

The Campanile Building
31,310 SF
Leased NNN Investment

San Luis Obispo, California



INVESTMENT OFFERING

Preston Thomas, SIOR
805.544.3900 office
805.544.3922 fax
preston@rossetticompany.com
BRE Lic. #01378821



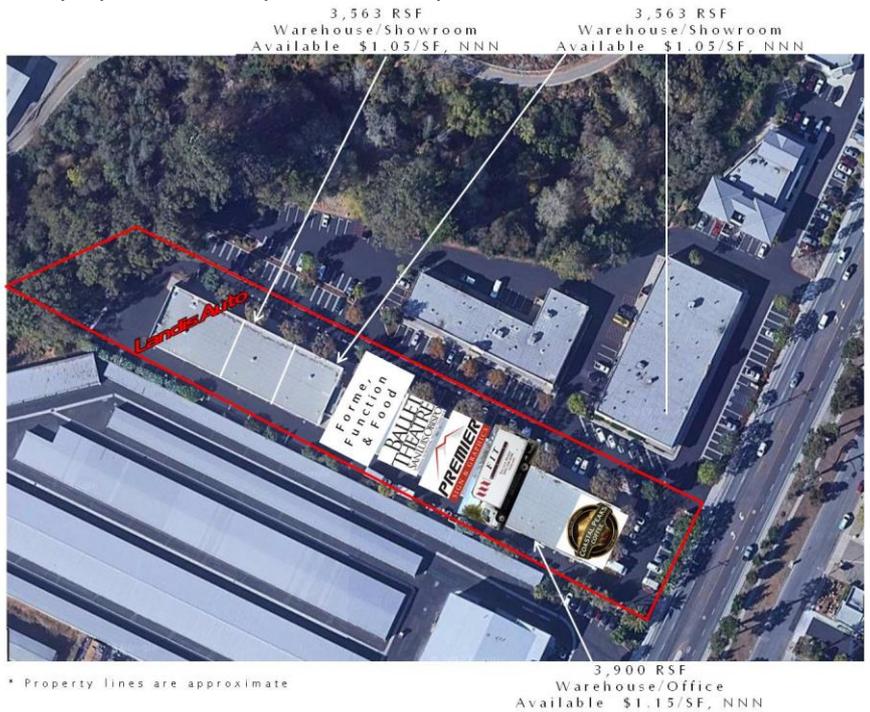
The Campanile Building Retail/Service Complex

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.



* Property lines are approximate

Property Summary

Property Type	Two Retail/Service Buildings
Rentable Area	31,310 SF
NOI	\$380,738*
Occupancy	65%
Num. of Tenants	Six
Num. of Floors	One
Year Built	1988
Site Area	2.21 Acres
Parking	89 Spaces
Price	\$6,000,000

*3Q17 NOI annualized with proforma rent of \$1.05/SF, NNN for the vacant suites.