

CURRENT LISTINGS

September

ROSSETTI

COMPANY

COMMERCIAL REAL ESTATE

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For Lease – Shopping Center



Village at Broad
2240 Emily Street
San Luis Obispo
NEW!

1,350 -
1,375
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. Numerous sizes.



Bear Valley Center
San Luis Obispo
NEW!

2,002
square feet

\$2.00/SF NNN

End Cap, Front Unit on Los Osos Valley Road. Near Target, Dick's Sporting Goods, Olive Garden, Costco and Home Depot. Only location on the street! Good freeway access and good parking. Excellent size.



Bear Valley Center
San Luis Obispo

1,332
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.



Courtland Village
1375 E. Grand Avenue
Arroyo Grande
NEW!

1,200 -
3,500
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, Sprint, UPS and Subway. A Must See!



Village at Nipomo
110 & 150 Mary Avenue
Nipomo
NEW!

1,701 &
2,372
square feet

\$2.25/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



845 Higuera Street
San Luis Obispo
NEW!

993 square
feet

\$4.50/SF Gross

Downtown. Prime retail space located in the busiest retail corridor in the County. Between The Habit and Chipotle Mexican Grill. Space has been occupied less than 2 years with new tenant improvements. Very desirable size. Retail use only. Sublease.



940 Chorro Street
San Luis Obispo
NEW!

1,235
square feet

\$2.00/SF Gross

Downtown. Corner location. Great signage and Street exposure!



429 East Main Street
Santa Maria

2,921
square feet
+ 677
square foot
mezzanine

\$6,280.00/MO
NNN

Locate 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.**



3271 S. Higuera Street, Suite 103
San Luis Obispo

2,400
square feet

\$1.20/SF NNN

Approximately 2,400 sq. ft. of Retail/Office Space (including approximately 629 sq. ft. of mezzanine), along with parking. Clean, professional looking building.



1446 Spring Street, Suite 104
Paso Robles

1,346
square feet

\$1.70/SF NNN

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



West Front Village
Retail Food Court
Atascadero

1,200 -
4,800
square feet

\$2.65/SF NNN

Beautiful, new development on Highway 101 adjacent to off ramp. 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.



1446 Spring Street
Paso Robles

961 - 3,300
square feet

\$1.70/SF NNN

Beautiful, new two-story building with elevator, in downtown Paso Robles. Great exposure. Ample on street parking. Finished turn-key shops and professional offices.

For Lease - Restaurant Space



429 East Main Street
Santa Maria
NEW!

2,921 + 677
mezz.
square feet

\$6,280.00/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.**



West Front Village
Retail Food Court
Atascadero

4,880
square feet

\$2.65/SF NNN

Beautiful, new development on Highway 101 adjacent to off ramp. 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.



West Front Village
Freeway Restaurant Pad
Atascadero

.75 acres

\$85,000/YR

Beautiful, new development on Highway 101 adjacent to off ramp. 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.



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



3563 Empleo Street
San Luis Obispo
NEW!

5,879 -
15,042
square feet

\$1.25/SF NNN

Professional office spaces located in Higuera Commerce Park. Space includes both bullpen areas and hard offices. Perfect space for a technology firm. The space boasts the fastest internet connections in town (100 Mb/s). Zoned commercial service with many office uses allowed; including Real Estate, Insurance, Internet/Software Development and Engineers/Construction to name a few.



2074 Parker Street, Suite 100-110
San Luis Obispo
NEW!

2,000 -
5,000
square feet

\$1.15/SF Gross

Former tech firm office space, conveniently located, just blocks from Downtown. Open spaces can accommodate a variety of uses, including office, medical, therapy and yoga. Numerous sizes available. Spaces can be combined.



2074 Parker Street, Suite 115
San Luis Obispo
NEW!

900 square
feet

\$1,200.00/MO
Gross

Office space, conveniently located, just blocks from Downtown. Open space can accommodate a variety of uses, including office, medical, therapy and yoga. Space includes kitchenette and common area restrooms.



810 Fiero Lane, Suite 100
San Luis Obispo
NEW!

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. Includes system furniture/cubicles. Low NNN's.



429 East Main Street
Santa Maria

2,921 + 677
mezz.
square feet

\$6,280.00/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.**



1405 - 1407 Garden Street
San Luis Obispo
NEW!

741 - 2,029
square feet

\$1.65/SF NNN

Stand alone medical office building located in Downtown San Luis Obispo. Two suites available. Walking distance to the Downtown core on a very desirable street. Very low NNN's. Great exposure/signage.



1212 Marsh Street, Suites 1 & 2
San Luis Obispo
PRICE REDUCED!

3,290 &
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.



364 Pacific Street
San Luis Obispo
LEASED!

4,105
square feet

\$1.10/SF NNN

First class, single tenant office building located in the south end of Downtown SLO. Very close proximity to the Downtown core as well as Highway 101. Great onsite parking. Build-out includes a combination of hard offices, and multiple built in cubicles. Zoned commercial service with many office uses allowed including Real Estate, Insurance, Internet/Software Development and Engineers/Construction to name a few. Owner may consider option to purchase - please inquire.



3271 S. Higuera Street, Suite 103
San Luis Obispo

2,400
square feet

\$1.20/SF NNN

Approximately 2,400 sq. ft. of Retail/Office Space (including approximately 629 sq. ft. of mezzanine) along with parking.



720 Aerovista Place, Suite B
San Luis Obispo
LEASED!

8,600
square feet

\$1.00/SF NNN

Very affordable space in popular business park. Near the airport. Newer build out includes bullpen areas and perimeter offices. Plentiful parking onsite.



770 Lawrence Drive
San Luis Obispo

4,627 -
7,600
square feet

\$1.20/SF Gross

7,600 sq. ft. standalone flex building in convenient location, off Broad Street. Can accommodate either single or multiple users. Currently 2,950 sq. ft. +/- of office space and 4,650 sq. ft. of warehouse flex space that can be built out for a variety of uses. Space can be leased as small as 4,627 sq. ft. (2,953 sq. ft. office, 1,675 sq. ft. warehouse). Includes three roll up doors and multiple storefronts. Great parking.



1540 Marsh Street
San Luis Obispo

590 - 834
square feet

\$1.65 - \$1.85/SF
Gross

Professional office space located in a newer building. Just a few blocks from Downtown.



689 Tank Farm Road
San Luis Obispo

900 square
feet

\$1.50/SF NNN

Smaller office space in one of the newer, professional office buildings in town. Professional tenant mix. Great location.



34 Zaca Lane
San Luis Obispo

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.



3978 Short Street, Suite 120
San Luis Obispo

1,585
square feet

\$1.25/SF Gross

PRICE REDUCED!

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



1446 Spring Street
Paso Robles

1,532 -
6,037
square feet

\$1.60/SF Gross

Beautiful, new two-story building with elevator, in downtown Paso Robles. Great exposure. Ample on street parking. Finished turn-key shops. Second floor, professional office.

For Lease - Warehouse



770 Lawrence Drive, Suite 120
San Luis Obispo

NEW!

1,804
square feet

\$0.95/SF Gross

1,804 sq. ft. warehouse space in a convenient location off Broad Street. Includes storefront and roll up.



3988 Short Street, Suite 110
San Luis Obispo

NEW!

4,473
square feet

\$0.90/SF Gross

High exposure end unit. Space has two roll up doors and numerous first and 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.



770 Lawrence, Suite 130
San Luis Obispo

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

4,627 -
7,600
square feet

\$0.95/SF Gross

7,600 sq. ft. standalone flex building in convenient location off Broad. Can accommodate either single or multiple users. Currently 2,950 sq. ft. +/- of office space and 4,650 sq. ft. of warehouse flex space that can be built out for a variety of uses. Space can be leased as small as 4,627 sq. ft. (2,953 sq. ft. office, 1,675 sq. ft. warehouse). Includes 3 roll up doors and multiple storefronts. Great parking.



34 Zaca Lane
San Luis Obispo

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.



3978 Short Street, Suite 100
San Luis Obispo

LEASED!

2,123
square feet

\$0.80/SF Gross

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

3,376
square feet

\$0.80/SF Gross

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



720 Aerovista Place
San Luis Obispo

LEASED!

13,200
square feet

\$0.80/SF Gross

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

Ground Lease - Restaurant Pad



West Front Village
Freeway Restaurant Pad
Atascadero

.75 acres

\$85,000.00/YR

Beautiful new development on Highway 101 adjacent to off ramp. 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.



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



1248/1252 Monterey Street
San Luis Obispo

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
NEW!

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.



3583 S. Higuera
San Luis Obispo
NEW!

3,250
square feet

\$850,000.00

High exposure, former automotive repair
facility with over 20,000 average daily traffic
counts. Building is 3,250 sq. ft. and includes two
20x12 rollup doors and approximately 600 sq.
ft. of office and 2,650 sq. ft. of warehouse. In
addition, seller has obtained City of San Luis
Obispo approval for a 3,425 sq. ft. additional
warehouse/shop building on the rear of the
site. All utilities have been stubbed to the pad.
Property can accommodate a variety of uses;
including automotive, general warehouse, and
showroom.



1375 E. Grand Avenue
Courtland Village
Arroyo Grande
SOLD!

5,692
square feet

\$1,615,000.00

Located in the heart of Arroyo Grande's
premier commercial corridor. Attractive, new,
free standing building located within the
Shopping Center. Neighbors are CVS,
Starbucks, Panda Express, Sprint, UPS and
Subway. A Must See!



153 Cross Street, Suites 100 - 140
San Luis Obispo
SOLD!

4,405
square feet

\$595,000.00

Newer, industrial flex building located in a
popular industrial/office area in San Luis
Obispo. Building is currently split into three units
with one vacant and two leased spaces. Units
include storefronts and roll-up doors and can
accommodate a variety of uses. Perfect for an
owner/user.



West Front Village
Freeway Restaurant Pad
Atascadero

5,000
square foot
pad

\$1,100,000.00

Beautiful, new development on Highway 101
adjacent to off ramp. 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.



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 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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