

Retail, Office and Warehouse Space for Lease
Pepper Tree Plaza
San Luis Obispo, CA

**For
Lease**

Contact:

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For Lease

- Currently +/- 8,600 sq. ft. of retail/warehouse and office space available in a variety of suites and buildings in the 19,376 sq. ft. Pepper Tree Plaza.
- Available building/suite sizes range from 200 square feet to 4,000 square feet.
- Excellent Broad Street location close to many businesses, and the San Luis Obispo Airport.
- Great Rates – see individual building descriptions.

Stafford-McCarty
Commercial Real Estate
641 Higuera St., Suite 201
San Luis Obispo, CA 93401
805-543-1801
www.staffordmccarty.com

Pepper Tree Plaza - 4420 Broad Street, San Luis Obispo



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Summary

The Pepper Tree Plaza is conveniently located on the expanding south Broad Street corridor. Ample parking and good visibility make this an ideal location. Competitive lease rates.

Property Characteristics	
Zoning:	CS – Commercial Services
Office Gross Square Footage:	+/- 19,736 sq. ft.
Parking Spaces:	42 reciprocal parking spaces
Special Features:	Corner of Broad and Fuller; close to the airport and Tank Farm and Broad intersection
Building A - Leased	
Square footage	+/- 3,000 sq. ft.
Office Space	Yes
Warehouse Space	Yes
Roll-up Door	Yes
Building B1 – Available - \$2,400/mo	
Square footage	+/- 2,400 sq. ft.
Office Space	No
Warehouse Space	Yes
Roll-up Door	Yes
Building B1 – Available with notice - \$640/mo	
Square footage	+/-640 sq. ft.
Office Space	Yes, 2 offices
Warehouse Space	No – originally built as a residence
Roll-up Door	No
Building C1 – Leased	
Square footage	+/- 800 sq. ft.
Office Space	No
Warehouse Space	NO
Residence	Yes
Building C2 – Leased	
Square footage	+/- 400 sq. ft.
Office Space	No
Warehouse Space	NO
Residence	Yes
Building D – Available - \$4,000/mo	
Square footage	+/- 4,000 sq. ft.
Office Space	Yes
Warehouse Space	Yes
Roll-up Door	Yes

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Building E1 – Leased	
Square footage	+/- 2,248 sq. ft.
Office Space	Yes
Warehouse Space	Yes
Roll-up Door	Yes
Building E2 – Leased	
Square footage	+/- 2,248 sq. ft.
Office Space	Yes
Warehouse Space	Yes
Roll-up Door	Yes
Building F1 – Available Now- \$1,200/mo	
Square footage	+/- 1,200 sq. ft.
Office Space	Yes
Warehouse Space	No
Roll-up Door	No
Building F2 – Available with notice	
Square footage	+/- 800 sq. ft.
Office Space	No
Warehouse Space	Yes
Roll-up Door	Yes
Building F3 – Available Now - \$1,000/mo	
Square footage	+/- 1,000 sq. ft.
Office Space	Large office, plus reception and waiting area
Warehouse Space	No
Roll-up Door	No
Building G1 – Leased	
Square footage	+/- 200 sq. ft.
Office Space	No
Warehouse Space	Yes
Roll-up Door	Yes
Building G2 – Available Now - \$300/mo, plus NNN	
Square footage	+/- 200 sq. ft.
Offices	No
Warehouse	Yes
Roll-up Door	Yes

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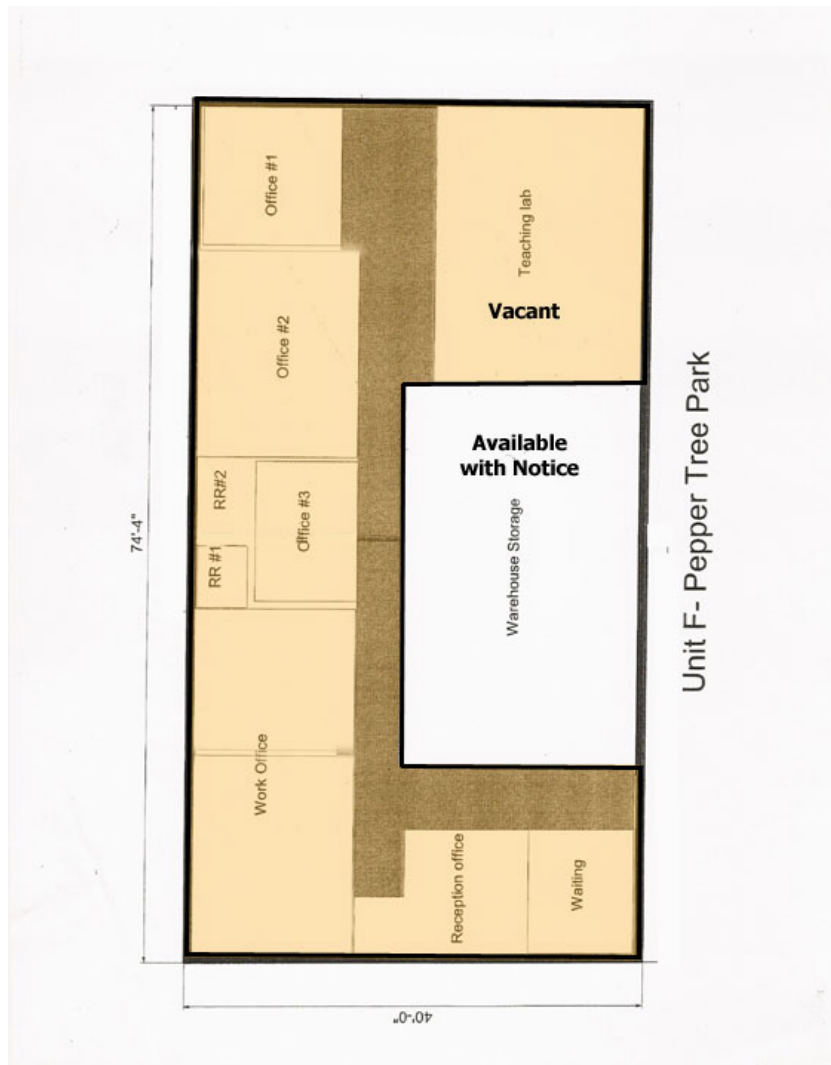
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Building F1 – Available	
Square footage	+/- 1,200 sq. ft.
Office Space	Yes
Warehouse Space	No
Roll-up Door	No
Building F2 – Leased – Available with notice	
Square footage	+/- 800 sq. ft.
Office Space	No
Warehouse Space	Yes
Roll-up Door	Yes
Building F3 – Available	
Square footage	+/- 1,000 sq. ft.
Office Space	Large office, plus reception and waiting area
Warehouse Space	No
Roll-up Door	No



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