

Property Overview

- Downtown SLO Leased Investment for Sale
- A +/- 16,212 sq. ft. office building consists of three floors, with retail on the first floor and office tenants on the second and third floors
- 92% Occupancy
- Located at the corner of Higuera and Nipomo Streets
- Cap Rate: 5%
- Rent Roll available upon request
- Selling Price: \$5,550,000



First Floor:

- 100% occupied
- 3 Tenants
 - Patrick James
 - Epiphany Bridal
 - SMRT Repairs
- Lobby entrance to Elevator/Upper Floors
- 5,055 SF



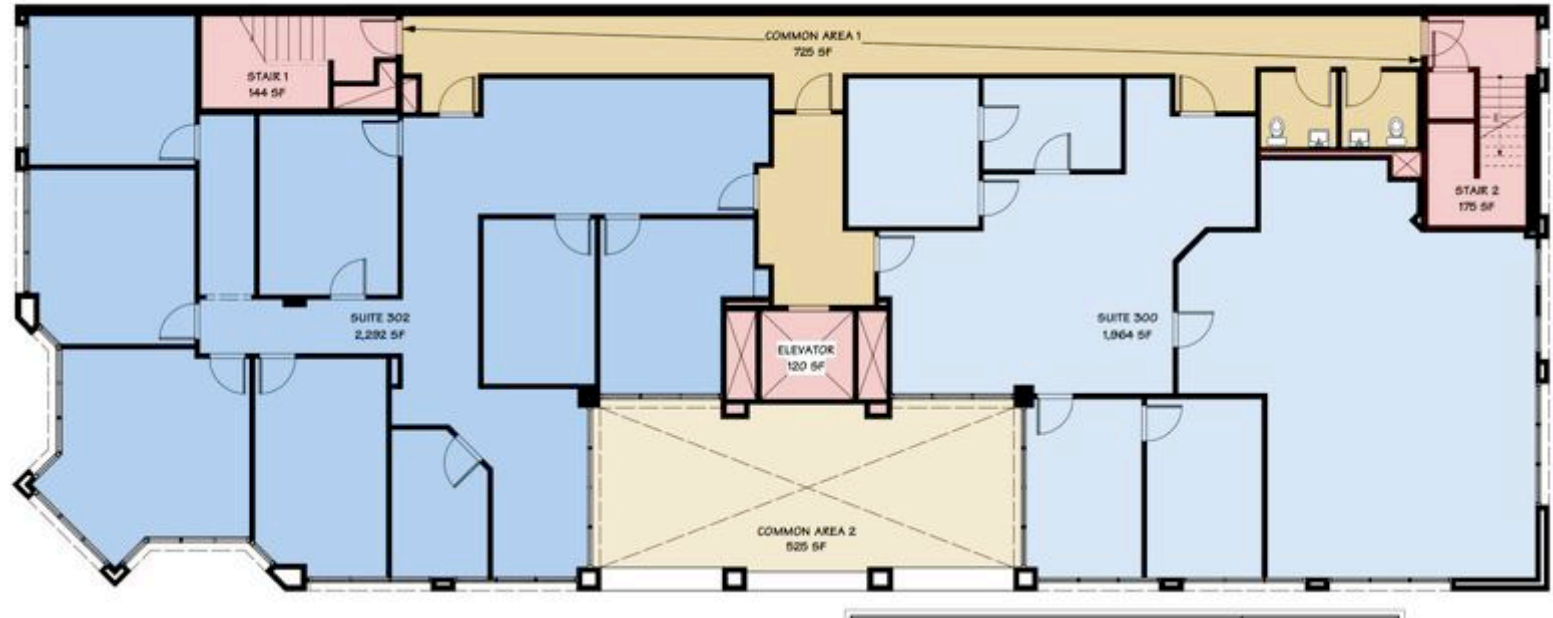
Second Floor:

- 74% occupied (one vacant suite)
- 5 Tenants
 - Hosford and Hosford Attorneys
 - Resolute Associates
 - Katherine Hudson
 - McCarty Davis CRE
 - Therapists
- Common Break Room
- 5,485 SF



Third Floor:

- 100% occupied
- 2 Tenants
 - Stuart|Moore|Staub
 - RD Solutions
- Outdoor Patio
- 5,672 SF



Additional Building Photos



The San Luis Obispo County geographic region (SLO County) is located on the Pacific coast, approximately halfway between the metropolitan areas of Los Angeles and San Francisco. San Luis Obispo offers a sunny and mild climates all year long, easy access to an active lifestyle, a vibrant cultural scene, clean air, low crime rates, and a bike and pedestrian friendly community.

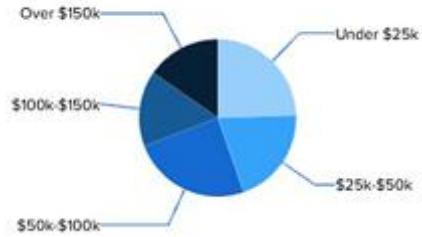
San Luis Obispo has a very diverse economy. Its top employer is California Polytechnic State University, which employs over 2,600 people. Other major employers include the County of San Luis Obispo, California Men’s Colony, Pacific Gas, and Electric and the Cal Poly Corporation.

Household Income

\$58.1k
Median Income

\$76.4k
2026 Estimate

↑ 6%
Growth Rate



Age Demographics

29
Median Age

29
2026 Estimate

↑ 2%
Growth Rate

