



AVAILABLE FOR SALE @ VICTORIA CROSSING

1,021 - 1,275 SF Modern Commercial Condominium Suites

2475 Victoria Avenue, San Luis Obispo, California

Richardson | **Sotheby's**
INTERNATIONAL REALTY



Modern Commercial Condominium Suites

Welcome to Victoria Crossing in San Luis Obispo, CA. The community features 33 residential flats (FOR SALE) and three (3) modern commercial suites at ground level. An exceptional opportunity for an owner-user or investor, the commercial suites are new construction featuring high ceilings, ample natural light, and a prominent street presence. Located in a blossoming urban area just moments from downtown SLO, the property is perfect for entrepreneurs seeking to capitalize on the thriving local economy, an abundance of nearby amenities, and a built-in customer base in the many flats and condos in close proximity. Suite C1 (\$390,000) is 1,275 SF and features floor-to-ceiling windows and extensive outdoor patio space.

Suite C2 (\$190,000) is 1,021 SF and can be combined with suite C1 for close to 2,300 SF. Suite C3 (\$209,000) is 1,073 SF. In addition to open street parking on both sides of Victoria and Caudill, the suites benefit from 11 onsite parking spaces dedicated to commercial use. Suites C1/C2 have access to a grease trap and venting systems, making this space ideal for a restaurant or café. Zoning is C-R-SF (Retail Commercial with Special Focus Area Overlay); consult the City of San Luis Obispo to confirm allowable uses. Inquire today to schedule a showing and for details including a site plan and technical specifications. This is a rare opportunity to invest in a commercial property with amazing growth potential.

Modern Commercial Condominium Suites

2475 VICTORIA AVENUE, SAN LUIS OBISPO, CA

- Close to Downtown
- Modern with built-in customer base
- Lots of natural light
- APN: 004-921-027 (San Luis Obispo County)
- All suites in shell condition

For additional information please contact:

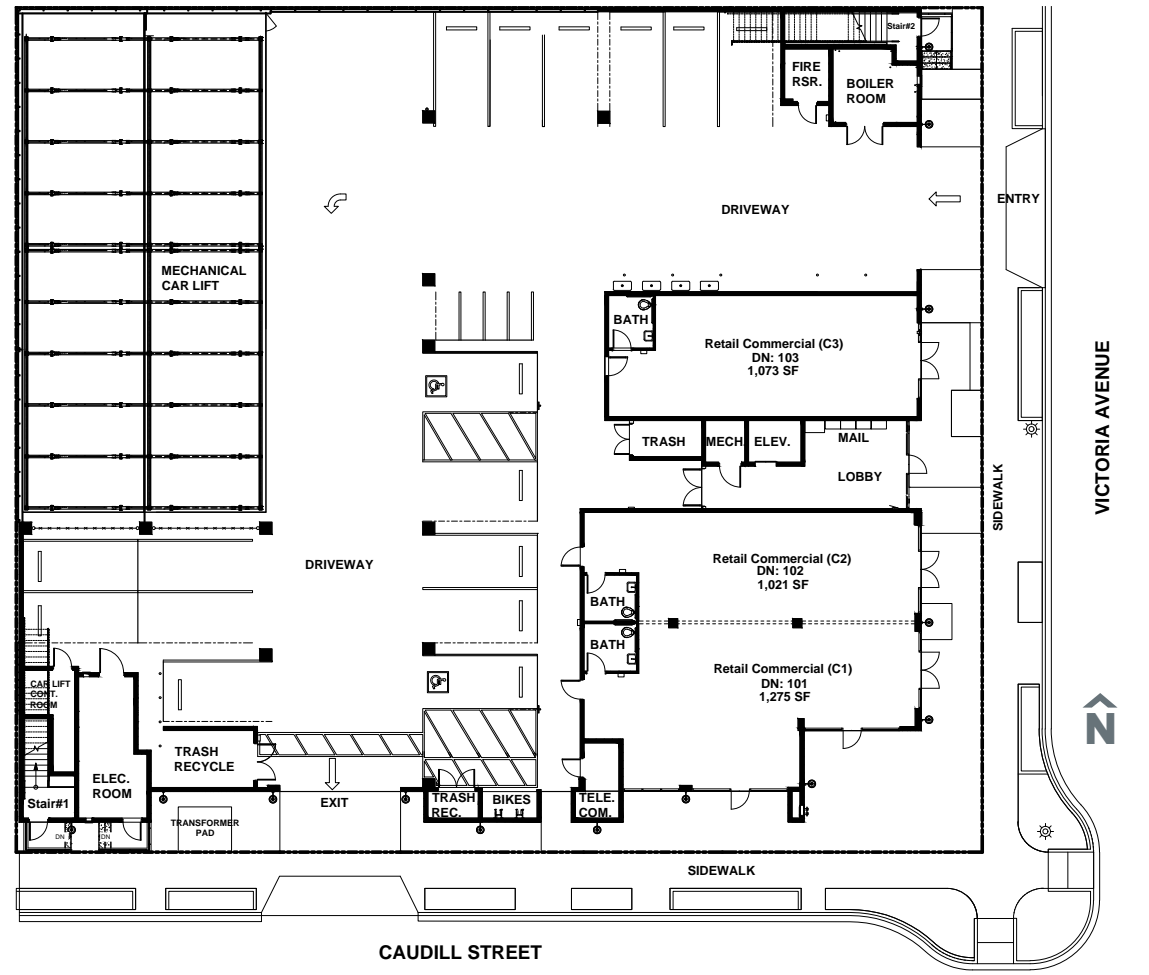


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UNIT C1
Unit Size: 1,275± SF
Price: \$390,000
Use: Retail

UNIT C2
Unit Size: 1,021± SF
Price: \$190,000
Use: Retail

UNIT C3
Unit Size: 1,073± SF
Price: \$209,000
Use: Office/Retail

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2475 VICTORIA AVENUE
SAN LUIS OBISPO, CA

1

Dollar Tree

Broad Street Barber Shop
J&L Hawaii BBQ
Doggie Salon & Spa
Mechanics Bank

2

Staples

All Season Digital
Full Circle Photo
The Fitting Image
Bonzi Software

3

Cool Cat Cafe

My Dreams Spa
Le Ciel Crepes Cafe
Visiting Angels
Birdhouse Tatoo Collective

4

Lemo's Feed & Pet Supply

Sushi's Eyebrow Threading
Thai Boat
Taco Roco
XGT Fitness
Beida's Biergarten
Subway



Open Space

