SAN LUIS OBISPO COLLECTION

WORKSPACE

PREMIUM OFFICE IN DOWNTOWN SAN LUIS OBISPO

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It would be easy to frame San Luis Obispo by talking about it's historic Spanish Mission, built in 1774, but that would be missing the point. This is a city that has always punched well above its weight, and has always looked forward just as much as it treasures its unique place in California history. Today's SLO (as locals call it) is experiencing a renaissance on many fronts, from the phenomenal growth of its tech sector, to the completion of numerous premier hotel properties and mixed-use developments in and around the downtown core. Cal Poly's growing status as a leading tech-focused university, has brought a younger, well-healed demographic to the region. Its pleasant year-round climate, beautiful coastline, pristine beaches, and an increasingly energetic wine and spirits industry has made San Luis Obispo a magnet for visitors and entrepreneurs alike.

Each workspace in the San Luis Obispo Collection is unique. Historic buildings in the downtown core have been re-envisioned to provide innovative, modern office spaces. Newer mixed use developments are uniquely situated adjacent to City and County Government centers, and have been appointed with the contemporary features you'd expect from premium downtown offices.
Each of these spaces sits in the center of Downtown San Luis Obispo's vibrant *Urban Coastal* culture,
with quick access to all the amenities of today's downtown lifestyle.

PREMIUM OFFICE IN DOWNTOWN SAN LUIS OBISPO

CONNECTIONS

CENTRALLY LOCATED

WITHIN THE COUNTY, SAN LUIS OBISPO SERVES AS THE CULTURAL, CIVIC AND FINANCIAL HUB OF THE REGION.

WITHIN THE STATE, POSITIONED ON CALIFORNIA'S COASTAL HIGHWAY 101, **MIDWAY BETWEEN SAN FRANCISCO AND LOS ANGELES**, SAN LUIS OBISPO IS A SHORT DRIVE TO THE MOST IMPORTANT METROPOLITAN AREAS IN THE STATE.

A FIVE-MINUTE DRIVE FROM DOWNTOWN, SAN LUIS OBISPO COUNTY REGIONAL AIRPORT HAS **DIRECT CONNECTIONS** TO **LOS ANGELES, SAN FRANCISCO, SEATTLE, PORTLAND, DENVER, SAN DIEGO, PHOENIX & DALLAS.**

ONE OF THE WEST COAST'S MOST COMPETITIVE UNIVERSITIES, CAL POLY AND ITS **DEEP INTEGRATION WITH THE TECHNOLOGY INDUSTRY** HAS LED TO SIGNIFICANT GROWTH OF BOTH HOMEGROWN START-UPS AND MAJOR SILICON VALLEY CONCERNS DOING BUSINESS WITHIN THE CITY.

BY THE NUMBERS

DOWNTOWN **DAYTIME POPULATION** IN EXCESS OF 100,000

MISSION DE TOLOSA ATTRACTS 3+ MILLION TOURISTS ANNUALLY

TRADE AREA (25 MILE RADIUS) IS **400,000**

TWO PUBLIC COLLEGES **33,000 COLLEGE STUDENTS. 5000 UNIVERSITY STAFF**

SAN LUIS OBISPO IS THE SLO **COUNTY SEAT**

7800 TECHNOLOGY JOBS (GROWTH OF 20% IN 5 YEARS)

4000 DOWNTOWN **PARKING** SPACES

GRADUATES OF CAL POLY'S HOT HOUSE HAVE STARTED 75 NEW COMPANIES AND ATTRACTED MORE THAN **$150 MILLION IN START-UP FUNDING.**

MEDIAN HOME VALUES
SAN LUIS OBISPO $800,000
COASTAL CITIES $1.3 - 2.8 MILLION
EDNA VALLEY $3 MILLION













1026 CHORRO OFFICES

750-1861 SQUARE FEET

Leasing Information

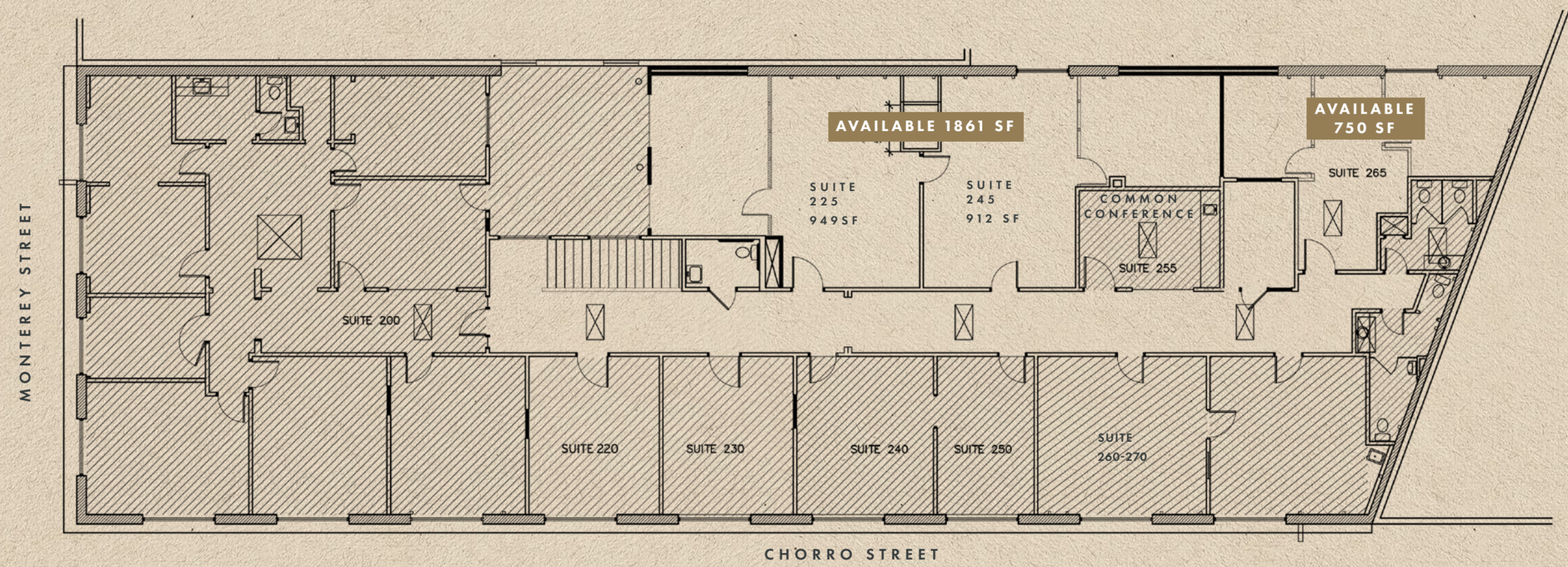
Therese Cron West Coast JT Realty Therese.Cron@JamestownLP.com 805.878.1684
Preston H. Thomas Colliers Preston.H.Thomas@Colliers.com 805.544.3900

SECOND LEVEL OFFICE SPACE WITH SECURE ELECTRONIC ENTRY

IMMACULATELY RESTORED HISTORIC BUILDING LOCATED ADJACENT TO MISSION SAN LUIS OBISPO DE TOLOSA

FEATURES DISTINCTIVE MAHOGANY MILLWORK, LEAFY MISSION VIEWS, AND COMMON AREAS WITH EXECUTIVE RESTROOM AND CONFERENCE ROOM.

JUST STEPS AWAY FROM THE CITY'S FINEST RETAIL, RESTAURANTS, ENTERTAINMENT and CITY & COUNTY GOVERNMENT CENTERS



SAN LUIS OBISPO COLLECTION WORKSPACE











COURT STREET OFFICE SUITES

1000 - 2500 SQUARE FEET

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TOP FLOOR OFFICE SPACE WITH EXCLUSIVE ELEVATOR ACCESS

2 SETS OF RESTROOMS (ONE IS ACCESSIBLE WITH SHOWER)

DIRECT ACCESS TO THE COURT STREET TERRACE & SHOPPING CENTER

LOCATED IN THE HEART OF DOWNTOWN

FEATURES DISTINCTIVE CASEWORK

JUST STEPS AWAY FROM THE CITY'S FINEST RETAIL, RESTAURANTS, ENTERTAINMENT and CITY & COUNTY GOVERNMENT CENTERS



SAN LUIS OBISPO COLLECTION WORKSPACE

Points of Interest

SAN LUIS OBISPO COLLECTION WORKSPACE OFFICES ARE UNIQUELY SITUATED WITHIN THE CIVIC CENTER OF DOWNTOWN SLO.

JUST STEPS AWAY FROM THE CITY'S FINEST HOTELS AND ESSENTIAL CITY AND COUNTY GOVERNMENT BUILDINGS. ALL HAVE EASY ACCESS TO FREEWAY AND PUBLIC TRANSIT AND ARE WITHIN 1 BLOCK OF MULTILEVEL PUBLIC PARKING,

TRANSIT CENTER
CITY HALL
SLO COUNTY COURT HOUSE
CAL POLY
MULTILEVEL PUBLIC PARKING
CITY PLANNING DEPT
OSOS
MONTEREY
SLO COUNTY GOVERNMENT CENTER
HIGHWAY 101
PALM
MORRO
MULTILEVEL PUBLIC PARKING
HOTEL SAN LUIS OBISPO
COURT STREET
MONTEREY ST
SLO CHAMBER OF COMMERCE
MONTEREY
HIGUERA
OSOS
MISSION SAN LUIS OBISPO DE TOLOSA
CHORRO
HIGHWAY 101
BROAD
1026 CHORRO
GRANADA HOTEL
MISSION PLAZA
MORRO
MARSH
HIGUERA
CAL POLY HOT HOUSE COMING SPRING 2026
CHORRO
MARSH & CHORRO
MULTILEVEL PUBLIC PARKING
BROAD
GARDEN
MARSH
HOTEL CERRO
HIGHWAY 101

SAN LUIS OBISPO DOWNTOWN

LET'S DO LUNCH
(OR DINNER)

SAN LUIS OBISPO COLLECTION WORKSPACE OFFICES ARE LITERALLY SURROUNDED BY THE CITY'S BEST RESTAURANTS. HERE ARE A FEW OF OUR FAVORITES

LURE FISH HOUSE
BUONA TAVOLA
HISTORIC FREMONT THEATRE
SHIN'S SUSHI
KOBERL @BLUE
HOTEL SAN LUIS OBISPO
HIGH BAR
PIADINA
OX & ANCHOR
REGION
WOODSTOCK'S PIZZA
THAI DELIGHT
ANDERSON SOCIAL
COURT STREET
MONTEREY ST
MCCONNELL'S FINE ICE CREAMS
FIRESTONE GRILL
SEEDS
MISSION SAN LUIS OBISPO DE TOLOSA
NOMO DOMO
FINNEY'S
LOUISA'S
GIUSSEPPE'S
SAN LUIS TAQUERIA
GEMLATO
GRANADA HOTEL & BISTRO
LUNA RED
1026 CHORRO
201 KITCHEN
NIGHTCAP
MISSION PLAZA
COYA
ANTONIA'S PIZZA
CORAZON
SEQUOIA SANDWICH
KIKO'S PERUVIAN
THE HABIT
EFREN'S
EL GUERO TAQUERIA
NICK THE GREEK
CAL POLY HOT HOUSE COMING SPRING 2026
SIDECAR
BLACK SHEEP
NOVO
MARSH & CHORRO
LINNAEA'S CAFE
EUREKA BURGER
BUFFALO
FLOUR HOUSE
OAK GRILL
LOCANDA
OLD SLO BBQ
HOTEL CERRO
LIBERTINE
KREUZBERG

PALM
OSOS
MONTEREY
MORRO
HIGUERA
BROAD
CHORRO
GARDEN
MARSH

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LEASING INFORMATION

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