

**Higuera Center**  
40,586 SF Professional Office Building  
Leased NNN Investment  

---

**San Luis Obispo, California**



**INVESTMENT OFFERING**

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



**Higuera Center** presents an opportunity to acquire a fully leased, institutional quality multi-tenant office building located in San Luis Obispo, California. Located at 100 Cross Street, on the corner of Tank Farm Road and Higuera Street, Higuera Center benefits from a high-profile location and proximity to national retailers, including Starbucks, Trader Joes, and Food-4-Less supermarket. TransUnion Interactive, Inc. (NYSE: TRU), one of the “Big Three” national credit agencies, leases 60% of the building and recently signed a ten-year lease extension commencing January 1, 2016.

Upgrades to the building’s exterior and interior were recently completed, which have enhanced the appeal of this Class A office property. Higuera Center benefits from stable cash flow and a strong tenant base, in an ideal location in San Luis Obispo.

**Investment Highlights**

**TransUnion** (NYSE: TRU; \$4.85B Mkt Cap) presently occupies 60% of Higuera Center via its subsidiary, TransUnion Interactive, Inc., and it recently completed a 10-year lease extension at the property. Its presence at Higuera Center, its only location in the Central Coast, continues to attract engineering talent from nearby Cal Poly San Luis Obispo. Approximately 2,000 square feet of TransUnion’s space has been built-out as a data center, complete with an onsite generator, which indicates a significant investment on behalf of the tenant.



Property Summary	
Property Type	Professional Office Bldg.
Rentable Area	40,586 SF
NOI	\$802,692
Occupancy	100%
Largest Tenant	TransUnion (60% leased thru 12/2025)
No. of Floors	2
Year Built	2001
Site Area	102,366 SF
Parking	139 Spaces
Price	\$13,500,000.00