  
Suite 120  
San Luis Obispo  
**LEASED!**

1,650  
square  
feet

\$2.50/SF NNN

Turn-key restaurant space in San Luis Obispo's most popular neighborhood/regional center. The 1,650 sq. ft. space is located in between Starbucks and Trader Joe's.

## For Lease - Office



1351 Monterey Street  
San Luis Obispo  
**NEW!**

2,195  
square  
feet

\$1.50/SF NNN

Close to Downtown, Cal Poly and Hotel Row. Attract locals, tourists and students alike. Well maintained shopping center at reasonable rent. On-site parking and good street parking with no meters.





711 Tank Farm Road  
Suite 230  
San Luis Obispo

1,352 square  
feet

\$2.25/SF NNN  
(~\$0.70)

The nicest office suite in the market. Newly remodeled Class A professional office suite located in Sycamore Court office building, at one of the main intersections in town. Second floor suite includes three offices with glass walls, conference room and open work area. Very well located and appointed office building, for a tenant seeking a high-end professional presence in San Luis Obispo.



1212 Marsh Street  
San Luis Obispo  
**NEW!**

3,982  
square feet

\$2.00/SF NNN

Great location between Marsh and Higuera Street at Toro Street. This suite contains eight private offices, open work areas, kitchen/break room and two restrooms as well as lots of storage space and an enclosed courtyard.



1065 Higuera Street  
Suite 202  
San Luis Obispo  
**NEW!**

888 square  
feet

\$2.50/SF  
Modified  
Gross

Professional office suite. 2<sup>nd</sup> floor suite provides great Downtown City views in a central Downtown location. Located above BlackHorse Coffee. Very modern and efficient layout. Nicely updated with newer paint and carpet. Layout includes reception/work area and 3 offices with good views. Elevator served and common area restrooms. Includes one on-site parking space. Available now!

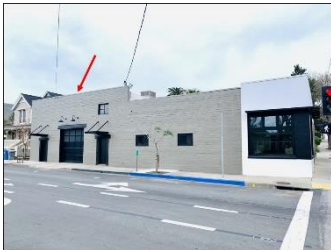


1446 Spring Street  
Suite 205  
Paso Robles

1,576  
square feet

\$1.95/SF  
Modified  
Gross

Very well-appointed Class A office space in a newer building in Downtown Paso Robles. 2<sup>nd</sup> floor space located in a prominent location on 15<sup>th</sup> and Spring Streets. Very good natural lighting and views. Includes one large office, conference room with kitchenette and bullpen/reception area. Elevator served. The nicest office space you will find in Downtown Paso.



719 Pismo Street  
San Luis Obispo  
**NEW!**

2,982  
square feet

\$2.50/SF  
Modified  
Gross

Newly designed industrial modern office space steps to the Downtown core. Hard to find industrial modern styled space includes two levels with several open work areas, numerous offices, conference room, kitchenette and bathrooms with shower. All interior improvements are brand new. Roll-up door to bring the outside in, must see to appreciate.



1327 Archer Street  
Suite 120  
San Luis Obispo

2,113  
square feet

\$2.75/SF  
Modified  
Gross

Newer Class A office building with close proximity to the Downtown core and easy freeway access. First floor suite. Layout includes open area with one office and break area. On-site parking. Tenant to choose new flooring.



803 Orcutt Road  
Suites B and C  
San Luis Obispo

775-1,561  
square feet

\$2.50/SF  
Modified  
Gross

New office/retail suites. To be delivered in vanilla shell form. In a convenient location just off Broad Street, on a high traffic corridor. Perfect for a small office user, or showroom. Tenant improvements negotiable. Wide array of uses allowed including office, retail, salon and personal services to name a few.



225 Prado Road  
Suite G  
San Luis Obispo

1,620  
square  
feet

\$2.15/SF  
Modified  
Gross

**Ultra-luxury office suite ready for immediate occupancy with possible leasing incentives!**  
Contemporary, fully improved office condo. Very efficient layout, includes reception area, numerous hard offices, conference room, open work area and kitchenette. Newer paint and carpet. Entire suite recently remodeled/updated. Abundant natural lighting, located in multi-tenant office building with easy freeway and Downtown access. Best street parking in town. You will not find a more turn-key, nicer office space, for the price.



225 Prado Road  
Suite E-1  
San Luis Obispo

650 square  
feet

\$2.00/SF  
Modified  
Gross + Utilities

**Ultra-luxury office suite ready for immediate occupancy with possible leasing incentives!**  
Medical or professional office suite. 3<sup>rd</sup> floor suite provides great natural light and views. Very efficient layout. Building amenities include lockable storage, elevator, shower and small gym space. Easy freeway access. Perfect for a medical use or a mortgage, architecture, real estate, engineering/construction, or tech office. Available now!



863 Marsh Street  
San Luis Obispo

3,503  
square  
feet  
ground  
floor +  
1,200  
square  
feet  
mezzanine

\$10,500.00/  
Month Gross

End cap space between Chorro and Morro Streets. Backs up to Marsh Street parking garage. Neighboring tenants include Barnes and Noble, Jamba Juice, Shoe Palace, Eureka Burger, Chase Bank, Fed Ex Office, Starbucks, US Post Office and many more.



205 Suburban Road  
Suite 1  
San Luis Obispo

2,500  
square feet

\$1.60/SF Gross

Very affordable office space located in South San Luis Obispo. First floor office is perfect for a start-up company. Equipped with Digital West Fiber connections. Includes a combination of open work/cubicle areas and hard offices. Great on-site parking. Easy freeway access.



1026 Chorro Street  
Suites 260/270 and 225/245  
San Luis Obispo

1,042 –  
1,861  
square feet

\$3.25-\$3.50/SF  
Modified Gross

Arguably the nicest office space in town! Professional offices located in the heart of Downtown San Luis Obispo. Located caddy corner from the Mission, this office building has recently undergone a full renovation. Very high-end fixtures with no expense spared. Amenities include 11' ceilings with the original brick walls and hardwood floors. A sophisticated common area, conference room, secure entry with intercom access.

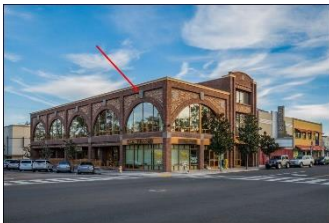


1074 Court Street  
San Luis Obispo

5,870  
square feet

Inquire

Prime Downtown office space. Located on the Court Street Terrace literally steps to Higuera Street. First class large office space with great natural light with large outdoor non-exclusive seating area. Literally in the heart of it all and the best office space in the Downtown core. Landlord will do Tenant Improvements.



1446 Spring Street  
Suite 201-204  
Paso Robles

6,037  
square  
feet

\$1.80/SF Gross

Very well-appointed Class A office space in a newer building in Downtown Paso Robles. 2<sup>nd</sup> floor space located in a prominent location on 15<sup>th</sup> and Spring Streets. Very good natural lighting. Former bank office. Includes a good mix of hard offices and bullpen areas, elevator served. Kitchenette, restroom and reception. The nicest office space you will find in Downtown Paso.



4330 Santa Fe Road  
San Luis Obispo

8,000  
square  
feet

\$1.65/SF  
Modified  
Gross +  
Utilities

Former Tech Office. Very affordable office space located near San Luis Obispo Airport. Layout includes a mix of bullpen areas and hard offices. Also, kitchen, large server room and bathrooms. Digital West fiber is already to the building. Good Parking.

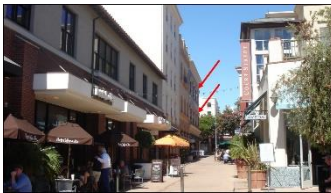


999 Monterey Street  
Suite 350  
San Luis Obispo

761 square  
feet

\$3.00/SF Gross

Here's your chance to call some of the nicest office space in San Luis Obispo your home. Prestigious office setting is located in the Court Street Center, above Banana Republic, Pottery Barn, Sephora and just steps from Peet's, Firestone Grill and the County Courthouse. Directly across the street from the new Amazon offices. Very desirable size. Open concept that can accommodate 2-3 work stations.



1005 Court Street  
Suites 210 and 310  
San Luis Obispo

2,000-4,000  
square feet

\$1.80-1.90/SF  
Modified Gross

Newer class A office spaces located in one of Downtown's most vibrant areas. 2<sup>nd</sup> and 3<sup>rd</sup> floor elevator served spaces includes 4 offices, bullpen area, reception and kitchenette. Glass offices. High end build-out. Separate entrance off Court Street. Downtown office space doesn't get much better than this.



890 Monterey Street  
Suites E and H  
San Luis Obispo

267-360  
square feet

\$2.75/SF NNN  
(~\$0.50)

Second story office space at the corner of Monterey and Morro Streets. Backs up to the newly completed Hotel San Luis Obispo. Neighboring tenants include H & M, Williams Sonoma, Lululemon, Giuseppe's, Ross Dress for Less, Beverly Fabrics and many more.



1026 Chorro Street  
Ste 260-270  
San Luis Obispo

1,042  
square feet

\$3.50/SF Gross  
(+Utilities + 5%  
Management  
Fee)

Arguably the nicest office space in town! Professional offices located in the heart of Downtown San Luis Obispo. Located caddy corner from the Mission, this office building has recently under gone a full renovation. Very high-end fixtures with no expense spared. Amenities include 11' ceilings with the original brick walls and hardwood floors. A sophisticated common area, conference room, secure entry with intercom access.



3566 S. Higuera Street  
Suite 103  
San Luis Obispo

1,300 square  
feet

\$1.35/SF NNN  
(~\$0.44)

Approximately 1,300 SF office suite. Space includes storefronts and rear access. Layout is an open floor plan with demising wall splitting the suite into two work areas. Retail presence. Good parking. Possible to add a roll-up door for warehouse use. Recently painted. Tenant to choose new flooring. Located in a convenient location off South Higuera, a short distance to Highway 101.



12338 Los Osos Valley Road  
San Luis Obispo  
**LEASED!**

1,215  
square feet

\$1.35/SF NNN  
(~\$0.52)

Near Target, Costco and Home Depot Centers, on Los Osos Valley Road. Excellent freeway access at a very affordable rent. Retail or office use.





1065 Higuera Street  
Suite 301  
San Luis Obispo  
**LEASED!**

1,100  
square feet

\$3.00/SF  
Modified  
Gross + Utilities

Professional office suite. 3<sup>rd</sup> floor suite provides great natural light and Downtown City views. Located above BlackHorse coffee. Very modern and efficient layout. Nicely updated with newer paint and carpet. Includes outdoor patio. Layout includes reception, 3 offices with good views, conference room, kitchenette. Elevator served and common area restrooms. Includes one on-site parking space. You will not find a nicer suite in this size range. Available now!



202 Tank Farm Road  
Suite E  
San Luis Obispo  
**LEASED!**

4,698  
square  
feet

\$1.10/SF  
Modified  
Gross

The best deal on office and warehouse space in town. 4,698 SF office/warehouse combo. Nicely updated office space, includes reception, six offices, open work area, kitchenette and 1,325 SF of ground floor warehouse, with roll-up door and mezzanine above. Convenient location in the south end of town near Farm Supply and Trader Joe's.

## For Lease - Industrial



3566 S. Higuera Street  
Suite 300  
San Luis Obispo  
**NEW!**

3,744  
square  
feet

\$1.05/SF NNN  
(~\$0.39)

3,744 square foot warehouse/distribution/showroom facility. Open floor plan. Includes storefront and grade level roll-up door. 12-14 ft. ceiling heights. Good parking. Located in a convenient location down the street from Trader Joe's off South Higuera, a short distance to Highway 101. One of the most affordable spaces in town.



205 Suburban Road  
Suite 4  
San Luis Obispo  
**NEW!**

1,250  
square  
feet

\$1.50/SF  
Modified  
Gross +  
Utilities

1,250 SF warehouse unit, very desirable size. Includes roll-up door with an open floor plan, and restroom. Convenient location, behind Tank Farm Road and the Trader Joe's Center. Available now.



3271 S. Higuera Street  
Suite 101 or 103  
San Luis Obispo

2,353 -  
2,853  
square  
feet

\$1.50/SF  
Modified  
Gross

High exposure retail/office/showroom suites in newer building. Includes storefront and side loading roll-up door. Layout consists of open floor area with restrooms, kitchenette, and 2<sup>nd</sup> floor mezzanine that could be used for an office. Potential for many uses. Located in a convenient location near DMV with easy freeway access. Great monument signage.



3195 McMillan Avenue  
Suite A  
San Luis Obispo

3,744  
square feet

\$1.50/SF  
Modified Gross

High exposure end cap showroom/warehouse space in a retail-oriented location off Broad Street. Space layout consists of an open area with several hard offices. Perfect for manufacturing, storage/assembly, wholesale/distribution, etc. Good parking, convenient location and great signage along a busy traffic corridor. Includes grade level roll-up door.



3566 S. Higuera Street  
Suite 103  
San Luis Obispo

1,300 square  
feet

\$1.35/SF NNN  
(~\$0.44)

Approximately 1,300 SF office suite. Space includes storefronts and rear access. Layout is an open floor plan with demising wall splitting the suite into two work areas. Retail presence. Good parking. Possible to add a roll-up door for warehouse use. Recently painted. Tenant to choose new flooring. Located in a convenient location off South Higuera, a short distance to Highway 101.



3195 McMillan Avenue  
Suite C  
San Luis Obispo  
**LEASED!**

1,225  
square feet

\$1.50/SF  
Modified  
Gross

1,225 SF of showroom/warehouse with a retail presence. Includes office/reception area, open floor plan with restroom and 1 rear roll-up door. Good parking. Located in a convenient location off Broad Street just minutes to Downtown. Very desirable size.



202 Tank Farm Road  
Suite E  
San Luis Obispo  
**LEASED!**

4,698  
square  
feet

\$1.10/SF  
Modified  
Gross

The best deal on office and warehouse space in town. 4,698 SF office/warehouse combo. Nicely updated office space, includes reception, six offices, open work area, kitchenette and 1,325 SF of ground floor warehouse, with roll-up door and mezzanine above. Convenient location in the south end of town near Farm Supply and Trader Joe's.



3566 S. Higuera Street  
Suite 310  
San Luis Obispo  
**LEASED!**

3,744  
square  
feet

\$1.05/SF NNN  
(~\$0.39)

3,744 square foot warehouse/distribution/showroom facility. Open floor plan. Includes storefront and grade level roll-up door. Good parking. Located in a convenient location down the street from Trader Joe's off South Higuera, a short distance to Highway 101. One of the most affordable spaces in town.



254 Granada Drive  
San Luis Obispo  
**LEASED!**

10,905  
square  
feet

\$1.15/SF NNN  
(~\$0.16)

Rare opportunity to lease a larger warehouse distribution suite near the Freeway in San Luis Obispo. Former data center. Block construction, heavy power (2,000 AMPs+), 1 loading dock and one grade level door. Possibility to convert a portion to showroom and/or add several offices. Buildings like this rarely come available in the San Luis Obispo marketplace.



660 S. Frontage Road  
Nipomo  
**LEASED!**

16,800  
including  
2,500 SF  
office area

\$0.75/SF NNN  
(~\$0.18) + Utilities

Class A concrete tilt-up industrial/warehouse building. Four 12' X 14' grade level roll-up doors. Includes 2,500 square feet of office space. Great on-site parking, and large yard area. Three restrooms. **May be split to 6,000 S.F. and up.**



3970 Short Street  
Suite 100  
San Luis Obispo  
**LEASED!**

3,399  
square feet  
(2,399 SF  
Warehouse  
+ 1,000 SF  
Mezzanine)

\$1.25/SF  
Modified  
Gross +  
Utilities

Newer warehouse space located in a convenient location behind Trader Joe's, and close to the Freeway in San Luis Obispo. Includes grade level roll-up and storefront entrance. Block construction. 2,300 +/- SF first floor and 1,000 +/- SF storage mezzanine.



4330 Santa Fe Road  
San Luis Obispo  
**LEASED!**

16,200  
square  
feet

\$1.00/SF Gross +  
Utilities

Industrial/Warehouse space adjacent to San Luis Obispo County Airport. 20' +/- ceiling heights, as well as loading dock and grade level door. Numerous offices and assembly areas. Concrete tilt-up construction.



## Ground Lease - Restaurant Pad



1920 El Camino Real  
NW Corner of El Camino Real and  
Del Rio Road  
Atascadero

1,000-  
6,178  
square  
feet

Inquire

Prime signalized hard corner location. Easy access from Highway 101 via Del Rio Road off-ramp.

## For Sale



3533 Empleo Drive  
San Luis Obispo  
**NEW!**

9,142  
square  
feet

\$3,095,000.00

Rare opportunity to own a 9,142 SF modern, corporate headquarters in San Luis Obispo. Pride of ownership is evident with this office asset, which was built in the late 1990's and remodeled in 2015. Includes a very significant office buildout that would be costly to replace in today's market. You will not find an office building with more hard offices in this size range in San Luis Obispo. Building boasts 27 hard offices with the possibility for more plus several open work areas and a large conference/meeting room. Digital West fiber serves the building as well as a back-up generator. Great on-site parking and freeway access. In a convenient location in a popular business park off South Higuera. Owner/User opportunity, perfect for a construction, engineering, insurance, real estate or tech office. Quality buildings like this rarely come available in the San Luis Obispo marketplace. A great value for the price considering ever rising modern day construction/developments costs.



1404-1440 Chorro Street  
San Luis Obispo  
**NEW!**

16,509  
+/-  
square  
feet

\$1,850,000.00

Rare opportunity to acquire large, high density zoned residential parcels steps to the heart of Downtown. 16,500 SF, R-4 lots are approved with a "shovel ready" four-unit project, or possibly redevelop the site into nine, two-bedroom (or 18, one bedroom) apartments or condos. Outstanding views, and located in one of the most historic and grand neighborhoods in Downtown San Luis Obispo. One of the last opportunities to acquire a large infill site near Downtown. **Seller will entertain carrying back a 1<sup>st</sup> trust deed with 30% down.**



330 Ambush Trail  
Paso Robles

18.8  
acres

\$2,495,000.00

**Redevelopment/Potential Winery/Vineyard opportunity!** Stand-alone building just west of Highway 101. Approximately a half mile south of Highway 46 West, a short drive from the Highway 46 off-ramp via Vine Street.



344 Hinds Avenue  
Pismo Beach  
**SOLD!**

500  
square  
feet

\$595,000.00

Redevelopment opportunity! Stand-alone former church reading room building. Located two blocks up from Downtown Pismo Beach and the Pismo Pier in the resort residential zone allowing for redevelopment with a multitude of different uses (per City of Pismo Beach). A short walking distance to Downtown Pismo.



1480 Monterey Street  
San Luis Obispo  
**SOLD!**

9,100  
square  
feet

\$975,000.00

This long sought-after vacant parcel is now available for sale! Located on the hard corner of Monterey Street and California Boulevard, amongst restaurants, offices and retail storefronts and the Downtown end of the Motel District. Close to Cal Poly and the residential areas of Johnson Avenue and Downtown. Excellent Freeway access.

This parcel is zoned CR, unarguably the best zoning with the widest list of commercial uses available including office, retail, hotel, mixed use and residential. Former approvals for multi-story office building. Truly a unique location.



1190 Bello Street  
Pismo Beach  
**SOLD!**

3,000 +/-  
square  
feet

\$795,000.00

Redevelopment opportunity! Stand-alone former church building one block East of the Downtown core. Located in the multi-family residential zone allowing for redevelopment of up to five units (per City of Pismo Beach). One of the largest parcels in the area. A short walking distance to Downtown Pismo.



Village at Nipomo  
Nipomo  
**SOLD!**

37,941  
square  
feet

\$15,350,000.00

The Village at Nipomo offers prospective investors an opportunity to acquire a 37,941 square foot multi-tenant retail complex. Located in Nipomo, California in San Luis Obispo County. The property consists of five parcels and is situated in the retail hub of Nipomo on the corner of Tefft Street and Mary Avenue at Highway 101.

This 100% leased, very attractive Center is far and away the nicest center in the area. The Center is priced for a quick straight forward sale.



1011 Pacific Street/1310 Osos Street  
San Luis Obispo  
**SOLD!**

4,500  
square  
feet

\$1,950,000.00

Larger Mid-century modern office building in Downtown San Luis Obispo. One block from the Downtown core. More on-site parking than the majority of Downtown office buildings. Has the flexibility to have multiple tenants. Can be individual offices or bullpen areas. Great natural lighting. Frontage on both Osos and Pacific Streets. Rare opportunity to own an office asset yards from the Downtown core, with significant on-site parking. Possible flagship office building for a company seeking a Downtown presence.



2256 Broad Street  
San Luis Obispo  
**SOLD!**

4,817  
square  
feet

\$3,450,000.00

This attractive, newer, building is 100% leased. The building houses three tenants, all on Net leases. It's located in the vibrant Village of Broad Street Center along with Rabobank, Dollar Tree and other restaurants and shops. Its high exposure location is at the major intersection leading into the Downtown from the continually growing south end of town. This is a great, fully leased investment, in a very strong, desirable location.



1127 Broad Street  
San Luis Obispo  
**SOLD!**

3,795  
square  
feet

\$1,899,000.00

#### Downtown Restaurant Building

Downtown San Luis Obispo building asset. Split into two suites with highly desirable restaurant bar use as the majority of the building. Across the street from the nearly completed Cerro hotel. Great location on Broad Street with excellent foot traffic and exposure. You will not find a better value in a building in the Downtown core. Ready to be re-positioned and re-tenanted.



Campanile Building  
3566 South Higuera Street  
San Luis Obispo  
**SOLD!**

31,310  
square  
feet

\$6,000,000.00

The Campanile Building Retail/Service Complex offers prospective investors an opportunity to acquire a 31,310 square foot multi-tenant retail/service complex located in San Luis Obispo, California. The property is located at 3566 South Higuera Street, along a major retail thoroughfare in San Luis Obispo. The property is leased to six local tenants.

Upgrades to the building exteriors were recently completed, which have enhanced the appeal of this quality property. The Campanile Building benefits from cash flow from a strong tenant base in an ideal San Luis Obispo location.

The Campanile Building is situated on a 2.21-acre parcel (net of creek easement). The property includes a showroom/retail presence, as well as a flex/warehouse or service commercial component in the rear of the site. It is located within one-half mile driving distance from the 101 Freeway, with approximately 143 feet of frontage on South Higuera Street, near the intersection of Granada Drive and South Higuera Street which has traffic counts of 17,000 cars per day. There are six tenants at the property, and is 65% occupied. The Campanile Building provides 89 vehicle parking spaces at ratio of 1/352 square feet.

Adjacent retail/service property to the north, Tenwise Park, is also available for sale, and both properties can be purchased as a portfolio



444 Higuera Street  
Suite 100  
San Luis Obispo  
**SOLD!**

2,024  
square  
feet

\$1,100,000.00

Prime Downtown professional office condo. High exposure office condo located in the southern portion of Downtown. Convenient location, close to the freeway and walking distance to Downtown core. Newer build-out includes reception area, 6 offices, conference room and kitchenette. Nicely appointed and modern office space. On-site parking. Great signage exposure. Perfect for an office user seeking retail exposure. Owner may carry back a 1<sup>st</sup> Trust Deed with 25% down at market terms.



1327 Archer Street  
San Luis Obispo  
**SOLD!**

8,076  
square  
feet

\$3,450,000.00

Professional/Service Office Building. Rare opportunity to acquire a newer Class A office building in Downtown San Luis Obispo. 8,076 square foot office building is condominiumized and can be demised up to eight office condo suites. Building and tenant improvements were constructed in 2010 by SCl construction, known for quality construction. Very modern and efficient layout includes hard offices and bullpen areas, as well as balcony access. Great on-site parking and easy Downtown and freeway access. One of a kind opportunity to own a modern quality building in Downtown San Luis Obispo. Owner/user opportunity, perfect for a construction, engineering, insurance, real estate or tech office. At \$2.00, NNN proforma rent, this building brings a 5.7% return. A fair price for the highest quality available asset in San Luis Obispo.

CONTACT US

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