

CURRENT LISTINGS

June

ROSSETTI

COMPANY

COMMERCIAL REAL ESTATE

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For Lease - Retail



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
NEW!

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. Across the street is the new Discovery San Luis Obispo, scheduled opening later this year.



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.



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.



3592 Broad Street
Suite 100
San Luis Obispo
NEW!

689 square
feet

\$1,800.00/Mo,
Gross + Utilities

Rare opportunity to lease a popular Broad Street Village commercial condo unit, fronting on Broad Street. Located in the same center as Blackhorse Espresso, Wine Shed and San Luis Kitchen and Bath. Suite is 689 square feet and includes an office/showroom build out. Layout includes a large open space area with back room.



Prefumo Creek Commons
11982 Los Osos Valley Road
San Luis Obispo
NEW!

5,224
square feet

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

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

11 +/-
Acres NE
Corner

Inquire

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



1490 S. Broadway
Santa Maria

Up to 4,100
square
feet

\$2.50/SF NNN
(~\$0.40)

Great hard corner location on Broadway, in front of the new Vallarta Supermarket. Available mid 2017. Across the street from FoodsCo, Subway, Big Lots, Starbucks and JC Penney. A very busy part of town.



3980 El Camino Real
Atascadero

992 - 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.



1446 Spring Street
Suite 105
Paso Robles

1,196
square
feet

\$1.50/SF Gross

Come join Farm Credit West, Paso Robles Wine Country Alliance and Century 21 in this new Class A building in Downtown Paso Robles. The only remaining bare shell suite in the building can accommodate either office or retail uses. Suite is completed and ready to finalize upon Tenant's floor plan. Landlord will build out to Tenant's reasonable floor plan.



3536 S. Higuera Street
Suite 210
San Luis Obispo
LEASED!

2,175
square feet

\$1.20/SF NNN
(~\$0.35)

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 access. Perfect for a retail showroom, or an online business with a warehouse requirement who needs a retail presence. Open plan with rear restroom and storage area. Available December 15th.



3212 Broad Street
Suite 100
San Luis Obispo
LEASED!

400 square
feet

\$1,250/Mo
NNN
(~\$0.49)

Great Shopping Center in prime location in San Luis Obispo.



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 1st.

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

Inquire

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

11 +/-
Acres NE
Corner

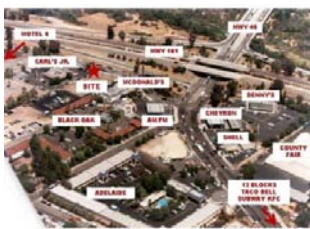


1490 S. Broadway
Santa Maria

Up to 4,100
square
feet

\$2.50/SF NNN
(~\$0.40)

Great hard corner location on Broadway, in front of the new Vallarta Supermarket. Available mid 2017. 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



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. 3rd 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!



3592 Broad Street
Suite 100
San Luis Obispo
NEW!

689 square
feet

\$1,800.00/Mo,
Gross + Utilities

Rare opportunity to lease a popular Broad Street Village commercial condo unit, fronting on Broad Street. Located in the same center as Blackhorse Espresso, Wine Shed and San Luis Kitchen and Bath. Suite is 689 square feet and includes an office/showroom build out. Layout includes a large open space area with back room.



997 Monterey Street
San Luis Obispo
NEW!

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



835 Airport Drive
San Luis Obispo
NEW!

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.



668 Marsh Street
San Luis Obispo

1,680-1,922
square feet

\$1.85/SF Gross
+ Utilities

Professional office suite located in Downtown San Luis Obispo in a convenient location on Marsh Street above Takken's shoes and directly across the street from Wells Fargo. 1,680-1,922 square foot, 2nd floor office suite is comprised of numerous hard offices, conference room and bullpen area. Great Downtown views and very convenient location. Includes two on-site parking spaces.



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.

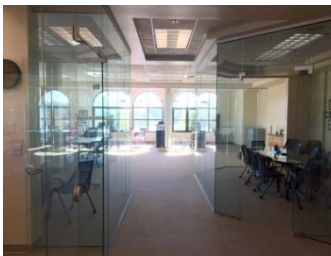


12328 Los Osos Valley Road
San Luis Obispo

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. 3rd 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. 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. Amenities include high end common area, elevator access, on-site security and 3rd 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.



1446 Spring Street
Suite 105
Paso Robles

1,196
square feet

\$1.50/SF Gross

Come join Farm Credit West, Paso Robles Wine Country Alliance and Century 21 in this new Class A building in Downtown Paso Robles. The only remaining bare shell suite in the building can accommodate either office or retail uses. Suite is completed and ready to finalize upon Tenant's floor plan. Landlord will build out to Tenant's reasonable floor plan.

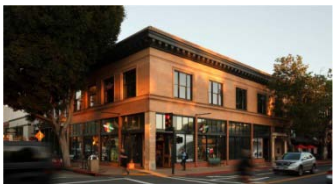


444 Higuera Street
Suite 100
San Luis Obispo
LEASED!

2,024 square
feet

\$2.05/SF NNN
(-\$0.35)

High exposure office space located in the southern portion of downtown. Convenient location, close to the freeway and walking distance to the Downtown core. Newer build-out includes reception area, 6 offices, conference room and kitchenette. On-site parking. Great signage exposure. Perfect for an office Tenant seeking retail exposure.



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.



1027 Marsh Street
Suite 200
San Luis Obispo
LEASED!

1,300 square
feet

\$2.25/SF Gross
+ Utilities

Conveniently located Downtown office space. 2nd floor suite is located steps to the Downtown core. Very desirable size. Layout consists of an open area with one office, restroom and utility room. Owner will paint and re-carpet to tenants desired colors. Will not last long!



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.



4330 Santa Fe Road
San Luis Obispo
LEASED!

7,700 square
feet

\$1.45/SF Gross
+ Utilities

Very affordable office space located near San Luis Obispo Airport. Layout includes a mix of bullpen areas and hard offices. Also kitchen, large server room and bathrooms. Digital West fiber is already to the building. Great street parking.



711 Tank Farm Road
Suite 110
LEASED!

5,810 square
feet

\$2.00/SF NNN
(~\$0.60)

Class A professional office suite located in Sycamore Court office building, at one of the main intersections in town. Space includes perimeter offices, bullpen area, reception, conference rooms, showers and kitchen. High level tenant improvement finishes. Includes monument signage on Tank Farm Road. Very well located and appointed office space, for a tenant seeking a high end professional presence in San Luis Obispo.



720 Aerovista Place
Ste A
San Luis Obispo
LEASED!

6,750
square feet

\$1.15/SF NNN
(~\$0.25)

You will not find a more affordable office space than this in San Luis Obispo. Below market! 6,750 square feet of office space. Layout includes a mix of bullpen areas and hard offices. Also kitchen, large server room and bathrooms. Digital West fiber is already to the building. You will not find any nicer office space for the price! Sublease ends 6/30/17.



1026 Chorro Street
Suite 230
LEASED!

398 square
feet

\$3.00/SF
Gross +
Utilities + 5%
Managemen
t

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



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
NEW!

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
NEW!

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. Available May 1st.



3566 S. Higuera Street
Suite 300
San Luis Obispo

3,563-
8,334
square
feet

\$1.05/SF NNN
(~\$0.28)

Three 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.



3053 S. Higuera Street
San Luis Obispo
LEASED!

3,385
square
feet

\$1.35/SF Gross

For Sublease. High exposure 3,385 SF showroom/warehouse space located on South Higuera. High traffic location with easy freeway access. Space layout is wide open with tall ceilings for racking. Good natural light with storefront presence on South Higuera. Great price! Term expires 6/1/18, owners will consider longer lease.



3580 Sueldo Street
San Luis Obispo
LEASED!

32,220
square
feet

\$0.95/SF NNN
(~\$0.20)

Owner-User opportunity. 32,220 +/- square feet of Industrial/Light Manufacturing building in Higuera Commerce Park off S. Higuera. Block building includes 7,800 +/- square feet of executive office space with the balance Warehouse/Distribution/Research & Development space. Includes four loading docks, multiple roll-up doors and two yard areas on a 1.62 acre site. Digital West fiber already located in the building. Lease is short term and expires in early 2017. Buildings like this rarely become available in the City of San Luis Obispo. You can't replace this building for the price.



3195 McMillan Avenue
Suite C
San Luis Obispo
LEASED!

1,200
square
feet

\$1.10/SF NNN
(~\$0.36)

1,200 SF of showroom/warehouse with a retail presence. Includes office/reception area, open floor plan with restroom and 1 rear roll-up door. Good parking. Located in a convenient location off Broad Street just minutes to Downtown.



3978 Short Street
Suite 110/120
San Luis Obispo
LEASED!

3,279
square
feet

\$1.10/SF Gross

3,279 square feet of office/warehouse combo space. Roughly 1,585 square feet of two story office with reception and 1,694 SF of warehouse with rollup door/store front. Warehouse includes HVAC. Located in a convenient location behind Trader Joe's in SLO's Design District. Perfect for a showroom, light manufacturing or general storage.



3986 Short Street
Suite 100
San Luis Obispo
LEASED!

3,376
square
feet

\$0.95/SF Gross

3,376 SF of pure warehouse space, includes 1,000 SF storage mezzanine with forklift gate. With tall ceilings for racking, very good volume. Convenient location for a huge variety of uses. This C-S zoned center is retail oriented and very affordable. Includes rollup door and store front.



709 Fiero Lane
Suite 35
San Luis Obispo
LEASED!

3,345
square
feet

\$1.15/SF NNN
(~\$0.22)

3,345 SF of warehouse/commercial kitchen facility. Space includes cooking hood, floor drains, large prep areas, roll-up door for easy loading, as well as plenty of storage. Perfect for a commercial catering kitchen. Located in a convenient location off Broad Street just minutes to Downtown.



3765 S. Higuera Street
Suite 160
San Luis Obispo
LEASED!

6,138
square
feet

\$1.20/SF NNN
(~\$0.13)

6,138 total square feet including approximately 1,000 square feet of office space and two restrooms. With the balance being warehouse space with a large fenced yard area attached. Building is fire sprinklered, has skylights in warehouse, 400 amps, 3 phase electrical service, two Reznor heaters, 14'-20' clear height, a 12'-10' roll-up door and an alarm system.

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

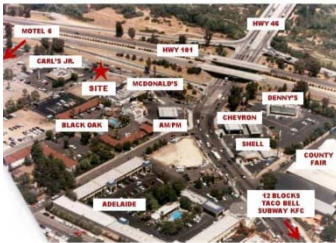


1490 S. Broadway
Santa Maria

Up to
4,100
square
feet

\$2.50/SF NNN
(~\$0.40)

Great hard corner location on Broadway, in front of the new Vallarta Supermarket. Available mid 2017. 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 McDonalds.

For Sale



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.



2640 Broad Street
San Luis Obispo
NEW!

6,260
square
feet

\$1,550,000.00

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
NEW!

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. 3rd 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!



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.



Kendall Road
San Luis Obispo
SOLD!

1.28
Acres

\$1,165,000.00

1.28 acre vacant commercial service parcel with building approvals located in the most popular commercial tract in the County, the East Airport Tract. Located in between SLO County Food Bank and PG&E, the site sale includes County approvals for a 14,389 SF metal building. Building is very versatile and can be Industrial or Office, with parking up to 1/250 SF or a yard area. Can be split into multiple tenant suites. The County of San Luis Obispo has significantly lower permit fees and faster processing times than the City, making this one of the last most economical commercial parcels left in San Luis Obispo. Perfect for an Owner/User! Sale predicated on negotiated contract to build by SCI. Building costs available per requests.



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.



225 Prado Road
Ste D
San Luis Obispo
SOLD!

2,257
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. 1st floor corner suite is 2,257 square feet and includes a 1,410 square foot 1st floor open work area, as well as a 847 square foot 2nd floor. Includes shared kitchen and restrooms. Building amenities include lockable storage, elevator, shower and small gym space. Easy freeway access. Perfect for a mortgage, real estate, engineering/construction, or tech office. Available now. Owner will consider carrying a 1st Trust Deed with as little as 15% down. Please inquire for more information.



East Grand Avenue
Arroyo Grande
SOLD!

37,461
square
feet

\$929,000.00

High exposure vacant parcel located on the heavily traveled Grand Avenue corridor in Arroyo Grande. Numerous uses allowed including office, retail and residential. Zoned Fair Oaks Mixed Use. In addition there is a possibility to acquire another 8,250 SF adjacent parcel. Tons of development possibilities for this site.



225 Prado Road
Ste G
San Luis Obispo
SOLD!

1,619
square
feet

\$480,000.00

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. 3rd 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! Owner will consider carrying a 1st Trust Deed with as little as 15% down. Please inquire for more information.

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

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