



OFFICE · FOR SALE

1150 Palm Street

SAN LUIS OBISPO · CALIFORNIA

±9767 SF
BUILDING AREA

\$4,400,000
ASKING PRICE

±0.48 AC
PARCEL SIZE

450.5/SF
PRICE PER SF

Rare Opportunity to Acquire Prime Downtown San Luis Obispo Commercial Investment Property

This beautifully renovated office building was originally constructed and later upgraded to suit the needs of its current long-term tenants. The property is fully leased under a secure triple net (NNN) lease, ensuring investors a stable and predictable income stream. Tenants are committed to remaining in possession, providing additional peace of mind for buyers seeking a turnkey investment.



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TRES

TARTAGLIAREALTY.COM

35 YEARS OF EXCELLENCE



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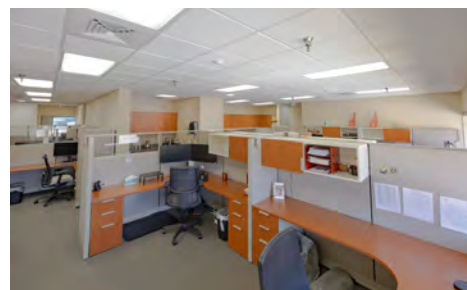
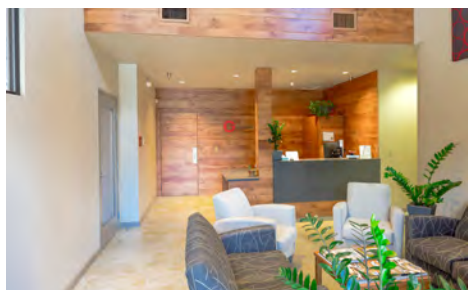
Downtown Professional Building

PROPERTY HIGHLIGHTS

- Fully leased to long term tenant
- Secure triple net (NNN) lease for stable income
- High visibility in desirable downtown San Luis Obispo
- Ample parking for staff and visitors
- Beautifully renovated office building
- Excellent accessibility with dual street access

PROPERTY DETAILS

TOTAL BUILDING AREA	±9,767 SF
CAP RATE	6.0%
PARCEL SIZE	±0.48 AC
APN	002-325-017
ZONING	O-Office
YEAR BUILT / RENOVATED	1986 / 2012
PARKING	29 spaces
OCCUPANCY	100%



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