

CURRENT LISTINGS

October

ROSSETTI

COMPANY

COMMERCIAL REAL ESTATE

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For Lease – Shopping Center



667A Marsh Street
San Luis Obispo
NEW!

4,450
square feet

\$2.15/SF NNN
(\$0.40)

End Cap suite located in one of the only Shopping Centers in the Downtown core of San Luis Obispo. Excellent on-site parking and great signage exposure in this very vibrant center. Just steps to Higuera Street. Building is currently undergoing a minor remodel including façade renovations, and new paint. Possible for space to be demised, please call agent for details.



1211 Marsh Street
San Luis Obispo
LEASED!

800
square feet

\$2.65/SF NNN

Small shop space with great exposure and parking. Low total monthly rent. Good signage. Busy market/drug center with a new Albertson's set to open soon. Serving downtown shoppers and adjacent neighborhoods.



Village at Broad
2240 Emily Street
San Luis Obispo

1,350
square feet

\$1.70/SF Gross

New retail shop space located in San Luis Obispo's newest neighborhood center. The spaces are located across the parking lot from Fresh & Easy and Rabobank. Spaces provided in vanilla shell form and include front patio areas.



Bear Valley Center
San Luis Obispo

1,332 –
2,640
square feet

\$1.20/SF NNN

Near Target Center. Also near Costco and Home Depot, on Los Osos Valley Road. Excellent freeway access with an affordable rent and good parking. Retail or office use. Spaces include retail/office areas, with storage in the rear.



Courtland Village
1375 E. Grand Avenue
Arroyo Grande

1,254
square feet

\$1.60/SF NNN

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



Village at Nipomo
150 Mary Avenue
Nipomo

2,372
square feet

\$2.20/SF NNN

One block from Highway 101 and the Tefft Street off ramp, at Mary Avenue. Attractive, new center with affordable rents. Neighbors are Vons, CVS, Miner's Hardware and Taco Bell. A Must See!

For Lease – Retail



1119 Chorro Street
San Luis Obispo
NEW!

2,735
square feet

\$2.50/SF NNN

Here's your rare opportunity to own a quality retail building in the heart of Downtown San Luis Obispo. Building has undergone full seismic earthquake upgrades, as well as an entire building remodel, no expense spared. Located on Chorro Street between Higuera and Marsh. 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. Proforma 5% Cap Rate at \$2.40/SF, NNN. Building to be delivered vacant. Also for lease at \$2.50/SF, NNN.



1085 Higuera Street
San Luis Obispo
NEW!

3,200
square feet

\$2.90/SF NNN

Downtown. Former restaurant with parking and patio at the entrance to Downtown. Corner of Santa Rosa and Higuera Streets which boasts some the highest traffic counts in the downtown core. Many uses allowed including financial institution, restaurant and retail. With on-site parking and building signage this is a great opportunity!



560 Higuera Street
Suite A
San Luis Obispo
NEW!

2,500
square feet

\$1.25/SF Gross

1st floor Retail/Office suite located in Downtown San Luis Obispo, literally just steps to the Downtown core. Suite's floor plan includes large showroom/office area, as well as a conference room and kitchenette. Excellent natural light. Two on-site parking spaces.



1761 Monterey Street
San Luis Obispo
LEASED!

4,480
square feet

\$2.00/SF Gross

Rare, free-standing turn-key restaurant space. Located at the entrance to San Luis Obispo and Cal-Poly, in restaurant row. Too many features to list! Includes reception area, bar, booths and numerous seating areas. Kitchen includes equipment including hoods, stoves, grease trap and washing/prep areas. Includes 27 parking spaces, on-site. Will not last long!



1211 Marsh Street
San Luis Obispo
LEASED!

800
square feet

\$2.65/SF NNN

Small shop space with great exposure and parking. Low total monthly rent. Good signage. Busy market/drug center with a new Albertson's set to open soon. Serving downtown shoppers and adjacent neighborhoods.



429 East Main Street
Santa Maria

2,921
square feet
+ 677
square foot
mezzanine

\$5,000.00/MO
NNN

Located in Santa Maria. Former bank building with rare Drive-Thru. Ideal for financial institution or fast food. Building is vacant and available immediately. Next to Rabobank and Wells Fargo on Main Street.



1446 Spring Street
Suite 105
Paso Robles

1,196
square feet

\$1.95/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. Landlord will build out to Tenants reasonable floor plan.

For Lease - Restaurant Space



1085 Higuera Street
San Luis Obispo
NEW!

3,200
square feet

\$2.90/SF NNN

Downtown. Former restaurant with parking and patio at the entrance to Downtown. Corner of Santa Rosa and Higuera Streets which boasts some the highest traffic counts in the downtown core. Many uses allowed including financial institution, restaurant and retail. With on-site parking and building signage this is a great opportunity!



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429 East Main Street
Santa Maria

2,921 + 677
mezz.
square feet

\$5,000.00/MO
NNN

Located in Santa Maria. Former bank building with rare Drive-Thru. Ideal for financial institution or fast food. Building is vacant and available immediately. Next to Rabobank and Wells Fargo on Main Street.



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 new McDonald's.

For Lease - Office



1026 Chorro Street
San Luis Obispo
NEW!

715 - 1,862
square feet

Inquire

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. Numerous suites and sizes.



999 Monterey Street
San Luis Obispo
NEW!

1,198 -
4,670
square feet

Inquire

Gain notoriety in San Luis Obispo! You will not find higher quality office space, anywhere in the county, than this! Class A office space is located in the heart of Downtown San Luis Obispo surrounded by world class shopping and the finest in dining on the Central Coast. Third floor suites offer some of the best views anywhere in the Downtown. 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 (available with select suites).



560 Higuera Street
Suite A
San Luis Obispo
NEW!

2,500
square feet

\$1.25/SF Gross

1st floor Retail/Office suite located in Downtown San Luis Obispo, literally just steps to the Downtown core. Suite's floor plan includes large showroom/office area, as well as a conference room and kitchenette. Excellent natural light. Two on-site parking spaces.



444 Higuera Street
Suite 100
San Luis Obispo
LEASED!

2,024
square feet

\$1.95/SF GROSS

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.

LEASED IN ONE (1) DAY FOR FULL ASKING PRICE!!



3765 S Higuera Street
Suite 120
San Luis Obispo

2,337
square feet

\$1.30/SF NNN
(\$0.20)

This office space is in an attractive setting with ample, convenient, reserved parking. Additional street parking is also available. The space is perfect for a small to medium sized firm. Freeway access is very convenient. The current tenant will vacate in October of 2013, however a tour can be arranged now and the space secured through a lease, at this time.



3765 S Higuera Street
Suite 100
San Luis Obispo

13,839
square feet

\$1.15/SF NNN
(\$0.20)

Larger office space in a very attractive setting. The space is on two floors, has nice views and lots of windows. It enjoys a prominent, signature location and has all the amenities a large corporation or non-profit would look for. The space comes with ample, convenient, reserved parking and plenty of additional street parking is available. Freeway access is close by. The current tenant will vacate in October of 2013, however a tour can be arranged now, and the space can be secured through a lease at this time.



1446 Spring Street
Suite 105
Paso Robles

1,196
square feet

\$1.95/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. Landlord will build out to Tenants reasonable floor plan.



3978 Short Street
Suite 100
San Luis Obispo
NEW!

1,258
square feet

\$.99/SF Gross

Very affordable 2nd floor office space located behind Trader Joe's Center. Very light and modern. Space does not have an HVAC system.



35 Casa Street
San Luis Obispo
MEDICAL!

1,888 -
6,167
square feet

\$2.25/SF NNN

Brand new Class A medical office building located on the campus of Sierra Vista Medical Center. State of the art building is the best available medical space in town. Various suites available. Space is in bare shell condition and includes \$70/SF improvement allowance. Call for details.



810 Fiero Lane
Suite 100
San Luis Obispo

9,668
square feet

\$1.15/SF NNN

1st floor office space in popular business park, near the airport. Newer build out includes a large bullpen area, lab, offices, kitchenette and storage area with rollup. Space equipped with a high-speed fire line and extra large air-conditioned server room with racks and patch panels, as well as back-up generator. Includes system furniture/cubicles. Low NNN's.



429 East Main Street
Santa Maria

2,921 + 677
mezz.
square feet

\$5,000.00/MO
NNN

Located in Santa Maria. Former bank building with rare Drive-Thru. Ideal for financial institution or fast food. Building is vacant and available immediately. Next to Rabobank and Wells Fargo on Main Street.



1212 Marsh Street
Suites 1 & 2
San Luis Obispo
LEASED!

3,982 &
3,590
square feet

\$1.45/SF NNN

Motivated! One of the most professional office buildings in the downtown. Attractive, close to downtown core and government buildings. Good exposure and parking. Suites can be combined or leased separately.



1540 Marsh Street
San Luis Obispo

590, 615, &
724 square
feet

\$1.75 - \$2.00/SF
Gross

Professional office space located in a newer building. Just a few blocks from Downtown. Great creek setting. Very professional. Numerous sizes available.



34 Zaca Lane
San Luis Obispo
LEASED!

9,700
square feet

\$1.15/SF NNN

9,700 sq. ft. of 1st and 2nd floor office space available (18 offices, executive suite, conference rooms, and break rooms), plus 15,900 sq. ft. of warehouse space available if desired. Warehouse space has approximately 22' ceiling clearance, covered loading docks with load levelers, high bay lighting, etc. Convenient highway access. For lease at a blended rate of \$0.80/sq. ft. /mo. NNN.

For Lease - Warehouse



174 Suburban Road
Suite 120
San Luis Obispo
NEW!

5,164
square feet

\$0.99/SF NNN

Newer Class A warehouse space located in an up and coming industrial area in San Luis Obispo. Built in 2008, the building includes roughly 3,000 sq. ft. of warehouse space and 2,000 sq. ft. of conditioned office/showroom space. The warehouse includes 22' ceilings, 10' X 12' roll-up door, 3 phase power/408 volts and a gas ceiling heater. Perfect for wine storage, light manufacturing, R & D or showroom uses, to name a few. You will not find a better warehouse space in town!



3986 Short Street
Suite 100
San Luis Obispo

3,376
square feet

\$0.75/SF Gross

3,376 SF of pure warehouse space includes 1,000 SF storage mezzanine with forklift gate. 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.



3988 Short Street
Suite 100
San Luis Obispo
LEASED!

3,358
square feet

\$0.95/SF Gross

3,358 square feet of warehouse flex space. Roughly 1,000 square feet of second story office and 2,358 square feet of warehouse with rollup door/store front. Warehouse space is air conditioned. Located in a convenient location behind Trader Joe's Center in SLO's Design District. Perfect for a showroom, light manufacturing or general storage.



2103 Wisteria Lane
Paso Robles
LEASED!

2,960
square feet

\$0.85/SF Gross

New 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. Building can be combined with others in the project, if more space is needed, up to 19,900 sq. ft.



2105 Wisteria Lane
Paso Robles

8,885
square feet

\$0.85/SF Gross

New 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. Building can be combined with others in the project, if more space is needed, up to 16,940 sq. ft.



2107 Wisteria Lane
Paso Robles

3,890 –
8,070
square feet

\$0.85/SF Gross

New 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. Building can be combined with others in the project, if more space is needed, up to 16,940 sq. ft.



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

3,279
square feet

\$1.00/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 of warehouse with rollup door/store front. Warehouse includes HVAC. Located in a convenient location behind Trader Joe's Center in San Luis Obispo. Perfect for a showroom, light manufacturing or general storage.



770 Lawrence
Suite 130
San Luis Obispo
LEASED!

2,200
square feet

\$0.85/SF Gross

2,200 sq.ft. warehouse/office space. Includes storefront entrance and rollup door. Rough breakdown includes 1,400 sq.ft. of 1st and 2nd floor office and 800 sq.ft. of warehouse/storage space. Plenty of parking onsite. Very affordable.



770 Lawrence Drive
San Luis Obispo
LEASED!

4,627, 6060,
7500
square feet

\$1.20/SF Gross

Standalone flex building in convenient location off Broad. Can accommodate either single or multiple users with many office/warehouse combinations. Includes roll up doors and multiple storefronts. Great parking.



34 Zaca Lane
San Luis Obispo
LEASED!

25,600
square feet

\$0.60/SF NNN

15,900 sq. ft. of warehouse space has approximately 22' ceiling clearance, covered loading docks with load levelers, high bay lighting, etc. Convenient highway access. 9,700 sq. ft. of 1st and 2nd floor office (18 offices, executive suite, conference rooms, and break rooms) available. For lease at a blended rate of \$0.80/sf/mo NNN.

Ground Lease - Restaurant Pad



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 new McDonald's.

For Sale



1119 Chorro Street
San Luis Obispo
NEW!

2,735
square feet

\$1,575,000.00

Here's your rare opportunity to own a quality retail building in the heart of Downtown San Luis Obispo. Building has undergone full seismic earthquake upgrades, as well as an entire building remodel, no expense spared. Located on Chorro Street between Higuera and Marsh. 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. Proforma 5% Cap Rate at \$2.40/SF, NNN. Building to be delivered vacant. Also for lease at \$2.50/SF, NNN.



Village at Nipomo
Nipomo
NEW!

37,939
square feet

\$12,000,000.00

Very attractive, newer center in the community of Nipomo. Located just north of Santa Maria and south of San Luis Obispo, off of Highway 101. This is not a value added center, but in fact a center that needs no work at a value added price. With the effects of positive leverage the return on investment can be greatly magnified beyond the capitalization rate. The center has only one vacancy on which we are in negotiation. Recent tenants whose leases have expired have renewed and we have recently signed a lease with Century 21 with a lease out for signature with Supercuts. This center is far and away the nicest center in the area. The center is priced for a fairly quick, straight forward sale.



3077 Broad Street
San Luis Obispo
NEW!

9,000
square feet

\$229,000.00

Build your business on one of the busiest traffic corridors in the County. 9,000 square foot vacant lot located on Broad Street with excellent vehicular exposure. Lot has just undergone the subdivision process and has all utilities in place and is read to build. You will not find commercial land for a more reasonable price with this kind of exposure in the City of San Luis Obispo. Potential uses include Office, Retail and/or Mixed Use.



1405-1407 Garden Street
San Luis Obispo
NEW!

3,000
square feet

\$845,000.00

Perfect for an investor or owner user. Stand alone office building located in Downtown San Luis Obispo. Just steps to the downtown core on a very desirable street. Great exposure/signage. Historically used as a medical office building. Currently split into three separate office suites. However, building can easily be turned back into a single Tenant building or professional office. Two suites are currently vacant and one leased to Planned Parenthood. Perfect for an owner user with the potential to expand into more space down the

road!



1326 Chorro Street
San Luis Obispo
IN ESCROW!

3,313
square feet

\$845,000.00

Professional office building located steps from the downtown core. Tri-level building with numerous offices.



2252 Broad Street
San Luis Obispo
NEW!

16,011
square feet

\$450,000.00

Very rare opportunity to own a 16,011 SF Retail pad site in the heart of San Luis Obispo! Site has approval for a 2,800 SF retail building with 2, 2nd story residential units, in the new Fresh and Easy Center. Ready to build! All utilities are stubbed to the site, and the parking lot is completed. Proposed building can allow many uses from 745 – 2,800 SF, including food, retail and office to name a few. Major Anchor is Fresh and Easy market and Rabobank. Also available for lease or build to suit. Please inquire.



2256 Broad Street
San Luis Obispo
SOLD!

18,494
square feet

\$550,000.00

Very rare opportunity to own a 18,494 SF Retail pad site in the heart of San Luis Obispo! Site has approval for a 4,800 SF retail building in the new Fresh and Easy Center. Ready to build! All utilities are stubbed to the site, and the parking lot is completed. Proposed building can allow many uses from 1,200 – 4,800 SF, including food, retail and office to name a few. Major Anchor is Fresh and Easy market and Rabobank. Also available for lease or build to suit. Please inquire.

SOLD IN FOURTEEN (14) DAYS!!



840 Spring Street
Paso Robles
SOLD!

4,536
square feet

\$899,000.00

High exposure! Bank owned Professional office/retail building with drive-thru located at a main intersection in downtown Paso Robles! Corner of Spring Street and 9th Street. Abundant onsite parking, gives this property the option for many uses. You won't find a better property in town.



1445 Riverside Avenue
Paso Robles
SOLD!

30,231
square feet

\$349,000.00

30,231 SF +/- of level vacant land located in the City of Paso Robles. Bank owned property zoned for commercial/light industrial uses. Excellent exposure/frontage off Highway 101. Very convenient location next to the Highway 101 off ramp.



1248/1252 Monterey Street
San Luis Obispo
SOLD!

2,840
square feet
storefront,
plus 3-unit
apartment
building

\$1,145,000.00

VERY MOTIVATED SELLERS! MAKE OFFER! EXCELLENT RETAIL LOCATION IN 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!



South Halcyon at Fair Oaks
Arroyo Grande

3.4 acres

\$1,900,000.00

Attention Developers! 3.4 acres of level, vacant land located adjacent to Arroyo Grande Hospital. Property is zoned for a medical office project, professional office project, or may also have the possibility of residential development. Property is comprised of two parcels of 1.30 and 2.10 acres, and located in a popular medical/residential area. It directly borders the Northern property line of the hospital. Access off South Halcyon.



East Prado Road
San Luis Obispo

20 acres

Call for Details

Parcel has been recently annexed to the City of San Luis Obispo. 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

phone 805.544.3900 fax 805.544.3922

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COSTAR
GROUP

ICSC