

Co-Brokered By:

Stafford ♦ McCarty  
Commercial Real Estate

RADIUS®  
Commercial Real Estate & Investments

**+/- 10,920 sq. ft.  
1106 and 1120 Walnut St.  
San Luis Obispo, Ca**

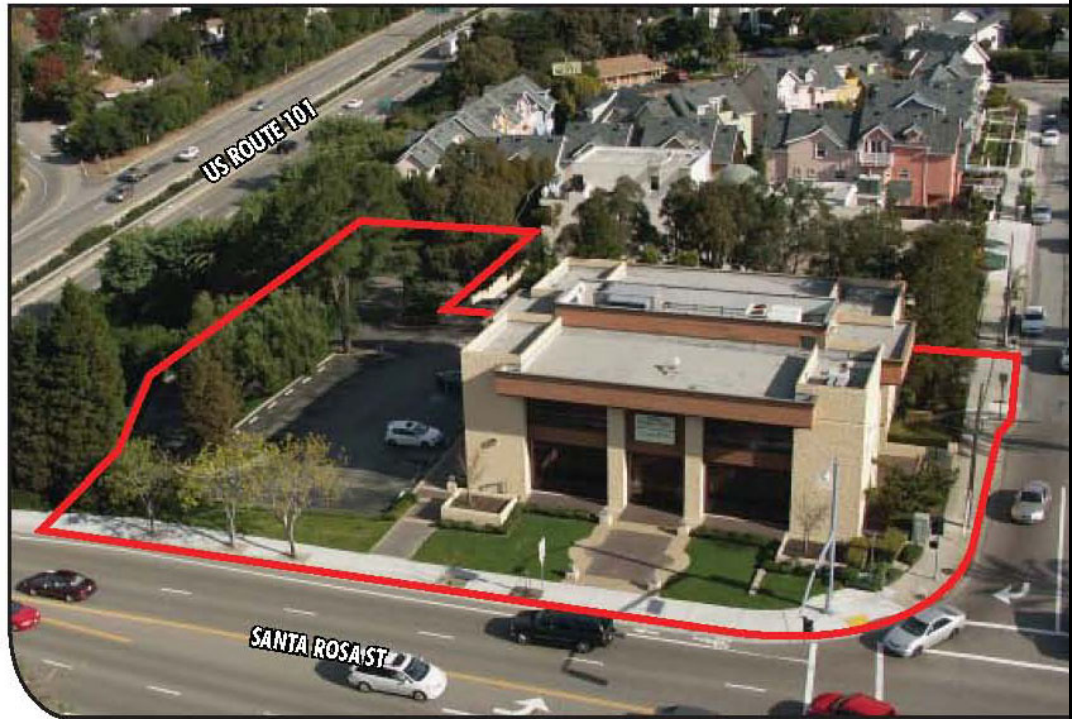
**For  
Sale or  
Lease**

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**For Sale or Lease**

- ◆ Easy freeway access and excellent visibility
- ◆ 10,920sq ft;  
+/-5,383 – first floor and +/-5,537 – second floor
- ◆ Parking 3.6/1,000 sq ft
- ◆ Zoned office
- ◆ Building upgrades recently completed
- ◆ Traffic Count: 23,765 vehicles/day
- ◆ Sale Price: \$2,350,000 (\$215/sf)
- ◆ Lease Rate: \$1.25/sf NNN for the lower floor;  
\$1.15/sf NNN for the upper floor;

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)

Information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

Stafford ♦ McCarty



## Summary

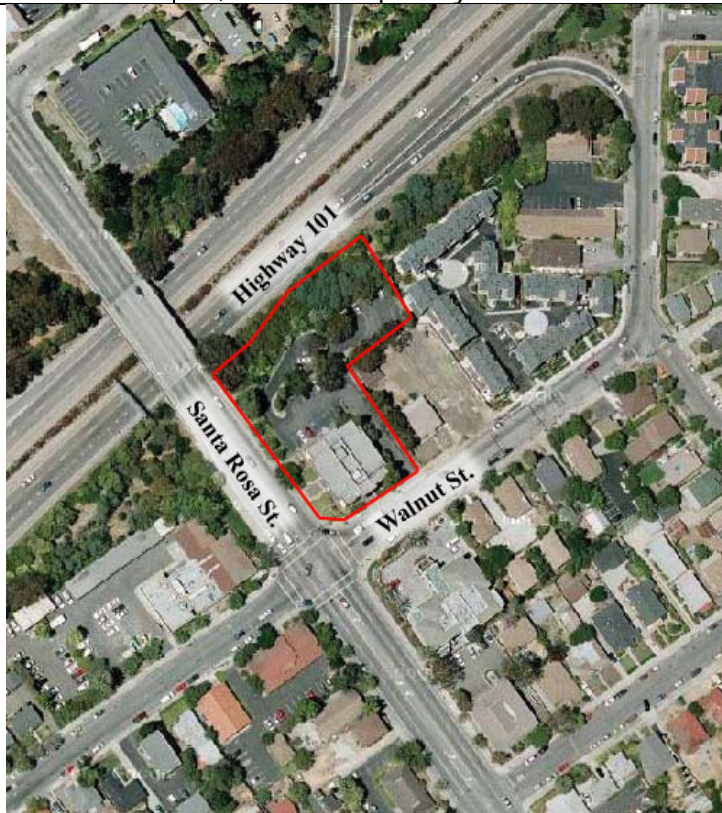
This high profile office/retail building is located on the corner of Santa Rosa Street and Walnut Street in downtown San Luis Obispo. With high ceilings, 3.6/1,000 parking, freeway visibility and easy access from Highway 101 this building presents a unique opportunity for an owner user or an investor. 1106-1120 Walnut has 127 feet of frontage on Walnut and 197 feet of frontage on Santa Rosa Street. Owner has a recent ALTA survey.

### Parcel Characteristics

APN:	001-207-018
Legal Description:	Per title report
Land Use Zone:	Office
Building Gross Square Feet:	+/- 10,920
Lot Gross Square Feet:	37,897
Utilities:	City water and sewer
Parking:	On site, 3.6 spaces/1,000 sq ft
Year Built:	1984
Traffic Count:	23,765 vehicles per day

### Recent Building Upgrades

Painting of Exterior  
 Wood Siding Refurbishment  
 Slurry Seal Parking Lot  
 Re-Striping of Parking Lot



**Steve McCarty – Steve Davis**

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**Radius Group Commercial Real Estate**

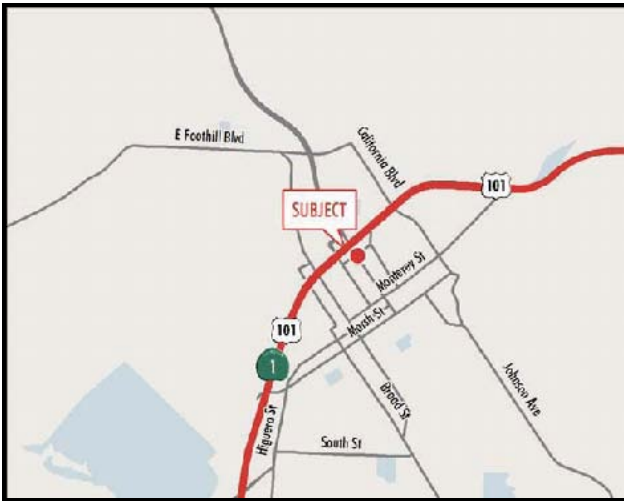
205 E. Carrillo Street, Suite 100, Santa Barbara, CA 93101

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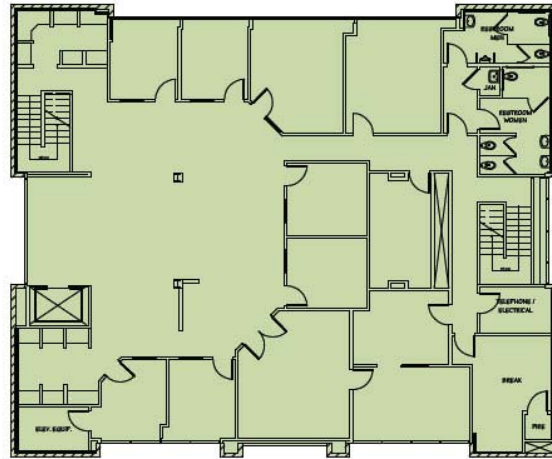
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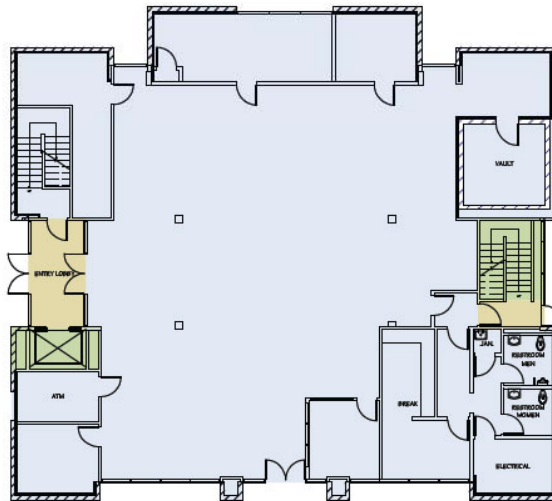
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2ND FLOOR • 1106 WALNUT STREET



1ST FLOOR • 1106 WALNUT STREET

- GROSS FIRST FLOOR AREA 5,199 S.F.
- GROSS SECOND FLOOR AREA 5,537 S.F.
- BUILDING COMMON FLOOR AREA 184 S.F.



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