



AVAILABLE FOR SALE @ VICTORIA CROSSING
1,275± SF Modern Commercial Condominium Suite
2475 Victoria Avenue, San Luis Obispo, California

Central Coast | **Sotheby's**
INTERNATIONAL REALTY



Modern Commercial Condominium Suites

Welcome to Victoria Crossing in San Luis Obispo, CA. The community features 33 residential flats 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 (\$369,900) is 1,275 SF and

features floor-to-ceiling windows and extensive outdoor patio space. 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. Suite C1 has 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 Suite

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)
- Suite is in shell condition

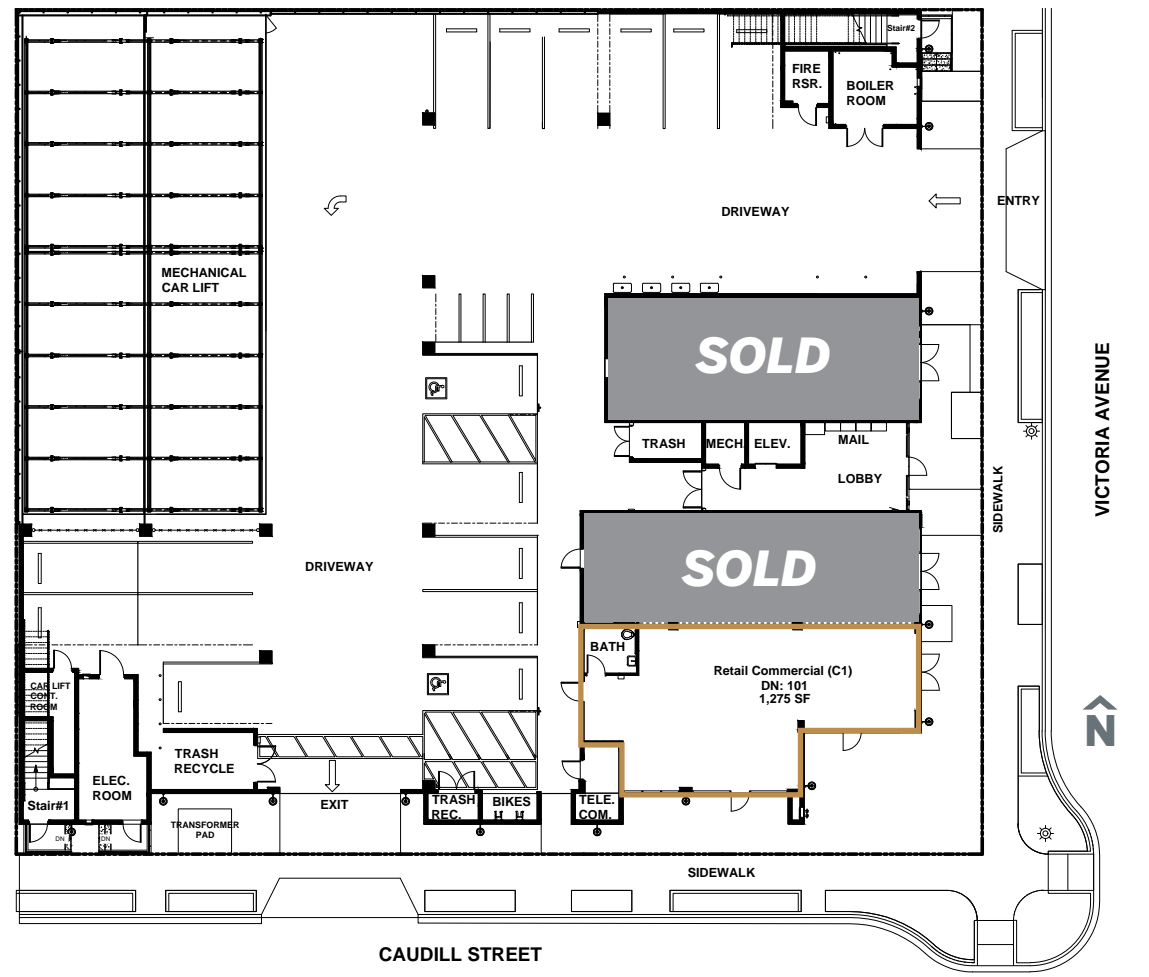
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UNIT C1

Unit Size: 1,275± SF
Price: \$369,900
Use: Retail

SOLD - UNIT C2

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

SOLD - 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

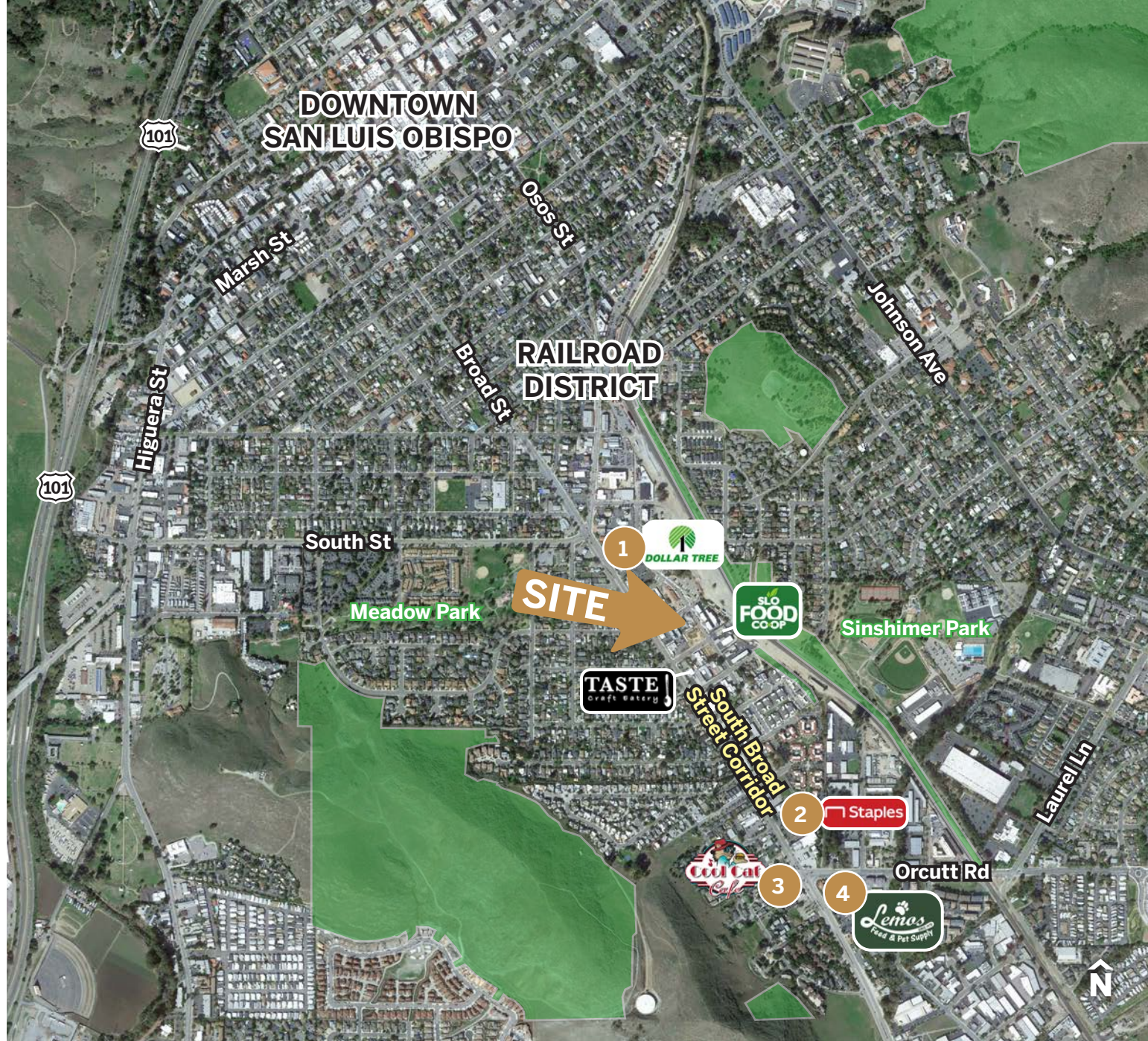
4

Lemo's Feed & Pet Supply

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



Open Space



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