

CURRENT LISTINGS

March

ROSSETTI

COMPANY

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For Lease - Shopping Centers



Higuera Plaza
3973 S. Higuera Street, Suite 130
San Luis Obispo

NEW!

2,500
square feet

\$2.15/SF NNN

Former Evos restaurant space located in San Luis Obispo's most vibrant neighborhood/regional center. 2,500 sq. ft. space includes grease trap and floor drains. Restaurant booths, counters, and fixtures are negotiable. Great foot traffic! Located directly adjacent to Trader Joes.



Higuera Plaza
3971 S. Higuera Street, Suite 130
San Luis Obispo

NEW!

1,548
square feet

\$2.60/SF NNN

Trader Joes, Food For Less, Starbucks, etc. Retail shop space located in San Luis Obispo's most popular neighborhood/regional center. Space is located in line.



Woodland Plaza II
194 Niblick Road
Paso Robles

NEW!

5,000
square feet

\$1.90/SF NNN

This freestanding building is located in the **Wal-Mart Center** near the corner of Niblick and South River Roads. In addition to the strong line up of co-tenant anchors, and its location next to the busy Chevron Station, it is just across the street from the Kennedy Club Fitness Facility, the CVS/Albertsons Center and many other strong local tenants. Niblick and South River Road are extremely busy local arterials and their intersection provides a strong location.



Bear Valley Center
San Luis Obispo

1,332
square feet

\$1.10/SF NNN

Highly identifiable center on a high-traffic street in San Luis Obispo. Near Costco and Home Depot. **Has a strong draw from surrounding auto dealers.** Excellent freeway access at a very affordable rent. Retail or office use.



Bear Valley Center
San Luis Obispo

1,200
square feet

\$1.10/SF NNN

Highly identifiable center on a high-traffic street in San Luis Obispo. Near Costco and Home Depot. **Has a strong draw from surrounding auto dealers.** Excellent freeway access at a very affordable rent. Retail or office use.



University Square
San Luis Obispo

NEW!

5,000
square feet

\$2.00/SF NNN

Highly visible end cap at the intersection of Foothill and Hwy 1 in busy shopping center. Near Cal Poly. High traffic street. Former Hollywood Video location.



University Square
San Luis Obispo

3,050
square feet

\$1.65/SF NNN

Highly visible space at the intersection of Foothill and Hwy 1 in busy shopping center. Near Cal Poly. High traffic street. High traffic location. Formerly Foothill Cyclery.



University Square
San Luis Obispo

3,003
square feet

\$1.65/SF NNN

Highly visible space at the intersection of Foothill and Hwy 1 in busy shopping center. Near Cal Poly. High traffic street. High traffic location next to Club 24 fitness center.



University Square
San Luis Obispo
NEW!

2,833
square feet

\$1.65/SF NNN

Highly visible space at the intersection of Foothill and Hwy 1 in busy shopping center. Near Cal Poly. High traffic street. High traffic location next to Club 24 fitness center.

For Lease - Retail



858 Higuera Street
San Luis Obispo
NEW!

2,360
square feet

\$2.50/SF NNN

Retail/Shop Space located on Higuera Street across from Chipotle, in the heart of Downtown San Luis Obispo. Best foot traffic in the County.



1101-1105 Santa Rosa Street
San Luis Obispo

859 - 1,811
square feet

\$2.20/SF NNN

Great retail/office space located at the gateway to downtown San Luis Obispo. Behind the new Fat Cats Cafe. Currently occupied by Heritage Oaks Bank's lending office. Includes parking onsite. Space can be demised to as small as 859 square feet.



942 Chorro Street
San Luis Obispo

1,475
square feet

\$1.65/SF Gross

Location location location! Former Wells Fargo Financial Retail/Office Space located one block from the heart of downtown San Luis Obispo next to Red Hot Pottery. Great signage and Street Exposure!



142 Cross Street, Suite 130
San Luis Obispo

2,490
square feet

\$1.25/SF NNN

Very nice office or retail space in newer building. On Tank Farm Road. Good parking. **First time available for lease.**



952 Higuera Street
San Luis Obispo
LEASED!

2,800
square feet

\$3.20/SF NNN

Prime corner location in downtown San Luis Obispo. Formerly San Luis Surf Co. Directly across the street from Victoria's Secret and the Apple Store. In the heart of the shopping district with Peet's Coffee, Pottery Barn, Sephora, Banana Republic, Abercrombie & Fitch and The Gap close by.



3592 Broad Street, Suite 100
San Luis Obispo

689 square
feet

\$1,250.00/MO
Gross

GREAT RETAIL EXPOSURE! The two spaces may be combined. In the popular Broad Street Village. Suite 102 is ready to go, turn-key salon space.



3592 Broad Street, Suite 102
San Luis Obispo

670 square
feet

\$1,400.00/MO
Gross

GREAT RETAIL EXPOSURE! The two spaces may be combined. In the popular Broad Street Village. Suite 102 is ready to go, turn-key salon space.



153 Cross Street
San Luis Obispo

1,475
square feet

\$1.05/SF NNN

Very nice office or retail space in newer building. On Tank Farm Road. Good parking. First time available for lease.



181 Tank Farm Road
San Luis Obispo

2,000
square feet

\$1.35/SF NNN

Excellent visibility fronting on Tank Farm Road. Across from Kennedy Club Fitness.



West Front Village
Atascadero

1,200 -
4,800
square feet

\$2.65/SF NNN

Beautiful new development on Highway 101 adjacent to offramp. Anchored by Holiday Inn Express & Suites and Jack in the Box. Excellent freeway exposure. This is one of very few freeway locations available in the fast-growing central coast wine region. Family Fun Center and new residential development included in this project.



1446 Spring Street, Suite 104
Paso Robles

1,346
square feet

\$1.80/SF NNN

Brand new ready to move into retail/shop space. Includes open ceiling with exposed ducting and lighting. ADA restroom in place. Front and rear entry. Great shop space.



1446 Spring Street
Paso Robles

961 - 3,300
square feet

\$1.80-\$2.00/SF
NNN

Beautiful new two-story building with elevator, in downtown Paso. Great exposure. Good street parking. Finished turn key shops.

For Lease - Restaurant Space



West Front Village
Atascadero

.75 acres

\$85,000.00/YR

Beautiful new development on Highway 101 adjacent to offramp. Anchored by Holiday Inn Express & Suites and Jack in the Box. Excellent freeway exposure. This is one of very few freeway locations available in the fast-growing central coast wine region. Family Fun Center and new residential development included in this project.



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



1101-1105 Santa Rosa Street
San Luis Obispo

859 - 1,811
square feet

\$2.20/SF NNN

Great retail/office space located at the gateway to downtown San Luis Obispo. Behind the new Fat Cats Cafe. Currently occupied by Heritage Oaks Bank's lending office. Includes parking onsite. Space can be demised to as small as 859 square feet.



710 Fiero Lane, #22
San Luis Obispo
NEW!

1,500
square feet

\$0.90/SF Gross

A very clean, nice unit immediately at the entrance to the project. Great location in an affordable, usable size. Directly across from Fedex. Includes kitchenette and shower. May be used for office, warehouse, or service use. Owner will consider carrying paper with reasonable down payment.



1540 Marsh Street
San Luis Obispo
NEW!

590 - 1,417
square feet

\$1.65/SF Gross

Professional Office Space located in a newer building just a few blocks from downtown.



942 Chorro Street
San Luis Obispo

1,475
square feet

\$1.65/SF Gross

Location location location! Former Wells Fargo Financial Retail/Office Space located one block from the heart of downtown San Luis Obispo next to Red Hot Pottery. Great signage and Street Exposure! Possibility for Restaurant use, please inquire.



1005 Court Street
San Luis Obispo

2,000
square feet

\$1.75/SF Gross

Newer Class A Office Space located in one of downtown's most vibrant areas. 3rd Floor Space with an open floorplan and plenty of windows. Elevator served with separate entrance off Court Street. Downtown Office Space doesn't get much better than this.



894 Meinecke Avenue, Suite C
San Luis Obispo

996 square
feet

\$1.20/SF NNN

"NEGOTIABLE" Very nice second-floor office at an affordable rent. Nicely landscaped. Serene setting. Near Sierra Vista Hospital, Cal Poly, and the Foothill area.



34 Zaca Lane
San Luis Obispo

9,700
square feet

\$1.15/SF NNN

Office and warehouse may be leased separately. Includes 9,700 sq.ft. of 1st and 2nd floor office (18 offices, executive suite, conference rooms, and break rooms), plus 15,900 sq.ft. of warehouse space. Approx. 22' ceiling clearance, covered loading docks with load levelers, high bay lighting, etc. Convenient highway access. Can't find a better warehouse space in SLO! For lease at a blended rate of \$0.80/sf/mo NNN.



142 Cross Street, Suite 130
San Luis Obispo

2,490
square feet

\$1.25/SF NNN

Very nice office or retail space in newer building. On Tank Farm Road. Good parking. **First time available for lease.**



1035 Peach Street, Suite 202
San Luis Obispo

1,467
square feet

\$1,500.00/MO
Gross

This professional office space is located in a handicap-accessible building complete with elevator. It is located just two blocks from the county courthouse/government center, as well as the city offices and downtown. The building's views and ample parking make it an attractive choice.



3978 Short Street, Suite 120
San Luis Obispo
NEW!

1,585
square feet

\$1.15/SF NNN

Convenient location for a huge variety of uses. In the builder's/home supply neighborhood. Roll-up doors and store fronts.



720 Aerovista
San Luis Obispo

6,700 -
11,400
square feet

\$1.00 NNN

Very affordable office/warehouse flex space in popular business park near the airport. Numerous sizes. Roll-up doors. Plentiful parking. Concrete tiltup. Many size options/layouts. Please inquire for all size options/layouts.



3261 South Higuera Street
San Luis Obispo

1,800
square feet

\$1.25/SF Gross

Second floor office location in new professional building. 1,800 SF space includes conference room, 3 offices, server room, and balcony. **You won't find any nicer office space in SLO for the price.**



1304 Ella Street, Suite B
San Luis Obispo

3,072
square feet

\$1.50/SF NNN

Very nice professional medical office suite. The medical complex in which the suite is located also houses a surgery center and quality medical practices. Immediately adjacent to French Hospital campus with parking on-site as well as rights to hospital parking.



1446 Spring Street
Paso Robles

1,000 -
5,000
square feet

\$1.30/SF NNN

Beautiful new two-story building with elevator, in downtown Paso. Great exposure. Good street parking. Finished turn key shops.

For Lease - Warehouse



710 Fiero Lane, #22
San Luis Obispo, CA

1,500
square feet

\$0.90/SF Gross

A very clean, nice unit immediately at the entrance to the project. Great location in an affordable, usable size. Directly across from Fedex. Includes kitchenette and shower. May be used for office, warehouse, or service use. Owner will consider carrying paper with reasonable down payment.



O'Connor Way
San Luis Obispo
NEW!

2,000
square feet

\$600.00/MO
Gross

Located on the outskirts of San Luis Obispo. Barn with concrete floor and power, on all weather road. Suitable for storage.



1925 Santa Barbara Street
San Luis Obispo
NEW!

.15 acre

\$1,050/SF
(excludes
utilities) Gross

Vacant lot with 200 ± sq.ft. office with potential for many uses. 6,250 sq.ft. of paved area. Uses could include car sales lot, car maintenance, contractors yard, etc. Great signage. Located on busy thoroughfare (15,000 average daily traffic) just outside Downtown San Luis Obispo.



870 Industrial Way
San Luis Obispo

6,000 -
9,000
square feet

\$0.60/SF Gross

6,250 – 12,500 sq. ft. of warehouse/manufacturing space near Broad Street in San Luis Obispo.



870 Industrial Way
San Luis Obispo
LEASED!

.75 acre

\$3,250.00/MO
Gross

35,000 ± Sq. Ft. Vacant Yard area perfect for storage, contractors yard etc. Fenced with private gate and entry.



34 Zaca Lane
San Luis Obispo

25,600
square feet

\$0.60/SF NNN

Office and warehouse may be leased separately. Includes 9,700 sq.ft. of 1st and 2nd floor office (18 offices, executive suite, conference rooms, and break rooms), plus 15,900 sq.ft. of warehouse space. Approx. 22' ceiling clearance, covered loading docks with load levelers, high bay lighting, etc. Convenient highway access. Can't find a better warehouse space in SLO! For lease at a blended rate of \$0.80/sf/mo NNN.



284 Higuera Street
San Luis Obispo

5,002
square feet

\$0.50/SF Gross

Storage/warehouse/light manufacturing space. Located near Highway 101 and High St. In town. Affordable for start-up business, etc.



284 Higuera Street
San Luis Obispo

1 acre

\$2,500.00/MO
Gross

Parking or yard area. Near Highway 101 and Higuera St. In town. Very accessible. Must see!



3978 Short Street, Suite 100
San Luis Obispo

2,123
square feet

\$0.75/SF NNN

Convenient location for a huge variety of uses. In the builder's/home supply neighborhood. Roll-up doors and store fronts.



3986 Short Street, Suite 100
San Luis Obispo
NEW!

3,376
square feet

\$0.72/SF NNN

Convenient location for a huge variety of uses. Roll-up door. This C-S zoned center is retail oriented and very affordable.



3988 Short Street,
Suites 100 & 110
San Luis Obispo
NEW!

7,831
square feet

\$0.82/SF NNN

Space has 2 roll up doors and numerous second floor offices. Also equipped with 800 AMP 3-phase power. Convenient location for a huge variety of uses. In the builder's/home supply neighborhood.



747 Woodbridge Street
San Luis Obispo

4,410
square feet

\$0.95/SF Gross

Automotive uses welcome. Masonry block building with 3 service bays, offices, and conference room.



153 Cross Street
San Luis Obispo

1,475
square feet

\$1.05/SF NNN

Open showroom with storefront and roll-up door.



720 Aerovista Place
San Luis Obispo

3,500 -
13,600
square feet

\$0.80/SF Gross

Very affordable space in popular business park near the airport. Roll-up doors. Plentiful parking.

Ground Lease - Restaurant Pad



West Front Village
Atascadero

.75 acres

\$85,000.00/YR

Beautiful new development on Highway 101 adjacent to offramp. Anchored by Holiday Inn Express & Suites and Jack in the Box. Excellent freeway exposure. This is one of very few freeway locations available in the fast-growing central coast wine region. Family Fun Center and new residential development included in this project.



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 McDonalds.

For Sale



279 Bridge Street
San Luis Obispo
NEW!

2.73 acres

\$377,000.00

Attention Developers! 2.73 acres of level vacant land located in the city of San Luis Obispo. Bank owned property zoned Manufacturing. Has a potential for a mixed use development with 24 residential units per acre. Access off Bridge Street.



710 Fiero Lane, #22
San Luis Obispo
NEW!

1,500
square feet

\$250,000.00

A very clean, nice unit immediately at the entrance to the project. Great location in an affordable, usable size. Directly across from Fedex. Includes kitchenette and shower. May be used for office, warehouse, or service use. Owner will consider carrying paper with reasonable down payment.



1326 Chorro Street
San Luis Obispo
NEW!

3,313
square feet

\$878,000.00

Professional office building located steps from the downtown core. Tri-level building with numerous offices. Owner will finance with 30% down.



194 Niblick Road
Paso Robles
NEW!

5,000
square feet

\$1,800,000.00

This freestanding building is located in the Wal-Mart Center near the corner of Niblick and South River Roads. In addition to the strong line up of co-tenant anchors, and its location next to the busy Chevron Station, it is just across the street from the Kennedy Club Fitness Facility, the CVS/Albertsons Center and many other strong local tenants. Niblick and South River Road are extremely busy local arterials and their intersection provides a strong location.



863 & 867 Pacific Street
San Luis Obispo

Front: 2,852
Back: 1,985
Total: 4,837
square feet

\$1,450,000.00

"PRICE REDUCTION" Flagship office property located in Downtown San Luis Obispo. Spectacular location, just steps from the Downtown core. **See Brochure On-Line.**



1304 Ella Street, Suite B
San Luis Obispo

3,072
square feet

\$800,000.00

Very nice professional medical office suite. The medical complex in which the suite is located also houses a surgery center and quality medical practices. Immediately adjacent to French Hospital campus with parking on-site as well as rights to hospital parking.



747 Woodbridge Street
San Luis Obispo

8,155
square feet

\$1,175,000.00

Great automotive service property. Two masonry block buildings with 14 service bays, offices, conference room, and storage mezzanine. Located in the Broad Street Corridor Plan with future upzoning of the property. Possible future development opportunities.



2504 Broad Street
San Luis Obispo

8,000 +/-
square feet

\$365,000.00

Vacant parcel located in a high exposure location with traffic counts of 25,000 cars per day, ADT. Future upzone potential when the city implements the Broad Street Corridor Plan.



1248 & 1252 Monterey Street
San Luis Obispo

See
Brochure

\$1,270,000.00

VERY MOTIVATED SELLERS! MAKE OFFER! EXCELLENT RETAIL LOCATION IN THE DOWNTOWN. Commercial storefront building is a good size and can be split. Visible on-site parking lot. Rear commercial yard has many potential uses. The **3 APARTMENT UNITS** (1 studio + 2 one-bedroom) are well maintained and each has its own garage plus on-site parking. Laundry room on-site. A great property!



West Front Village
Atascadero

5,000
square foot
pad

\$1,100,000.00

Beautiful new development on Highway 101 adjacent to offramp. Anchored by Holiday Inn Express & Suites and Jack in the Box. Excellent freeway exposure. This is one of very few freeway locations available in the fast-growing central coast wine region. Family Fun Center and new residential development included in this project.



East Prado Road
San Luis Obispo

20 acres

\$12,000,000.00

Parcel has been recently annexed to the City of San Luis Obispo. It is on the market for the first time. It is located in the Margarita Area Specific Plan on Prado Road, and will be adjacent to business park and residential zoned properties. Prado Road is expected to be a main artery connecting the south end of the city with Highway 101.

CONTACT US

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