The San Luis Obispo COLLECTION

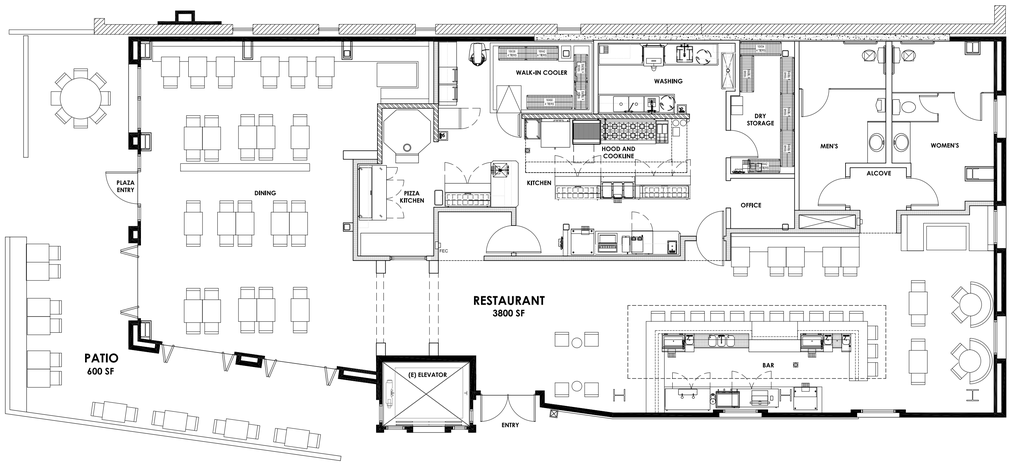
Therese Cron
West Coast JT Realty, Therese.Cron@JamestownLP.com, 805.878.1684

858 Monterey Street 2nd Generation Restaurant

3,800sf in the Heart of Downtown San Luis Obispo

- Situated at the intersection of Hotel SLO and downtown's Restaurant Row
- Entrance from Monterey Street Plaza and Hotel SLO/Public Parking
- Attractive intoor/outdoor seating for up to 180 diners
- Terrace Level adjacent to 5-star Hotel SLO
- Nearby Restaurants are among the busiest in the City:
  Giuseppes, Nomo Domo, Finney's, Ox&Anchor, Luna Red, Piadina, McConnell's and more
- Situated 1/2 block from Mission San Luis Obispo de Tolosa, the city's most important cultural landmark.





With a large number of working professionals, premium residential, cultural landmarks, and 5-star hotels located within walking distance, 858 Monterey Street represents an opportunity for a unique restaurant concept.



SAN LUIS OBISPO BY THE NUMBERS

400,000 trade Area, drive time 25 minutes

100,000 daytime population

33,000 students, Cal Poly & Cuesta College

75 minute average dwell time

$90,000 average household Income

750,000 annual visitors attend world famous thursday night Farmer's Market

2 million people visit Mission San Luis Obispo de Tolosa each year

Jamestown

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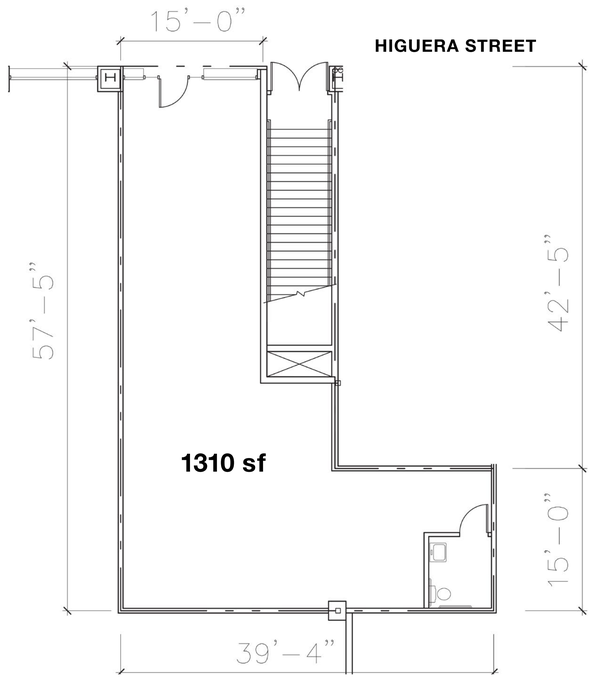
895 Higuera Street Available Now

1310sf in the Heart of Downtown San Luis Obispo

PREMIUM RETAIL SPACE WITH WORLD CLASS CO-TENANCY

Premium retail location
Space is in pristine condition, move in ready
Adjacent to The Apple Store, Anthropologie, Free People Movement, Lululemon and Sephora
Interior Ceiling height 18’
Steps away from 3 city parking garages with a 4th to be completed in 2026





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895 Higuera Street represents a unique opportunity for an outstanding retail concept. High visibility and positioning at the entrance to San Luis Obispo’s premier retail district create high foot traffic day and night.

Jamestown

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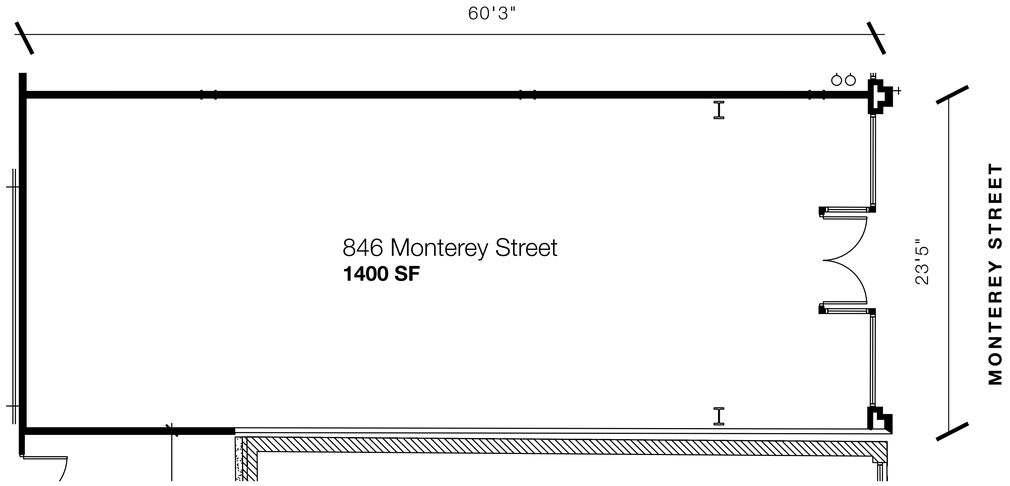
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846 Monterey Street Available Q1 2027

1400sf in the Heart of Downtown San Luis Obispo

- Premiere retail location on San Luis Obispo's Historic Monterey Street
- Adjacent to 5-star Hotel San Luis Obispo
- Located within 2 blocks of city/county government complexes and SLO County Courthouse
- Monterey Street recently converted to bicycle-friendly lifestyle zone with increased footfall
- Across the street from Historic Mission San Luis Obispo de Tolosa, a primary tourist destination
- Premium Co-Tenancy with Brandy Melville, Williams-Sonoma, McConnell's Fine Ice Cream, H&M
- Neighborhood includes Apple, Amazon Prime, Anthropologie, FP Movement & Lululemon





With a large number of working professionals, premium residential, and 5-star hotels located within walking distance, 846 Monterey Street represents an opportunity for a unique Retail Concept.



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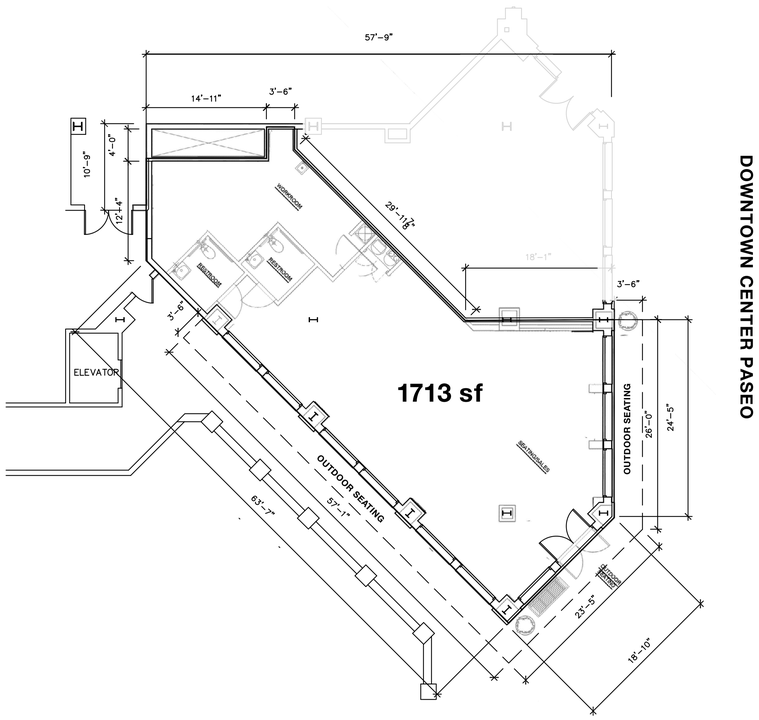
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885 Higuera Street Available Now / Move-in Ready

1713sf in the Heart of Downtown San Luis Obispo

OUTSTANDING FAST-CASUAL RESTAURANT OR RETAIL OPPORTUNITY

- Second generation coffee shop, restaurant, or specialty retail space at the center of downtown San Luis Obispo's retail corridor
- Expansive outdoor seating along attractive outdoor Paseo
- Premier co-tenancy: The Movie Experience, Barnes and Noble, Anthropologie, Apple, Jamba and Efren's Mexican Restaurant
- Steps away from the Marsh Street parking garage which includes over 400 parking spots





885 Higuera Street represents a unique opportunity for an outstanding fast-casual restaurant concept. High visibility and positioning at the entrance to San Luis Obispo's premier retail district create high foot traffic day and night.



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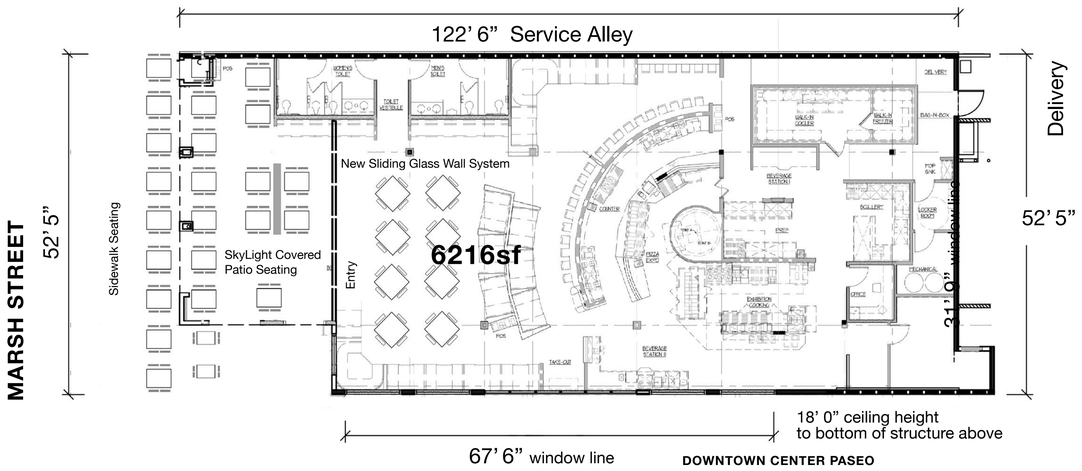
876 Marsh Street Restaurant / Brewery / Entertainment

6216sf in the Heart of Downtown San Luis Obispo

AVAILABLE AS SHORT TERM • CURBSIDE • TAKEOUT • SHARED KITCHEN

- Located adjacent to Apple Store, Anthropologie, Athleta, Barnes & Noble, Sunglass Hut and a 6-screen premium movie Multiplex
- 52’ of premium frontage on one of San Luis Obispo’s busiest streets. Adjacent to city parking lot and new multi-story residential / office development.
- Service Alley with Delivery / Offload area.
- Move-In Ready restaurant with commercial kitchen and Class 1 hood ventilation
- Adjacent to new Cal Poly Center for Innovation & Entrepreneurship (HotHouse)

Cal Poly HotHouse & Retail Store





876 Marsh Street represents a unique opportunity for a restaurant / brewery / take-out or shared kitchen tenancy. New remodel plan includes ample streetside and open-air, skylight-covered seating.



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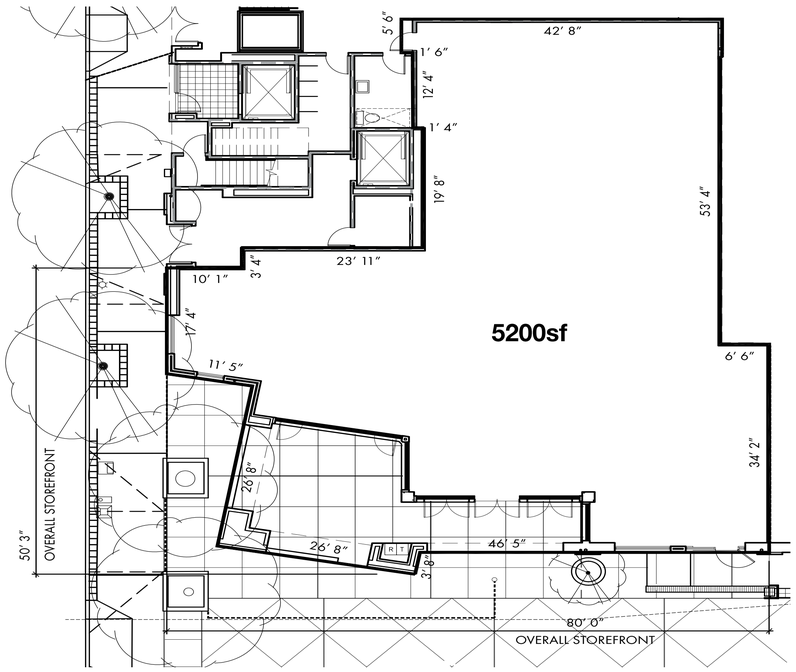
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1010 Court Street

5,200sf divisible **in the Heart of Downtown San Luis Obispo**

- Situated at the intersection of San Luis Obispo's historic main street & a busy pedestrian paseo
- Entrances on both Monterey Street and Court Street paseo
- Attractive outdoor seating area for more than 50 diners
- Located adjacent to the government seat, Pottery Barn, Lush and Sephora
- Frontage ranges from 50-80ft. Ceiling Height approx 12ft.
- Downtown core is highly activated with productive full service and fast casual concepts





With a large number of working professionals, premium residential, and 5-star hotels located within walking distance, 1010 Court Street represents an opportunity for a unique Restaurant or Retail Concept.



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