

FOR LEASE - RETAIL			
LOCATION	SIZE	PRICE	NOTES
<b>1301 Broad</b> San Luis Obispo <b>NEW</b>	3233 SF	\$1.50/SF, NNN	Downtown office/retail space with on-site parking and excellent signage opportunities. Other building features include fiber optic ready, corner entry, abundant parking, large windows, green renovations, and complete storefront remodel with Pierre Rademaker designed façade.
<b>849 Monterey</b> San Luis Obispo <b>NEW</b>	4000 SF	\$2.25/SF Mod Gross	This beautiful landmark building has been fully renovated as part of earthquake retrofitting. Available for occupancy in 60 days.
<b>853 Monterey</b> San Luis Obispo <b>NEW</b>	1400 SF	\$3000/Mo Mod Gross	Beautifully remodeled and ready for occupancy. Includes a 1400 SF basement.
<b>1308 Monterey</b> San Luis Obispo <b>NEW</b>	#120: 1270 SF #130: 1223 SF #140: 1185 SF	\$2.91/SF, NNN \$2.94/SF, NNN \$2.95/SF, NNN	San Luis Obispo's most vibrant and new mixed-use development! Ground floor retail spaces with street side patios and ample on-site parking on the corner of Monterey and Johnson Avenue. GLA includes patio. <b>LEASED - Suite #110</b>
<b>736 Higuera</b> San Luis Obispo <b>NEW</b>	3500-6100 SF	\$3.50/SF, NNN	Unique Flexible Restaurant Space. The owner will demise the building to accommodate a restaurant with creekside patio dining. The floor plan can be modified to work with various restaurant designs.
<b>699 Higuera</b> San Luis Obispo <b>PENDING</b>	2565 SF	\$2.75/SF, NNN	A very prominent location in downtown, on the corner of Broad and Higuera Streets. There are display windows on both frontages of the space.
<b>3474 Empresa</b> San Luis Obispo <b>NEW</b>	1493-6033 SF	\$1.00/SF, NNN	Brand new space with storefront entry, rear roll-up doors, and ample natural light. A must see. Great for office, retail, or warehousing.
<b>3440 S Higuera #120</b> San Luis Obispo	950 SF	\$1.50/SF, Gross	<b>LEASED</b> Class A office/retail building with on-site parking. Excellent exposure on South Higuera Street. Very clean, modern look.
<b>187 Tank Farm #110</b> San Luis Obispo <b>PRICE REDUCED</b>	1707 SF	\$1.10/SF, NNN <del>\$1.32/SF, NNN</del>	Excellent visibility fronting on Tank Farm Road, across from Kennedy Club Fitness. The space is currently occupied by Ventana Doors and Windows and has a large open retail area, warehouse area, and roll-up door.
<b>Foothill Plaza:</b> San Luis Obispo	1050 SF 1800 SF 2461 SF	\$2.35/SF, NNN \$2.35/SF, NNN \$1.85/SF, NNN	Suite 763B: Located between RiteAid and The Shack Suite 773: Between Fantastic Sams and Cost-U-Less Insurance Suite 767A: Between Albertsons and Foothill Cyclery
<b>Wineman Building:</b> <b>Higuera &amp; Chorro</b> San Luis Obispo	1815 SF 2150 SF	\$3.75-\$4.50/SF, Mod Gross	<b>TWO SUITES REMAINING</b> in The Wineman, San Luis Obispo's most prominent building, located on the best retail corner in downtown San Luis Obispo. The building has been restored to its original 1930's elegance.
<b>1301 Riverside</b> Paso Robles	2255 SF	\$1.40/SF, NNN	End unit in the building on the corner of 13th and Riverside Dr. Excellent exposure, access, and proximity to downtown and North/South freeway on/off ramps.
<b>3121 S Higuera</b> San Luis Obispo	1100 SF 1527 SF	\$1.30/SF, NNN	<b>Cypress Plaza</b> - Active retail center located across from the DMV. The 1100 SF space was formerly occupied by SLO Green Clean. The 1527 SF space was formerly occupied by Valley Lighting and has been renovated.
<b>3000 Broad #109</b> San Luis Obispo	1167 SF	\$1.50/SF, NNN	Excellent retail space on Broad, next to Staples. Corner unit with food service infrastructure.
<b>3211 Broad</b> San Luis Obispo	#109: 1612 SF #113: 2400 SF #205: 975 SF	\$0.95/SF, NNN	The Crossroads Center is a unique mixed-use development with office, residence, retail, and restaurant spaces. <b>Units 109 &amp; 113</b> can be used for office or retail and can be combined to create 4,012 SF. <b>Suite 205</b> is a second floor office space with reception, conference room, private office, and restroom.
<b>3046 S Higuera #A-B</b> San Luis Obispo	4500 SF	\$0.90/SF, Gross	Vista Paint is subleasing the space at a below market rent to attract a tenant. The current lease is in place through December, 2013. The space has been renovated recently and the monument sign provides excellent exposure. Excellent parking (beyond standard retail) is available. Call for more information.
FOR LEASE - OFFICE			
LOCATION	SIZE	PRICE	NOTES
<b>872 Higuera</b> San Luis Obispo <b>NEW</b>	15,060 SF	\$1.05/SF, NNN	Turn-key tech oriented office space located in the heart of Downtown San Luis Obispo, where amenities abound. Several private offices, kitchen, and open work area. Two parking garages within one block. Formerly the offices of Oddworld Inhabitants.

<b>847 Monterey</b> San Luis Obispo	<b>NEW</b>	247-1130 SF	Starting at \$625/Mo	Gorgeous Offices in this Remolded Landmark Building. Space provides common restrooms, kitchen area with fridge & sink for use by tenants. Rent includes utilities, maintenance, restroom upkeep, and related operating expenses.
<b>853 Monterey</b> San Luis Obispo	<b>NEW</b>	1400 SF	\$3000/Mo Mod Gross	Beautifully remodeled and ready for occupancy. Includes a 1400 SF basement.
<b>1440 Higuera</b> San Luis Obispo	<b>NEW</b>	1200 SF	\$2000/Mo, Gross	A stylish Spanish bungalow office completely updated but with original touches such as coved ceilings and original tile. On-site parking, two private offices, reception, kitchen/break area, and a large open work space.
<b>1239 Osos</b> San Luis Obispo	<b>NEW</b>	1082 SF	\$1.90/SF, NNN	<b>Medical Office Space</b> - Recently remolded medical office space with an entrance on Osos Street in the Mission Medical Building. Floor plan includes 3 exam rooms, doctor's offices, staff room, and ADA accessible restrooms.
<b>1223 Higuera</b> San Luis Obispo	<b>NEW</b>	1945 SF	\$1.40/SF, NNN	Ground floor <b>medical/professional office space</b> located on Higuera Street, just north of downtown. The space is fully improved and available for immediate occupancy.
<b>3474 Empresa</b> San Luis Obispo	<b>NEW</b>	1493-6033 SF	\$1.00/SF, NNN	Brand new space with storefront entry, rear roll-up doors, and ample natural light. A must see. Great for office, retail, or warehousing.
<b>3480 S Higuera #130</b> San Luis Obispo		3417 SF	\$1.25/SF, Gross	This is a well-located office with a reception area, a break room, several private offices, open work spaces, and lots of storage. The suite consists of 1952 square feet on the ground floor and 1465 square feet upstairs.
<b>187 Tank Farm #210</b> San Luis Obispo		1223 SF	\$1.32/SF, NNN	Second floor office space with excellent visibility fronting on Tank Farm Road. The space has a very efficient floor plan with one office, a conference room, kitchen, and large open work area.
<b>733 Marsh #B</b> San Luis Obispo		1st Floor 2157 SF	\$1.85/SF, NNN	<b>Renovations Complete!</b> Newly constructed office space located downtown with onsite parking. This ground floor suite has a prominent corner entrance and a functional floor plan. Other tenants in the project include; Charles Schwab, Coast Hills Credit Union, Bank of Commerce, and Exact Bid.
<b>733 Marsh #210</b> San Luis Obispo		2nd Floor 2478 SF	\$1.75/SF, NNN	<b>Renovations Complete!</b> Newly constructed office space located downtown with onsite parking. This second floor suite has elevator access, a functional floor plan, and great views. Other tenants in the project include; Charles Schwab, Coast Hills Credit Union, Bank of Commerce, and Exact Bid.
<b>733 Marsh</b> San Luis Obispo		Basement 3557 SF	\$0.90/SF, NNN	Newly constructed office space located downtown with on-site parking. This basement suite has been improved into nice office space and has elevator access. Other tenants in the project include; Charles Schwab, Coast Hills Credit Union, Bank of Commerce, and
<b>1250 Peach</b> San Luis Obispo		770 SF	\$1495/Mo, Gross	Well located space with good parking, reception area, and three private offices/exam rooms.
<b>444 Higuera #202</b> San Luis Obispo	<b>PRICE REDUCED</b>	950 SF	\$1.25/SF, NNN	This 2nd floor suite has an excellent floor plan and is located in a prominent downtown professional office building. Amenities include on-site parking, an elevator, and excellent freeway access.
<b>3599 Sueldo #100</b> San Luis Obispo		1790 SF	\$1.30/SF, NNN	Very nice open office space in new concrete tilt-up project with excellent on-site parking. The project is located at the intersection of Granada and Sueldo Streets.
<b>3442 Empresa #A</b> San Luis Obispo		2300 SF	\$1.25/SF, NNN	Very nice end unit suite with executive offices, conference room, open work area, and kitchen. <b>Must see to appreciate.</b>
<b>1403 Higuera</b> San Luis Obispo		547 SF	\$985/Mo, Gross	Free-standing office space with 2 on-site parking spaces. <b>LEASED</b>
<b>862 Meinecke #202</b> San Luis Obispo	<b>PRICE REDUCED</b>	1446 SF	\$1.75/SF, NNN	<b>Medical Office Space.</b> Parking in-common with the Medical Project. Zoned O and is designed for Medical Tenants. This suite is located in the Santa Rosa Medical Office Building located near Sierra Vista Hospital. The suite is in very good condition and has 3 exam rooms, a physicians office, kitchen, reception area, waiting area and restroom.
<b>1039 Murray</b> San Luis Obispo		1200-3268 SF	\$1.95/SF, NNN	<b>Medical and Professional Offices.</b> A brand new professional office building located directly across from Sierra Vista Hospital. Owner will improve the space to tenant's reasonable specifications.
<b>1150 Osos</b> San Luis Obispo		716 SF	\$1.85/SF, NNN	<b>Merrill Lynch Building - Premier downtown office space with on-site parking.</b> The Merrill Lynch building is prominently located on the corner of Marsh & Osos Streets in downtown San Luis Obispo.
<b>202 Tank Farm #H1</b> San Luis Obispo		6640 SF	\$6250/Mo, Gross	<b>Tank Farm Road Frontage and 15,000 SF Fenced Yard.</b> Located between Kennedy Fitness and Farm Supply. A well-maintained building with office, warehouse, a service yard, <b>LEASED</b>
<b>202 Tank Farm #H2</b> San Luis Obispo		1600 SF	\$1800/Mo, Gross	<b>Tank Farm Road Frontage.</b> Located between Kennedy Fitness and Farm Supply. This is a well-maintained building consisting of 1/2 office and 1/2 warehouse with excellent parking and great exposure.

<b>3046 S Higuera #A-B</b> San Luis Obispo	4500 SF	\$0.90/SF, Gross	Vista Paint is subleasing the space at a below market rent to attract a tenant. The current lease is in place through December, 2013. The space has been renovated recently and the monument sign provides excellent exposure. Excellent parking (beyond standard retail) is available. Call for more information.
<b>1035 Peach</b> San Luis Obispo	201: 1223 SF 202: 1467 SF	\$1.55/SF, NNN	These elevator served suites are offered separately, but can be combined. The building is located near downtown and the County & City Government Centers, and has ample on-site parking. Suites have terrific views of Cerro San Luis Mountain and have been improved to accommodate most professional uses.
<b>75 Zaca #100</b> San Luis Obispo	2200 SF	\$1.25/SF, Gross	Completely remodeled office space with 9 private offices, a conference room, kitchen/break area, and ample on-site parking.
<b>225 N Santa Rosa</b> San Luis Obispo	1825 SF	\$1.90/SF, NNN	This freestanding <b>MEDICAL/DENTAL</b> building is located on the corner of Santa Rosa Street (Hwy 1) & Boysen Ave with excellent exposure and signage. Interior floor plan can
<b>3046 S Higuera</b> San Luis Obispo	F: 852 SF G: 1013 SF Both: 1865 SF	\$1.35/SF, NNN	Currently configured as one office suite. The extensive tenant improvements & parking can accommodate a variety of uses; office, medical, or retail. Prominently located on Higuera St next to the DMV with immediate access to Hwy 101.
<b>1428 Phillips</b> San Luis Obispo	B-1: 471 SF B-5: 500 SF	\$2.00/SF, Gross	<b>Medical or Professional Space:</b> These office suites are in the Bruington Building located off California Blvd. The Bruington Building is a professional office building with four stories of office space, parking garage, elevator, interior and exterior accessible office suites and ample parking.
<b>277 South</b> San Luis Obispo	3281 SF 3281 SF	\$1.07/SF, NNN	Two newly renovated, centrally located office spaces, close to parks and open space. Move in ready. Suites can be combined to create one 6562 SF suite.
<b>277 South</b> San Luis Obispo	6562 SF	\$1.07/SF, NNN	Newly renovated, centrally located office space with several private offices, close to parks and open space. Move in ready.
<b>3211 Broad</b> San Luis Obispo	#109: 1612 SF #113: 2400 SF #205: 975 SF	\$0.95/SF, NNN	The Crossroads Center is a unique mixed-use development with office, residence, retail, and restaurant spaces. <b>Units 109 &amp; 113</b> can be used for office or retail and can be combined to create 4,012 SF. <b>Suite 205</b> is a second floor office space with reception, conference room, private office, and restroom.
<b>4115 Broad</b> San Luis Obispo Creekside Office Park		\$400-\$600/Mo	Individual executive office spaces also available.
	1103 SF	\$1.15/SF, NNN	Ideal for multiple cubicles. Space has a private office, kitchen, IT room, and restroom. Existing furniture can be purchased.
	2500 SF	"	Ground floor space includes a reception area, 4 executive offices, misc/conference room, open work area, kitchen, and private restrooms.
	3220 SF	"	Corner suite includes 11 private offices and open work area.
	6020 SF	"	Large conference room, kitchen, several private offices, extensive windows, and an open work area for numerous cubicles.
<b>4119 Broad</b> San Luis Obispo	6405 SF	\$1.15/SF, NNN	Space includes 13 private offices, conference room, open work area, storage, kitchen, and fabulous creek view.
<b>1040 Southwood</b> San Luis Obispo	4000 SF	\$0.75/SF, NNN	Large open office space with identification in a newly renovated office building. The building is located next to the Sinsheimer Sports Complex & YMCA providing excellent recreational activities to prospective tenants & their employees. Due to the surplus of on-site parking, medical uses are allowed.
<b>1411 Marsh</b> San Luis Obispo	900-1800 SF	\$1.35/SF NNN	Multi-tenant, elevator served, office building with several floor plan options to choose from. Covered underground parking.
<b>FOR LEASE - INDUSTRIAL/WAREHOUSE</b>			
<b>LOCATION</b>	<b>SIZE</b>	<b>PRICE</b>	<b>NOTES</b>
<b>3474 Empresa</b> San Luis Obispo	<b>NEW</b> 1493-6033 SF	\$1.00/SF, NNN	Brand new space with storefront entry, rear roll-up doors, and ample natural light. A must see. Great for office, retail, or warehousing.
<b>830 Ricardo</b> San Luis Obispo	2900 SF	\$0.65/SF, NNN	Clean industrial building with finished offices, power, high ceilings, overhead door, parking, and other improvements.
<b>846 Ricardo</b> San Luis Obispo	3335 SF	\$0.65/SF, NNN	Clean industrial building with finished offices, power, high ceilings, overhead door, parking, and other improvements.
<b>750 Capitolio</b> San Luis Obispo	7000 SF	\$0.68/SF, NNN	Uses: Warehouse, Auto Repair, Manufacturing, and Commercial Service. Formerly occupied as Macco. The building has 5 bay doors, an office/entry area, restroom and storage area, and ample parking with great exposure to Broad Street.
<b>202 Tank Farm #H2</b> San Luis Obispo	1600 SF	\$1800/Month Gross	<b>Tank Farm Road Frontage.</b> Located between Kennedy Fitness and Farm Supply. This is a well-maintained building consisting of 1/2 office and 1/2 warehouse with excellent parking and great exposure.
<b>645 Tank Farm #D</b> San Luis Obispo	2500 SF	\$2000/Month	Includes a private office space, open warehouse area, and roll-up door.

**FOR SALE**

LOCATION			
<b>1146 Farmhouse</b> San Luis Obispo	<b>Sale Price:</b>	<b>\$3,700,000.00</b>	<b>PENDING</b>
	<b>Size:</b>	5 acres with 20,000 SF building	
<b>Zoning:</b>	SLO County CS		
<b>Notes:</b>	New building directly across from the SLO airport. Shell space with elevator service, grading for expansion, 55 parking spaces, trash enclosures, and landscaping. All improvements (noted in plans prepared by Pults & Associates Architects) are permitted and can be completed within 4 months from closing.		
<b>800 Farroll</b> Grover Beach	<b>Sale Price:</b>	<b>\$1,750,000.00</b>	<b>SOLD</b>
	<b>Size:</b>	17,800 SF	
<b>Notes:</b> A very nice Commercial Building with 4 loading docks, nice office space, a full kitchen, a clear span warehouse,			
<b>1023 Chorro</b> San Luis Obispo	<b>Sale Price:</b>	<b>\$2,450,000.00</b>	<b>NEW</b>
	<b>Size:</b>	4980 SF	
	<b>Lot Size:</b>	8808 SF	
	<b>Zoning:</b>	C-D-H	
<b>Notes:</b> This is a rare opportunity to own one of San Luis Obispo's historic downtown landmarks. With views of San Luis Creek, Mission Plaza, and Downtown San Luis Obispo, it truly is one of the most well located properties in the City of San Luis Obispo. It is currently being utilized as a restaurant/nightclub. The building underwent a complete remodel in 2007 and the property is in turn-key condition.			
<b>202H Tank Farm</b> San Luis Obispo	<b>Sale Price:</b>	<b>\$1,150,000.00</b>	<b>LEASED #H1</b>
	<b>Size:</b>	8240 SF:	
	<b>Notes:</b>	- Suite H1 is a 6,640 SF office warehouse facility with a 15,000 SF fenced yard. <b>Tank Farm Road Frontage.</b> Located between Kennedy Fitness and Farm Supply. A well-maintained multi-tenant	
<b>712 Fiero #29</b> San Luis Obispo	<b>Sale Price:</b>	<b>\$325,000.00</b>	<b>SOLD</b>
	<b>Financing:</b>	Available	
	<b>Size:</b>	2200 SF	
<b>3591 Sacramento #106</b> San Luis Obispo	<b>Sale Price:</b>	<b>\$160,000.00</b>	<b>SOLD</b>
	<b>Size:</b>	713 SF	
<b>SLO Commercial Lots</b>	<b>Size:</b>	<b>Price:</b>	<b>SOLD</b>
Lot #1	1.18 AC	\$560,000	
Lot #2	1.08 AC	\$455,000	
Lot #3	1.08 AC	\$455,000	
Lot #4	1.12 AC	\$470,000	
Lot #5	1.22 AC	\$507,000	
Lot #6	1.19 AC	\$495,000	
Lot #8	2.00 AC	\$740,000	
Lot #9	1.81 AC	\$670,000	
Lot #10	2.29 AC	\$898,000	
Lot #18	3.45 AC	\$1,350,000	
Lot #19	3.25 AC	\$1,275,000	
Lot #20	2.42 AC	\$950,000	
Lot #25	2.25 AC	\$588,060	
<b>Zoned County C S and located directly across from the San Luis Obispo airport. Many allowed uses and very good exposure along HWY 227. Sale is subject to bankruptcy court approval.</b>			
<b>1130 Farmhouse</b> San Luis Obispo	<b>Sale Price:</b>	<b>\$1,250,000.00</b>	
	<b>Size:</b>	2.5 acres	
	<b>Type:</b>	Vacant Land	
	<b>Zoning:</b>	SLO County CS	
<b>Notes:</b> Property to be delivered with seller retaining an easement to use the detention basin and allowing development of up to 40,000 SF. Property is currently entitled for 40,000 so and only a building permit is necessary to begin construction.			
<b>3046 Higuera</b> San Luis Obispo	<b>Sale Price:</b>	<b>\$2,310,000.00</b>	
	<b>Size:</b>	9000 SF	
	<b>Notes:</b>	<b>Multi-Tenant Leased Investment.</b> The property has been subdivided into 7 condominium suites. 2 tenants (Swiss Dental Center & Vista Paint Corp) and 1 vacancy comprise all 7 suites. The existing & projected rents generate an annual net income of ~\$129,000. The building is prominently located on Higuera St next to the DMV with immediate access to Hwy 101. The design & parking are flexible and can accommodate a variety of uses from retail to medical. A rent roll & additional information is available upon request.	
<b>3046 Higuera Suite A-B</b> San Luis Obispo	<b>Sale Price:</b>	<b>\$1,200,000.00</b>	
	<b>Size:</b>	4500 SF	
	<b>Notes:</b>	Single Tenant Leased Investment. The tenant, Vista Paint Corp is one of the largest independently owned paint stores in Southern CA with over 50 retail locations in CA & NV. Prominently located on Higuera St next to the DMV with immediate access to Hwy 101. A rent roll & additional info is available upon request.	

<b>3046 Higuera</b> <b>Suite C-D-E</b> San Luis Obispo	<b>Sale Price:</b> Size: Notes:	<b>\$650,000.00</b> 2635 SF Single Tenant Leased Investment. The tenant, Swiss Dental Center is a medical use providing reconstruction of facial/dental structures & is a well established & recognized business. The building has extensive medical improvements & parking. Prominently located on Higuera St next to the DMV with immediate access to Hwy 101. A rent roll & additional info is available upon request.
<b>3046 Higuera</b> <b>Suite F-G</b> San Luis Obispo	<b>Sale Price:</b> Size: Notes:	<b>\$460,000.00</b> 1865 SF The Property includes 2 separate condo suites totaling 1865 SF (1013 SF and 852 SF). The 2 suites are currently configured as one office suite. The extensive tenant improvements and parking can accommodate a variety of uses; from office, medical, or retail. Prominently located on Higuera Street next to the DMV with immediate access to Hwy 101.