

# CURRENT LISTINGS

## August

# ROSSETTI

## COMPANY

COMMERCIAL REAL ESTATE

1301 Chorro Street  
San Luis Obispo, CA 93401

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### For Lease - Retail



1119 Chorro Street  
San Luis Obispo  
**NEW!**

2,500 SF +  
1,000 SF  
mezzanine  
(free of  
charge)

\$2.42/SF, NNN  
(~\$0.46) on  
2,500 SF

Positioned in one of the most sought after locations in Downtown SLO. This masterfully restored and highly upgraded space features turn of the century exposed brick, polished concrete floors, high ceilings, exposed HVAC ducting, new plumbing, electrical, and roof. A fully built out and legal bonus 1,000 SF mezzanine is included in asking rents allowing future tenant 3,500 SF of usable space. This is arguably the most heavily traveled cross street in the Downtown. Within steps of Eureka Burger, the FedEx Store, The Habit and Pluto's, just to name a few.



Village at Nipomo  
555 W. Tefft Street, Ste 2  
Nipomo  
**NEW!**

1,098  
square feet

\$2.47/SF NNN  
(~\$0.55)

One block from the Hwy 101 and Tefft Street off ramps, at Mary Avenue. Attractive, new center. Neighbors are Starbucks, Wells Fargo, Vons, CVS and Miner's Hardware. This space can accommodate retail, offices, medical or many other uses. It can be delivered as is or as a finished shell.



Village at Nipomo  
180 Mary Avenue  
Nipomo

5,702  
square feet

\$1.65 to  
1.85/SF NNN  
(~\$0.55)  
depending  
on suite size

One block from the Hwy 101 and Tefft Street off ramps, at Mary Avenue. Attractive, new center. Neighbors are Starbucks, Wells Fargo, Vons, CVS and Miner's Hardware. This space is beautifully outfitted for a spa, retail, offices, medical or many other uses. It can be delivered as is or as a finished shell.



Courtland Village  
1375 E. Grand Avenue  
Arroyo Grande  
**NEW!**

1,254  
square feet

\$1.60/SF NNN  
(~\$0.64)

Located in the heart of Arroyo Grande's premier commercial corridor. Attractive, new center with affordable rents. Neighbors are CVS, Panda Express, UPS and Subway.



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

1,950  
square feet

\$1.95/SF NNN

New retail space close to Downtown San Luis Obispo. This space is located next to Couch Potato at the corner of Nipomo and Marsh Street. This space is fresh and modern and "move-in ready."



1135 Chorro Street  
San Luis Obispo

2,800  
square feet

\$2.50/SF Gross  
+  
management  
fee

Great retail space in the heart of Downtown San Luis Obispo. This space is located between Eureka Burger and FedEx office.



4825-4845 El Camino Real  
Atascadero

10,300  
square feet

\$0.95/SF NNN  
(~\$0.35)

Large retail showroom/warehouse facility with great presence and visibility in the San Jacinto Center. Prominent suite faces El Camino Real and Highway 101. Space consist of a large retail showroom/warehouse area with reception/office component. Large storefronts and 20' +/- ceiling heights. Includes rear receiving area with roll-up door and lift. Convenient location just north of Downtown yet right off Highway 101. Perfect for a variety of uses including retail, warehouse/shipping/distribution or office with warehouse.



Prefumo Creek Commons  
11982 Los Osos Valley Road  
San Luis Obispo

2,700 -  
5,224  
square feet

\$3.50/SF NNN  
(~\$0.46)

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



12328 Los Osos Valley Road  
San Luis Obispo

1,332  
square feet

\$1.45/SF NNN  
(~\$0.46)

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



1920 El Camino Real  
Atascadero

1.2 +/-  
Acres NW  
Corner

Inquire

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

11 +/-  
Acres NE  
Corner



1490 S. Broadway  
Santa Maria

990 - 4,050  
square  
feet

\$2.50/SF NNN  
(~\$0.45)

Great hard corner location on Broadway, in front of the new Vallarta Supermarket. Available first quarter 2018. Across the street from FoodsCo, Subway, Big Lots, Starbucks and JC Penney. A very busy part of town.



3980 El Camino Real  
Atascadero

1,045 -  
1,305  
square  
feet

\$0.95/SF Gross  
Year 1  
Annual  
Increases

Great Shopping Center in the heart of Atascadero with easy access from Highway 101.



1503 Froom Ranch Way  
San Luis Obispo  
**LEASED!**

2,256  
square  
feet

\$3.50/SF NNN  
(~\$0.42)

This space is well located at the main entrance into Irish Hills Plaza between Heritage Oaks Bank and The Vitamin Shoppe. Join Costco, Home Depot and Whole Foods in this very busy Center.



3536 S. Higuera Street  
Suites 240 & 250  
San Luis Obispo

**LEASED!**

3,340  
square  
feet

\$1.15/SF NNN  
(~\$0.35)

End cap retail/showroom space with great visibility off South Higuera. Over 17,000 cars per day travel in front of this suite. Includes storefront and rear loading roll-up door. Perfect for a retail showroom, or an online business with a warehouse requirement who needs a retail presence. Available December 1<sup>st</sup>.

## For Lease - Restaurant Space



Courtland Village  
1375 E. Grand Avenue  
Arroyo Grande

**NEW!**

1,254  
square feet

\$1.60/SF NNN  
(~\$0.64)

Located in the heart of Arroyo Grande's premier commercial corridor. Attractive, new center with affordable rents. Neighbors are CVS, Panda Express, UPS and Subway.



1920 El Camino Real  
Atascadero

1.2 +/-  
Acres NW  
Corner

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

11 +/-  
Acres NE  
Corner



1490 S. Broadway  
Santa Maria

990 - 4,050  
square  
feet

\$2.50/SF NNN  
(~\$0.45)

Great hard corner location on Broadway, in front of the new Vallarta Supermarket. Available first quarter 2018. Across the street from FoodsCo, Subway, Big Lots, Starbucks and JC Penney. A very busy part of town.



24th & Black Oak  
Paso Robles

4,800  
square  
foot pad

Inquire

Located at the heavily traveled intersection of Highway 101 and Highway 46 East. Pad is adjacent to the newer McDonald's.

## For Lease - Office



1011 Pacific/1310 Osos Street  
San Luis Obispo

**NEW!**

1,373, 3,107  
or 4,480  
square feet

\$2.00 -  
\$2.25/SF Gross

4,500 square foot stand alone Downtown office building with on-site parking. You will not find another office building this close to the Downtown core with parking. Mid-Century office building is undergoing exterior renovations, including landscape and paint. Owners willing to do interior tenant improvements per tenants reasonable specs. Great natural lighting. Interiors can be individual offices or bullpen area. Two levels.



Village at Nipomo  
555 W. Tefft Street, Ste 2  
Nipomo

**NEW!**

1,098  
square feet

\$2.47/SF NNN  
(~\$0.55)

One block from the Hwy 101 and Tefft Street off ramps, at Mary Avenue. Attractive, new center. Neighbors are Starbucks, Wells Fargo, Vons, CVS and Miner's Hardware. This space can accommodate retail, offices, medical or many other uses. It can be delivered as is or as a finished shell.



Village at Nipomo  
180 Mary Avenue  
Nipomo

5,702  
square feet

\$1.65 to 1.85/SF  
NNN (-\$0.55)  
depending on  
suite size

One block from the Hwy 101 and Tefft Street off ramps, at Mary Avenue. Attractive, new center. Neighbors are Starbucks, Wells Fargo, Vons, CVS and Miner's Hardware. This space is beautifully outfitted for a spa, retail, offices, medical or many other uses. It can be delivered as is or as a finished shell.



1026 Chorro Street  
Suite 265  
San Luis Obispo  
**NEW!**

750 square  
feet

\$3.00/SF Gross  
+ Utilities + 5%  
Management

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 and state of the art high speed internet. Suite includes two offices and reception area.



4825-4845 El Camino Real  
Atascadero

10,300  
square feet

\$0.95/SF NNN  
(-\$0.35)

Large retail showroom/warehouse facility with great presence and visibility in the San Jacinto Center. Prominent suite faces El Camino Real and Highway 101. Space consist of a large retail showroom/warehouse area with reception/office component. Large storefronts and 20' +/- ceiling heights. Includes rear receiving area with roll-up door and lift. Convenient location just north of Downtown yet right off Highway 101. Perfect for a variety of uses including retail, warehouse/shipping/distribution or office with warehouse.



225 Prado Road  
Suite G  
San Luis Obispo

1,619  
square feet

\$1.65/SF NNN  
(-\$0.45) +  
Utilities

You will not find a more affordable, professional condo suite in the City of SLO. Bright, spacious professional office condo located in the Prado Corporate Center. 3<sup>rd</sup> floor suite currently includes area for 6 workstations, conference room, reception and kitchenette. Very efficient layout with spectacular views. Building amenities include lockable storage, elevator, shower and small gym space. Easy freeway access. Perfect for a mortgage, architecture, real estate, engineering/construction, or tech office. Available now!



997 Monterey Street  
San Luis Obispo

6,000 square  
feet

\$3.25/SF NNN  
(-\$1.02)

Beautifully designed in the heart of Downtown San Luis Obispo, this professional office suite is perfectly located near the SLO County Courthouse and situated among many of the City's finest restaurants, retail stores and cultural treasures.

This professional office space is turnkey ready and perfect for any professional office use.



1150 Laurel Lane  
Suite 175  
San Luis Obispo

12,800  
square feet

\$2.00/SF Full  
Service

The 17 Acres Atoll Business Center is the most impressive, and largest, office complex on the central coast of California. This pristine full service office property features friendly and responsive on-site maintenance and local property management.

- Parking for over 500 cars
- 17 Acres of manicured park-like setting
- 3 Acre recreational field
- On-site restaurant
- Bike path directly to the heart of Downtown San Luis Obispo
- Fiber Optic internet capable of 300MB up/down



1150 Laurel Lane  
Suite 250  
San Luis Obispo

16,350  
square feet

\$2.00/SF Full  
Service

The 17 Acres Atoll Business Center is the most impressive, and largest, office complex on the central coast of California. This pristine full service office property features friendly and responsive on-site maintenance and local property management.

- Parking for over 500 cars
- 17 Acres of manicured park-like setting
- 3 Acre recreational field
- On-site restaurant
- Bike path directly to the heart of Downtown San Luis Obispo

- Fiber Optic internet capable of 300MB up/down



1150 Laurel Lane  
Suite 280  
San Luis Obispo

16,200  
square feet

\$2.00/SF Full  
Service

The 17 Acres Atoll Business Center is the most impressive, and largest, office complex on the central coast of California. This pristine full service office property features friendly and responsive on-site maintenance and local property management.

- Parking for over 500 cars
- 17 Acres of manicured park-like setting
- 3 Acre recreational field
- On-site restaurant
- Bike path directly to the heart of Downtown San Luis Obispo
- Fiber Optic internet capable of 300MB up/down



3195 McMillan Avenue  
Suite B

2,475 square  
feet

\$1.15/SF NNN  
(-\$0.36)

Office space in a retail oriented location off Broad Street. Space layout consists of open areas with hard offices, as well as a large open area for manufacturing, storage/assembly, etc. Possibility for a roll-up door to create an office/warehouse combo. Good parking, and convenient location.



12328 Los Osos Valley Road  
San Luis Obispo

1,332 square  
feet

\$1.45/SF NNN  
(-\$0.46)

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



999 Monterey Street  
Suite 380  
San Luis Obispo

2,255  
square feet

\$2.25/SF NNN  
(-\$1.02)

Possibly the nicest office suite in all of San Luis Obispo. 3<sup>rd</sup> floor suite located in the heart of Downtown with great Downtown and City views. Space features "ghost walls" made of seamless glass. Includes four offices, conference room and kitchenette. No other space like it in town! Prestigious office setting is located in the Court Street Center, above Banana Republic, Pottery Barn, Sephora and just steps from Peet's and Firestone Grill. Directly across the street from the new Amazon offices. Can be combined with adjacent suite for 4,670 size configuration.



999 Monterey Street  
Suites 360, 370  
San Luis Obispo

1,198 - 1,217  
square feet

\$2.25/SF NNN  
(-\$1.02)

Here's your chance to call some of the nicest office space in San Luis Obispo, your home. Three office suites currently combined to 4,670 square feet. Suites can be leased individually. Spectacular views of Downtown, including an outdoor balcony, that looks over Peet's Coffee/Court Street. Prestigious office setting is located in the Court Street Center, above Banana Republic, Pottery Barn, Sephora and just steps from Peet's and Firestone Grill. Directly across the street from the new Amazon offices. Amenities include high end common area, elevator access, on-site security and 3<sup>rd</sup> floor patio/terrace. Can be combined with adjacent suite for 4,670 size configuration.



1109 Kendall Road  
San Luis Obispo

45,000 SF

Inquire  
NNN

To be built Class A professional office building. Now's your chance to get in on the ground floor of design and development of the most state of the art office building in the County. Positioned at the main entrance to the East Airport Tract, the site is one of the most prominent in the development. This building is conveniently located in the heart of the Edna Valley, and directly across from San Luis Obispo Airport. The building can accommodate tech uses who need high demand parking, or office professionals seeking modern, cutting edge office space, not found elsewhere in San Luis Obispo. Please inquire for more information.



Aerovista Place  
San Luis Obispo

37,230  
square feet

\$2.15/SF NNN  
(-\$0.50)

Build to suit. Fully approved office project located in the popular airport area in South San Luis Obispo. Project includes city approvals and plans for 37,000 square feet of office space. Project is comprised of two buildings (can be built in phases) with parking of 1/285 SF. Located in the City of San Luis Obispo, with water and sewer services stubbed to the site.



835 Airport Drive  
San Luis Obispo  
**PENDING!**

3,906 square  
feet

\$1.90/SF NNN  
(-\$0.35)

Newly renovated office space located adjacent to San Luis Obispo County Airport. Space will be delivered in a warm bare shell condition and include \$40/SF tenant improvement allowance. Building is undergoing a full renovation down to the studs. Multiple tenant suites on the 2nd floor, outstanding views. Excellent on-site parking. Shell is complete and ready for tenant improvements.



1026 Chorro Street  
Suite 220  
San Luis Obispo  
**LEASED!**

397 square  
feet

\$1,250/Month  
Gross + Utilities  
+ 5%  
Management

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 and state of the art high speed internet.



624 Main Street  
Suite 204  
Templeton  
**LEASED!**

932 square  
feet

\$2.00/SF, Gross

Come join 15 Degrees C Wine Shop & Bar and Umpqua Bank in Downtown Templeton's newest retail/office project. Two-story buildings feature a western design characteristic to Downtown. Great exposure on Main Street. 2nd floor office space can be built out to Tenant's specs. Space is located above Umpqua Bank, and includes private deck.



1503 Froom Ranch Way  
San Luis Obispo  
**LEASED!**

2,256  
square feet

\$3.50/SF NNN  
(-\$0.42)

This space is well located at the main entrance into Irish Hills Plaza between Heritage Oaks Bank and The Vitamin Shoppe. Join Costco, Home Depot and Whole Foods in this very busy Center.



1026 Chorro Street  
Suite 230  
**LEASED!**

398 square  
feet

\$3.00/SF  
Gross +  
Utilities + 5%  
Management

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 and state of the art high speed internet.

## For Lease - Industrial



2107 Wisteria Lane  
Paso Robles  
**NEW!**

4,180  
square  
feet

\$0.95/SF Gross

Newer warehouse flex space in a popular business park near the Golden Hill/Highway 46 intersection. Building includes 20' ceilings, 12' X 12' roll-up doors and storefronts. Block construction. Space will be in industrial vanilla shell form and include ADA restroom, 3 phase electrical lighting/outlets and a gas ceiling heater. Perfect for wine storage, light manufacturing, or showroom uses, to name a few.



4675 Thread Lane  
Suite E  
San Luis Obispo  
**NEW!**

10,000  
square  
feet

\$0.70/SF Gross  
+ Utilities

The most affordable warehouse in San Luis Obispo. Metal building located near airport, perfect for distribution/storage use. Wide open spaces with 16' ceiling heights. Includes offices and mezzanine. Space can be 10,000 square feet.



4825-4845 El Camino Real  
Atascadero

10,300  
square  
feet

\$0.95/SF NNN  
(~\$0.35)

Large retail showroom/warehouse facility with great presence and visibility in the San Jacinto Center. Prominent suite faces El Camino Real and Highway 101. Space consist of a large retail showroom/warehouse area with reception/office component. Large storefronts and 20' +/- ceiling heights. Includes rear receiving area with roll-up door and lift. Convenient location just north of Downtown yet right off Highway 101. Perfect for a variety of uses including retail, warehouse/shipping/distribution or office with warehouse.



3195 McMillan Avenue  
Suite A  
San Luis Obispo

3,744  
square  
feet

\$1.25/SF NNN  
(~\$0.36)

High exposure end cap office/warehouse space in a retail oriented location off Broad Street. Space layout consists of open areas with hard offices, as well as, a large open area for manufacturing, storage/assembly, etc. Good parking, convenient location and great signage. Includes roll-up door.



4330 Santa Fe Road  
San Luis Obispo

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.



3566 S. Higuera Street  
Suite 300  
San Luis Obispo

3,563-  
8,334  
square  
feet

\$1.05/SF NNN  
(~\$0.32)

Two suites of warehouse/distribution facility ranging in size from 3,563 to 8,334 square feet. Includes storefront, grade level roll-up doors and yard area. Good parking. Located in a convenient location off South Higuera, a short distance to Highway 101.

## Ground Lease - Restaurant Pad



1920 El Camino Real  
Atascadero

1.2 +/-  
Acres  
NW  
Corner

Inquire

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

11 +/-  
Acres NE  
Corner



1490 S. Broadway  
Santa Maria

990 -  
4,050  
square  
feet

\$2.50/SF NNN  
(~\$0.45)

Great hard corner location on Broadway, in front of the new Vallarta Supermarket. Available first quarter 2018. Across the street from FoodsCo, Subway, Big Lots, Starbucks and JC Penney. A very busy part of town.



24th & Black Oak  
Paso Robles

4,800  
square  
foot pad

Inquire

Located at the heavily traveled intersection of Highway 101 and Highway 46 East. Pad is adjacent to the newer McDonald's.

## For Sale



3195 McMillan Avenue  
San Luis Obispo

**NEW!**

14,152  
square  
feet

\$3,100,000.00

This Retail/Service Complex offers prospective investors and owner/users an opportunity to acquire a 14,152 SF high exposure, two building, industrial flex project centrally located in San Luis Obispo. The property is located at 3195 McMillan Avenue, roughly 1.5 miles from Downtown and just off one of the busiest arteries in town (Hwy 227/Broad Street). The two very versatile concrete block buildings are composed of five tenant suites, and allows for many types of uses. The property benefits from a high exposure corner location, which gives great retail presence to industrial/service uses.

3195 McMillan Avenue is located at the intersection of Orcutt Road and McMillan Avenue. Currently there are three tenants in the complex and the property is 56% occupied. There are recent vacancies however in today's market they should fill in a short period of time. The property provides 36 vehicle parking spaces, one of which is handicapped accessible.

The buildings include a combination of storefronts and roll-up doors. The storefronts can be converted to roll-up doors, allowing a wide variety of manufacturing/service uses.



Tenwise Park  
3536 and 3546 South Higuera Street  
San Luis Obispo

**NEW!**

25,454  
square  
feet

\$6,000,000.00

Tenwise Park offers prospective investors an opportunity to acquire a fully leased, 25,454 SF multi-tenant retail/service complex located in San Luis Obispo, California. The property is located at 3536 and 3546 South Higuera Street, a major retail thoroughfare in San Luis Obispo. The buildings are of concrete block construction and are 100% leased to six local tenants.

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



2640 Broad Street  
San Luis Obispo

**NEW!**

6,260  
square  
feet

\$1,495,000.00

High exposure building with 6,260 sq. ft. of showroom and warehouse located on one of San Luis Obispo's busiest traffic arteries -25,000 average daily traffic count. Currently occupied by Old Mission School Thrift Store. Many uses allowed, including real estate/insurance brokers, financial services and retail. Building has two large roll-up doors.



225 Prado Road  
Suite G  
San Luis Obispo

1,619  
square  
feet

\$525,000.00

You will not find a more affordable, professional condo suite in the City of SLO. Bright, spacious professional office condo located in the Prado Corporate Center. 3<sup>rd</sup> floor suite currently includes area for 6 workstations, conference room, reception and kitchenette. Very efficient layout with spectacular views. Building amenities include lockable storage, elevator, shower and small gym space. Easy freeway access. Perfect for a mortgage, architecture, real estate, engineering/construction, or tech office. Available now!



761 Caudill Street  
San Luis Obispo

11,200  
square  
feet

\$1,100,000.00

Prime Development Parcel!! 8-9 unit residential condo potential within walking distance to Downtown San Luis Obispo in the up and coming, Little Italy district. In the path of development of what is to be San Luis Obispo's newest high density housing neighborhood, near Downtown. CR zoned parcel has the highest underlying residential density of any zones with 36/residential units per acre. Allows 9.25 two bedroom density units. Little Italy is on the cusp of full revitalization into an Austin style neighborhood in the middle of San Luis Obispo. You will not find a better CR lot with so much development potential and wide array of allowed uses, anywhere else in town. Perfect for a contractor or investor. Buyer to verify all information with City of San Luis Obispo.



Fiero I & II Commerce Park  
705 and 709 Fiero Lane  
San Luis Obispo  
**SOLD!**

28,432  
and  
29,423  
square  
feet

11,500,000.00

Fiero I & II Commerce Park presents an opportunity to acquire an institutional quality multi-tenant flex industrial complex located in San Luis Obispo, California. The property is located at 705 and 709 Fiero Lane, in a popular industrial flex park adjacent to the San Luis Obispo County Airport. The buildings are of concrete tilt-up construction and are 100% leased to five tenants, including FedEx (NYSE: FDX), Apria Healthcare (formerly NYSE: AHG, acquired by Blackstone in 2008), and UL (Underwriters Laboratories: Private company with ~12,000 employees).

Upgrades to the building exteriors were recently completed, which have enhanced the appeal of this quality property. Fiero I & II Commerce Park benefits from stable cash flow and a strong tenant base, in an ideal location in San Luis Obispo.



Nipomo Westside  
537-551 West Tefft Street  
Nipomo  
**SOLD!**

10,190  
square  
feet

\$2,700,000.00

The subject offered for sale is 1 of 3 parcels that comprise Nipomo Westside. Nipomo Westside's other two parcels are single tenant users operating a 20,000 s.f. Ace Hardware Store and a drive-thru Taco Bell. Adjoining Nipomo Westside is a second phase developed in 2007 and named Village of Nipomo. Notable tenants include Starbucks, Wells Fargo Bank, AT&T Cell, UPS Store and Me N' Ed's Pizza. Directly across Tefft street is the sole major grocery and drug stores in the trade area, Vons and CVS respectively.

## Commercial Land



761 Caudill Street  
San Luis Obispo  
**NEW!**

11,200  
square  
feet

\$1,100,000.00

Prime Development Parcel!! 8-9 unit residential condo potential within walking distance to Downtown San Luis Obispo in the up and coming, Little Italy district. In the path of development of what is to be San Luis Obispo's newest high density housing neighborhood, near Downtown. CR zoned parcel has the highest underlying residential density of any zones with 36/residential units per acre. Allows 9.25 two bedroom density units. Little Italy is on the cusp of full revitalization into an Austin style neighborhood in the middle of San Luis Obispo. You will not find a better CR lot with so much development potential and wide array of allowed uses, anywhere else in town. Perfect for a contractor or investor. Buyer to verify all information with City of San Luis Obispo.

CONTACT US

phone 805.544.3900 fax 805.544.3922

1301 chorro street  
san luis obispo, ca 93401

Cal BRE# 00658662

