



FOR SALE			
LOCATION	SIZE	PRICE	NOTES
<b>710 Fiero</b> San Luis Obispo	#21: 1250 SF	\$375,000	This corner unit is fully improved with 2 offices, a conference room, large open work area, kitchenette, restroom, storage area, high ceilings, and an HVAC system.
<b>NEW</b>			
<b>1551 Bishop</b> San Luis Obispo	#320: 751 SF	\$356,000	This small medical office condominium is available for sale. The suite has two private offices, a reception area, restroom and work room. It would be ideal for a psychiatrist, LMFT or a medical group with multiple regional offices. Due to its location on the southeasterly corner of the Bishop Medical Center, the parking is less impacted than other offices in the Center.
<b>NEW</b>			
<b>1601 Monterey</b> San Luis Obispo	2825 SF	\$1,275,000	Turn-key restaurant for sale. Pepe Delgado's opened in 1971 and has been a thriving local institution for 49 years. The building is now for sale along with all restaurant fixtures and equipment. A Type-47 liquor license is available for sale separately.
<b>NEW</b>			
<b>3490 Broad</b> San Luis Obispo	16,900 SF	\$4,650,000	This building has excellent exposure due to its corner location at Broad and Capitolio Streets. The building includes approximately ±7,500 square feet of high-ceiling warehouse space and ±9,400 square feet of retail/office space. The warehouse space includes a structural mezzanine, recessed loading dock, multiple grade level roll-up doors and an outside fenced yard area. The entry area can accommodate retail or office uses and there is more than adequate parking to support most uses.
<b>ACTIVE UNDER CONTRACT</b>			
<b>4640 Broad</b> San Luis Obispo	2.06 AC	\$2,700,000	Prime vacant development land located adjacent to the SLO Airport. A parcel within the SLO City limits (APN 053-412-023). It is located directly across Hwy 227 from the new airport terminal.
<b>ACTIVE UNDER CONTRACT</b>			
<b>3490 Empresa</b> San Luis Obispo	18,137 SF	\$495,000	<b>SOLD</b>
<b>860 Walnut</b> San Luis Obispo	3300 SF	\$1,275,000	<b>SOLD</b>
<b>225 Posada</b> Templeton	8264 SF	\$2,925,000	<b>SOLD</b>
<b>1130 Orcutt</b> San Luis Obispo	2742 SF	\$1,395,000	<b>SOLD</b>
<b>2855 McMillan</b> San Luis Obispo	17,250 SF Parcel	\$330,000	<b>SOLD</b>
<b>1160 Farmhouse</b> San Luis Obispo	4.65 AC	\$3,600,000	<b>SOLD</b>
<b>2800 Broad</b> San Luis Obispo	26,000 SF	\$1,700,000	<b>SOLD</b>
<b>12500 LOVR (North)</b> San Luis Obispo	9.93 Acres	\$2,995,000	<b>SOLD</b>
<b>LOVR (South)</b> San Luis Obispo	13.25 Acres	\$2,350,000	<b>SOLD</b>
FOR LEASE - RETAIL			
LOCATION	SIZE	PRICE	NOTES
<b>1101 Monterey</b> San Luis Obispo	3000-5815 SF	\$4.25/SF, NNN	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.

<b>750 Higuera</b> <b>760 Higuera</b> <b>770 Higuera</b> San Luis Obispo	2104-4351 SF	\$3.50/SF, NNN	Prime retail space in the Warden Building in the heart of San Luis Obispo's Downtown retail core. The Warden Building was recently renovated and the suite has large display windows at its entrance and a high historic ceiling.
<b>NEW</b>			
<b>75 Higuera</b> San Luis Obispo	#155: 880 SF	\$1.75/SF, Gross + Utilities	The Pacific Coast Center is a centrally located commercial center at the intersection of Madonna Road & S. Higuera Street.
<b>NEW</b>			
<b>2224 Beebee</b> San Luis Obispo	1800 SF	<b>PRICE REDUCED</b> <b>\$1.35/SF, Gross</b>	Great natural light. Two story office with open space, one large office, and break area. Fiber served. Ample on-site parking.
<b>Foothill Plaza</b> San Luis Obispo	#773: 1050SF #773A: 1800SF #765: 18,036 SF	\$3.50/SF, NNN \$2.95/SF, NNN \$1.85/SF, NNN	<b>Suite 773</b> end cap unit previously a salon. <b>Suite 773A</b> previously a bakery. <b>Suite 765</b> is a unique opportunity to capture an existing drug anchor location with 30+ years of strong sales (including \$7,260,000+ in 2015).  In addition, the shopping center recently completed a renovation (\$6,000,000+) 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.
<b>3440 S. Higuera</b> San Luis Obispo	#100: 1829 SF	\$1.75/SF, Gross	Two story office/retail space with very good street exposure. Suite includes 3 private offices, a reception area, and kitchenette.
<b>NEW</b>			
<b>857 Higuera</b> San Luis Obispo	2330 SF including patio area	\$4.45/SF, Modified Gross	Prime fully improved restaurant on Higuera Street in the heart of Downtown San Luis Obispo. One of the only sidewalk patios available on Higuera Street. The suite includes FF&E.
<b>NEW</b>			
<b>17 Chorro</b> San Luis Obispo	#A: 771 SF	\$3.95/SF, Gross*	This highly visible small office suite is located in Ferrini Square. The suite has a reception area, two offices, a restroom, kitchenette and storage area. The suite would work well for an insurance agent, real estate office, lending office, etc. *Tenant pays increases in property taxes over base year.
<b>1115 Broad</b> San Luis Obispo	1457 SF	\$2.50/SF, NNN	Excellent Downtown San Luis Obispo location across from the new Hotel Cerro.
<b>647 Higuera</b> San Luis Obispo	7850 SF	\$1.50/SF, NNN	This building was previously occupied by Aaron Brothers for the last 20 years. The building has great Downtown exposure with high ceilings and display windows. The building also is unique in that it has rear loading for deliveries. The offering rent is significantly below other Downtown retail rents. Call with any questions.
<b>691 Higuera</b> San Luis Obispo	2775 SF	\$2.65/SF, NNN	Prime real estate in the heart of San Luis Obispo's Downtown retail core. This space has high ceilings and large display windows with excellent exposure to Higuera Street. The space was previously occupied by a restaurant.
<b>3490 Broad</b> San Luis Obispo	16,900 SF	\$17,500/Mo, NNN (\$1.04/SF, NNN)	This building has excellent exposure due to its corner location at Broad and Capitolio Streets. The building includes approximately +/-7,500 square feet of high-ceiling warehouse space and +/-9,400 square feet of retail/office space. The warehouse space includes a recessed loading dock, multiple grade level roll-up doors and an outside fenced yard area. The entry area can accommodate retail or office uses and there is more than adequate parking to support most uses.
<b>ACTIVE UNDER CONTRACT</b>			
<b>3480 S. Higuera</b> San Luis Obispo	#110: 1250 SF	\$1.75/SF, Gross	<b>LEASED</b>
<b>81 Higuera</b> San Luis Obispo	#130: 1185 SF	\$1.75/SF, Gross +Utilities	<b>LEASED</b>
<b>1122 Chorro</b> San Luis Obispo	2223 SF	\$3.50/SF, Gross	<b>LEASED</b>

FOR LEASE - OFFICE			
LOCATION	SIZE	PRICE	NOTES
<b>1131 Monterey</b> San Luis Obispo	5200 SF	\$2.75/SF, NNN	A freestanding downtown office with on-site parking and excellent Monterey Street exposure
<b>1101 Monterey</b> San Luis Obispo	FLR1: 3000-5815 SF FLR2: 2300-2700 SF FLR3: 2413-10179 SF --- #210: 5896 SF (3302 SF and 2594 SF)	\$3.25-\$4.25/SF, NNN --- \$3.15/SF, NNN (system furniture is negotiable)	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. <b>Suite 210</b> is stunning suite with 16 glass offices, 2 conference rooms, a server room and a kitchen/break area. There is a large open space with 18 brand new workstations, which are negotiable. The 2nd floor suite is elevator-served. Sublessor will consider splitting the suite if need be. The southerly 2,594 SF suite would consist of 7 private offices, a large conference room, and a kitchenette. The rear 3,302 SF suite would consist of 10 private offices and an open area that can accommodate 18 workstations. Building is downtown SLO's newest retail and office building. It offers a centralized location and excellent exposure.
<b>1411 Marsh</b> San Luis Obispo	#101: 936 SF #108: 936 SF	\$1.50/SF, NNN	The Marsh Street Pavilions is a multi-tenant, elevator served, office building with subterranean parking. <b>Suite 101</b> is freestanding and fronts Marsh Street. <b>Suite 108</b> has an efficient layout with five private offices and a reception area.
<b>NEW</b>			
<b>3426 Empresa</b> San Luis Obispo	#110: 1750 SF	\$1.35/SF, NNN <b>FREE RENT</b> <b>3 months free on a 3 year term</b>	A very nice office in a building with Siemens and Peoples' Self- Help Housing as co-tenants. The office has a slate entry area, a kitchen, offices, and open work area. Near the Prado Road on/off ramps.
<b>1150 Osos</b> San Luis Obispo	#203: 972 SF	\$2.75/SF, NNN (74¢)	This office is located in the heart of Downtown San Luis Obispo. It is a second floor corner office and has an efficient layout with two private offices, a reception area, kitchenette and work area. The suite comes with three on-site reserved parking spaces. The previous tenant upgraded the suite with high-end finishes. It is one of the nicest office suites in San Luis Obispo.
<b>NEW</b>			
<b>75 Higuera</b> San Luis Obispo	#155: 800 SF #220: 2180 SF	\$1.75/SF, Gross \$1.60/SF, Gross + Utilities	The Pacific Coast Center is a centrally located commercial center at the intersection of Madonna Road & S. Higuera Street. <b>Suite 220</b> is a second floor bridge suite. Its open floor plan and windows make it unique to San Luis Obispo.
<b>NEW</b>			
<b>3427 Miguelito</b> San Luis Obispo	948 SF	\$1375/Month	This second floor office has one private office, restroom and large open work area with a large floor to ceiling window which allows a lot of natural light into the office. The suite comes with three off-street parking spaces and plenty of available street parking. Utilities: Separately Metered
<b>NEW</b>			
<b>2224 Beebee</b> San Luis Obispo	1800 SF	<b>PRICE REDUCED</b> <b>\$1.35/SF, Gross</b>	Great natural light. Two story office with open space, one large office, and break area. Fiber served. Ample on-site parking.
<b>3825 S. Higuera</b> San Luis Obispo	24,958 SF (1867-1553 SF)	\$1.95/SF, NNN	Formerly The Tribune Building. Class A office space adjacent to the new SLO Public Market where amenities abound. Available Now. 3825 South Higuera Street is an architecturally unique building. The vaulted ceilings and sawtooth roof provide ample diffused natural light. There is an abundance of on-site parking and access to public transportation. The building is located adjacent to the new SLO Public Market, which will be San Luis Obispo's newest shopping and dining destination. Also available is a contiguous 24,000 square foot warehouse \$1.05/SF, Modified Gross.
<b>265 South</b> San Luis Obispo	#F: 1552 SF	\$1.35/SF, NNN	Completely renovated office space with new paint and carpet. Contains a reception area, a private office, break room, an open office area, and five parking spaces with additional parking on an adjacent lot.
<b>NEW</b>			
<b>1428 Phillips</b> San Luis Obispo	#202: 810 SF	\$2.56/SF, Gross	The Bruington is a four story, elevator served, office building with interior & exterior accessible suites, and ample parking. Suite 202 is a second floor suite with a great view, reception area, three private offices, and an open work area.
<b>NEW</b>			

<b>1011 Pacific</b> San Luis Obispo	1375 SF 3127 SF 4500 SF	\$2.25/SF, NNN (50c)	Newly remodeled mid-century office in Downtown San Luis Obispo with on-site parking. The building has new windows and a new roof. ADA parking upgrades are underway and new landscaping will be installed. Owner will consider interior improvements depending upon specs and lease term.
<b>NEW</b>			
<b>3440 S. Higuera</b> San Luis Obispo	#100: 1829 SF	\$1.75/SF, Gross	Two story office/retail space with very good street exposure. Suite includes 3 private offices, a reception area, and kitchenette.
<b>NEW</b>			
<b>17 Chorro</b> San Luis Obispo	#A: 771 SF	\$3.95/SF, Gross*	This highly visible small office suite is located in Ferrini Square. The suite has a reception area, two offices, a restroom, kitchenette and storage area. The suite would work well for an insurance agent, real estate office, lending office, etc. *Tenant pays increases in property taxes over base year.
<b>599 Higuera</b> San Luis Obispo	#FG: 2020 SF	\$1.85/SF, NNN	The building is located in the heart of Downtown San Luis Obispo, on the corner of Higuera & Nipomo Streets. The building's California Mission design and on-site parking make it a unique offering in San Luis Obispo. The suite is available in its current turn-key condition including private offices and kitchenette. NNN (est \$0.41/SF)
<b>1120 Marsh</b> San Luis Obispo	1976 SF	\$2.20/SF, Gross + Utilities	Freestanding office building with five (5) parking spaces located one block from County Government Center and Courthouse. 30 month lease.
<b>408 Higuera</b> San Luis Obispo	5425 SF #100: 3025 SF #200: 2400 SF	\$2.35/SF, \$2.35/SF, \$2.25/SF, NNN (55c)	2 story office (exterior staircase) with 10 private offices and an open work area. #100 Ground floor suite with 5 private offices, a break room, and 3 decks. #200 Second floor suite with 5 private offices, an open work area and a kitchenette.
<b>1146 Farmhouse</b> 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.
<b>760 Fiero</b> San Luis Obispo	As needed up to 50,000 SF	TBD	A build to suit opportunity in San Luis Obispo. Owner is flexible with size and design. Many permitted uses.
<b>3490 Broad</b> San Luis Obispo	16,900 SF	\$17,500/Mo, NNN (\$1.04/SF, NNN)	This building has excellent exposure due to its corner location at Broad and Capitolio Streets. The building includes approximately +/-7,500 square feet of high-ceiling warehouse space and +/-9,400 square feet of retail/office space. The warehouse space includes a recessed loading dock, multiple grade level roll-up doors and an outside fenced yard area. The entry area can accommodate retail or office uses and there is more than adequate parking to support most uses.
			<b>ACTIVE UNDER CONTRACT</b>
<b>847 Monterey</b> San Luis Obispo	#201: 308 SF	\$900/Month	<b>LEASED</b>
<b>1035 Peach</b> San Luis Obispo	#203: 1280 SF	\$1.85/SF, NNN	<b>LEASED</b>
<b>1150 Osos</b> San Luis Obispo	#202+206: 2720 SF	\$2.10/SF, NNN	<b>LEASED</b>
<b>3050 Broad</b> San Luis Obispo	#101: 8616 SF	\$1.35/SF, NNN (35c)	<b>LEASED</b>
<b>694 Santa Rosa</b> San Luis Obispo	3595 SF	\$1.95/SF, NNN (37c)	<b>LEASED</b>
<b>175 Santa Rosa</b> San Luis Obispo	1165 SF	\$2.25/SF, NNN	<b>LEASED</b>
<b>733 Marsh</b> San Luis Obispo	#110: 2054 SF	\$2.10/SF, NNN	<b>LEASED</b>
<b>71 Zaca</b> San Luis Obispo	#140: 1350 SF	\$1.65/SF, Gross	<b>LEASED</b>

FOR LEASE - MEDICAL OFFICE			
LOCATION	SIZE	PRICE	NOTES
<b>1101 Monterey</b> San Luis Obispo	FLR1: 3000-5815 SF FLR2: 2300-2700 SF FLR3: 2413-10179 SF	\$3.25-\$4.25/SF, NNN	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.
<b>1035 Peach</b> San Luis Obispo <b>NEW</b>	#204: 1185 SF	\$2.50/SF, NNN	This medical suite was previously occupied by a Neurologist and has three treatment rooms, a physician's office, kitchenette, reception area and waiting area. It is located on the second floor of the Peach Street Medical building with access to outdoor dining/sitting areas on the third floor with sweeping views of the Morros. Some of the furniture may be included in the lease. Six On-Site Spaces.
<b>1428 Phillips</b> San Luis Obispo <b>NEW</b>	#202: 810 SF	\$2.56/SF, Gross	The Bruington is a four story, elevator served, office building with interior & exterior accessible suites, and ample parking. Suite 202 is a second floor suite with a great view, reception area, three private offices, and an open work area.
<b>1131 Monterey</b> San Luis Obispo	5200 SF	\$2.75/SF, NNN	A freestanding downtown office with 20 on-site parking spaces and excellent Monterey Street exposure. Available July 1. Ability to expand the parking to accommodate medical tenants.
<b>620 California</b> San Luis Obispo	Building B: #P1: 788 SF	\$2.50/SF, NNN	Recently improved medical offices in the California Medical Center. Renovations include significant upgrades to the project including exterior paint, roofs, landscaping, lighting, directory and monument signage, ADA upgrades, adding some parking, etc. Construction will be completed in March/April.
FOR LEASE - INDUSTRIAL/WAREHOUSE			
LOCATION	SIZE	PRICE	NOTES
<b>846 Ricardo</b> San Luis Obispo	3335 SF	\$4000/Month, NNN	A+ office and warehouse/manufacturing space with overhead door, and 10 parking spaces. Office has open area and private office. Industrial area is a bright working space with high ceilings, and electrical distribution throughout.
<b>3825 S. Higuera</b> San Luis Obispo <b>NEW</b>	24,000 SF	\$1.05/SF Mod Gross	Formerly The Tribune Building. Warehouse space with loading docks. Available Now. There is an abundance of on-site parking and access to public transportation. The building is located adjacent to the new SLO Public Market, which will be San Luis Obispo's newest shopping and dining destination. Also available is a contiguous 24,958 SF office (divisible into 1,867 SF - 15,533 SF) \$1.95/SF, NNN
<b>1146 Farmhouse</b> 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.
<b>760 Fiero</b> San Luis Obispo	As needed up to 50,000 SF	TBD	A build to suit opportunity in San Luis Obispo. Owner is flexible with size and design. Many permitted uses.
<b>3490 Broad</b> San Luis Obispo	16,900 SF	\$17,500/Mo, NNN (\$1.04/SF, NNN)	This building has excellent exposure due to its corner location at Broad and Capitolio Streets. The building includes approximately +/-7,500 square feet of high-ceiling warehouse space and +/-9,400 square feet of retail/office space. The warehouse space includes a recessed loading dock, multiple grade level roll-up doors and an outside fenced yard area. The entry area can accommodate retail or office uses and there is more than adequate parking to support most uses.
<b>ACTIVE UNDER CONTRACT</b>			
<b>202 Tank Farm</b> San Luis Obispo	#F1: 4963 SF	\$1.35/SF, Gross	<b>LEASED</b>
<b>1140 Kendall</b> San Luis Obispo	#A: 3532 SF	\$1.30/SF, NNN	<b>LEASED</b>
<b>814 Ricardo</b> San Luis Obispo	3335 SF	\$4000/Month, NNN	<b>LEASED</b>

**GROUND LEASE OR BUILD TO SUIT**

<b>LOCATION</b>	<b>SIZE</b>	<b>PRICE</b>	<b>NOTES</b>
<b>1146 Farmhouse</b> 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.
<b>760 Fiero</b> San Luis Obispo	As needed, up to 50,000 SF	TBD	A build to suit opportunity in San Luis Obispo. Owner is flexible with size and design. Many permitted uses.