



**1101 Monterey Street**  
**Downtown San Luis Obispo**  
**New Retail Building**

**Property Description:**

Location: Corner of Santa Rosa (Hwy 1) and Monterey Streets

Size: 3,000 SF - 5,815 SF

Rent: \$4.25/Square Foot, NNN

TI Allowance: \$50 per usable square foot

Type: Retail/Restaurant

Notes: **NOW LEASING!!!** Downtown San Luis Obispo's newest retail and office building. Located on the corner of Monterey and Santa Rosa Streets, it offers a centralized location and excellent exposure.

**MARK ANDERSON**  
**DEREK SENN**

805.543.1400  
798 PALM ST, SLO, CA 93401  
[AndersonCommercialRE.com](http://AndersonCommercialRE.com)  
DRE #00944530

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REAL ESTATE SERVICES

## 1101 MONTEREY



1101 Monterey is a brand new, modern, landmark retail and office building located at the entrance to Downtown San Luis Obispo, at the corner of Santa Rosa and Monterey Streets, and within a few blocks of US101.

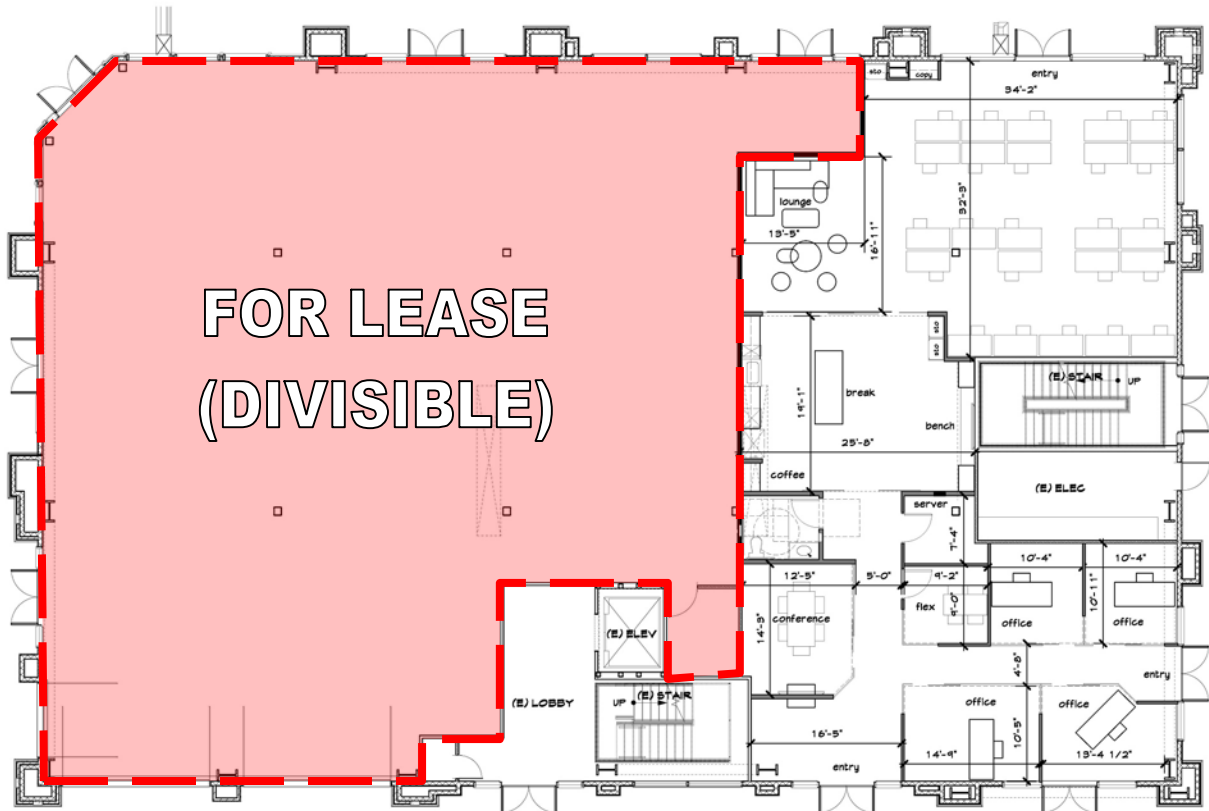
The ground floor is an ideal location for a restaurant or other high-traffic retail use and provides 18 foot ceilings and floor to ceiling storefront exposure. The second and third floors are comprised of elevator served office space with 12 foot ceilings and outstanding views of the local cerros.

The building provides the best of both worlds in that the centralized urban location allows for great pedestrian and bicycle access yet there is on-site parking as well.

The suites will be delivered as bare shells with a \$50 per useable square foot tenant improvement allowance.

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1101 Monterey Street  
FIRST FLOOR PLAN - LIGHT BOX  
3,337 SF Usable Space  
04.20.20

## First Floor

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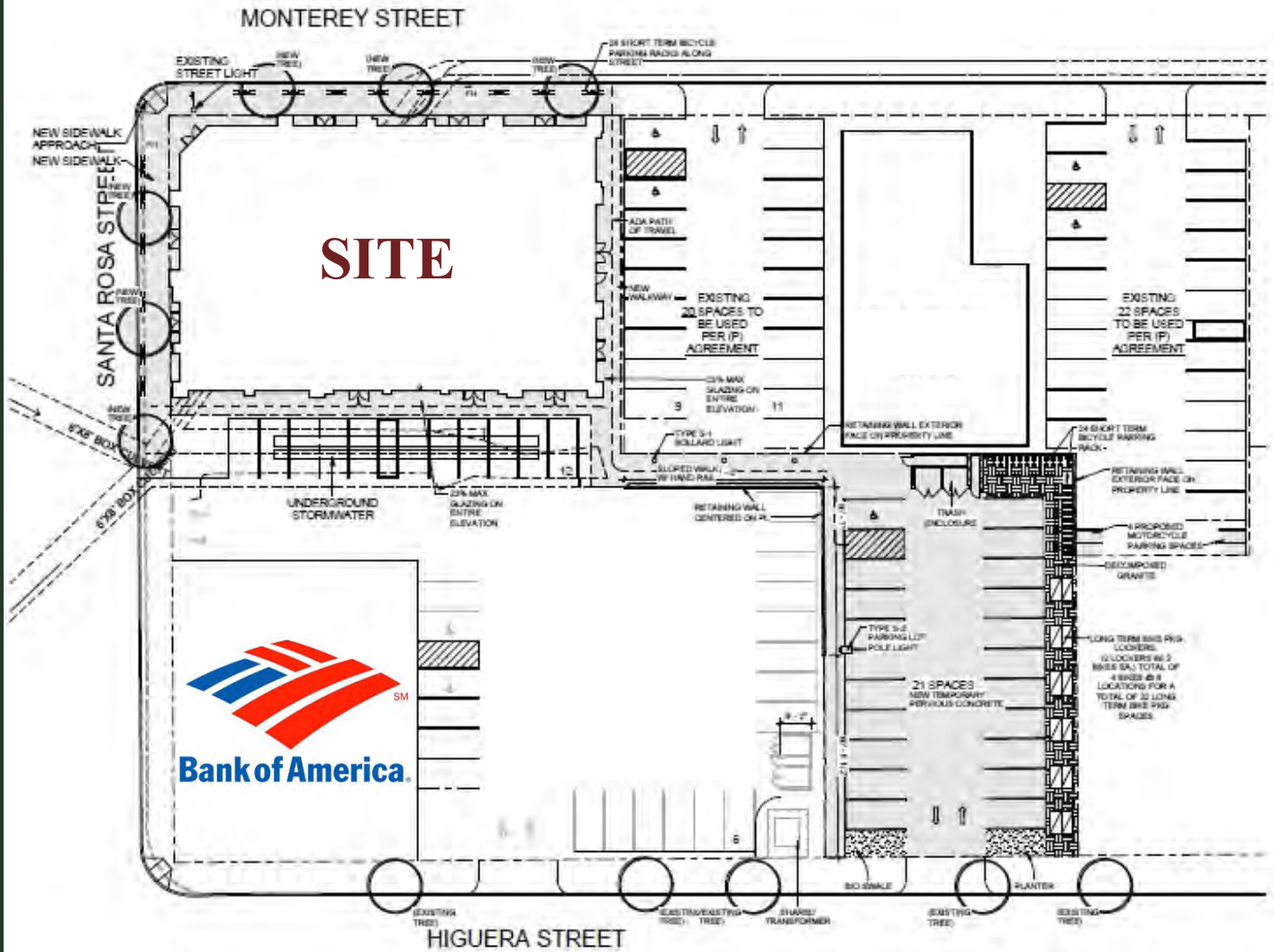
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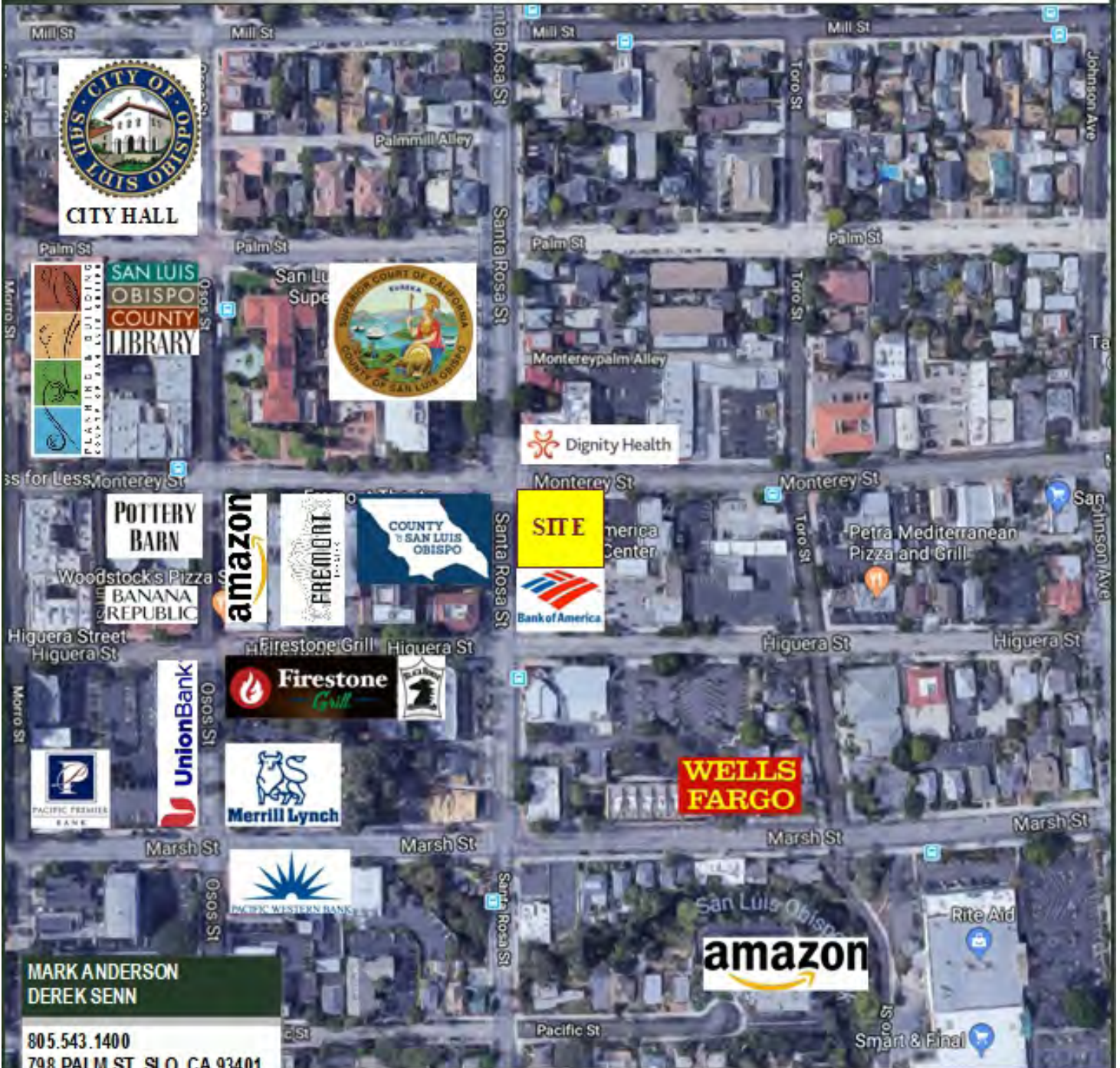
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