

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

**For  
Lease**

**Contact:**

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**For Lease**

- Currently +/- 6,240 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 3,040 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](http://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
<b>Building A - Leased</b>	
Square footage	+/- 3,000 sq. ft.
Office Space	Yes
Warehouse Space	Yes
Roll-up Door	Yes
<b>Building B1 – Available 1/1/2010 - \$2,400/mo, plus NNN</b>	
Square footage	+/- 2,400 sq. ft.
Office Space	No
Warehouse Space	Yes
Roll-up Door	Yes
<b>Building B1 – Available 1/1/2010 - \$640/mo, plus NNN</b>	
Square footage	+/-640 sq. ft.
Office Space	Yes, 2 offices
Warehouse Space	No – originally built as a residence
Roll-up Door	No
<b>Building C1 – Leased</b>	
Square footage	+/- 800 sq. ft.
Office Space	No
Warehouse Space	NO
Residence	Yes
<b>Building C2 – Leased</b>	
Square footage	+/- 400 sq. ft.
Office Space	No
Warehouse Space	NO
Residence	Yes
<b>Building D – Leased</b>	
Square footage	+/- 4,000 sq. ft.
Office Space	Yes
Warehouse Space	Yes
Roll-up Door	Yes

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<b>Building E1 – Leased</b>	
Square footage	+/- 2,248 sq. ft.
Office Space	Yes
Warehouse Space	Yes
Roll-up Door	Yes
<b>Building E2 – Leased</b>	
Square footage	+/- 2,248 sq. ft.
Office Space	Yes
Warehouse Space	Yes
Roll-up Door	Yes
<b>Building F1 – Available Now- \$1,440/mo, plus NNN</b>	
Square footage	+/- 1,400 sq. ft.
Office Space	Yes
Warehouse Space	No
Roll-up Door	No
<b>Building F2 – Available with notice</b>	
Square footage	+/- 800 sq. ft.
Office Space	No
Warehouse Space	Yes
Roll-up Door	Yes
<b>Building F3 – Available Now - \$800/mo, plus NNN</b>	
Square footage	+/- 800 sq. ft.
Office Space	Large office, plus reception and waiting area
Warehouse Space	No
Roll-up Door	No
<b>Building G1 – Leased</b>	
Square footage	+/- 200 sq. ft.
Office Space	No
Warehouse Space	Yes
Roll-up Door	Yes
<b>Building G2 – Available Now - \$300/mo, plus NNN</b>	
Square footage	+/- 200 sq. ft.
Offices	No
Warehouse	Yes
Roll-up Door	Yes

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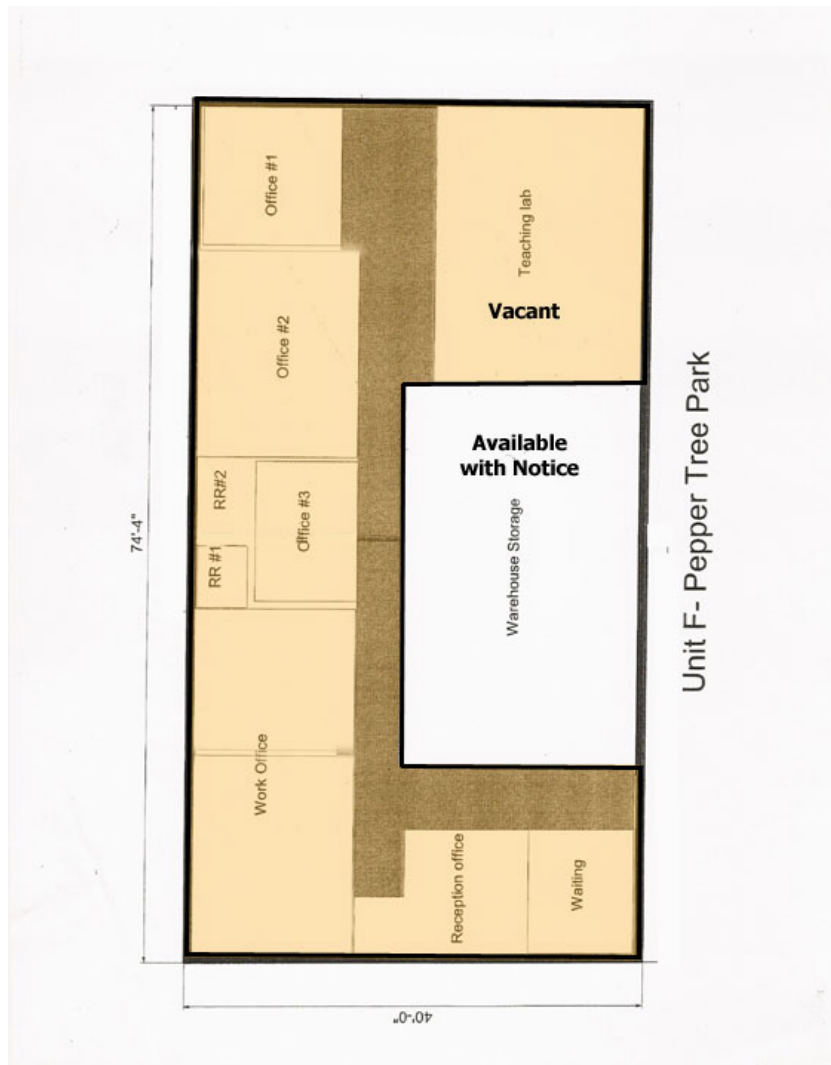
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<b>Building F1 – Available October 2009 - \$1,440/mo, plus NNN</b>	
Square footage	+/- 1,400 sq. ft.
Office Space	Yes
Warehouse Space	No
Roll-up Door	No
<b>Building F2 – Leased</b>	
Square footage	+/- 800 sq. ft.
Office Space	No
Warehouse Space	Yes
Roll-up Door	Yes
<b>Building F3 – Available Now - \$800/month plus NNN</b>	
Square footage	+/- 800 sq. ft.
Office Space	Large office, plus reception and waiting area
Warehouse Space	No
Roll-up Door	No



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