



Offered for Sale

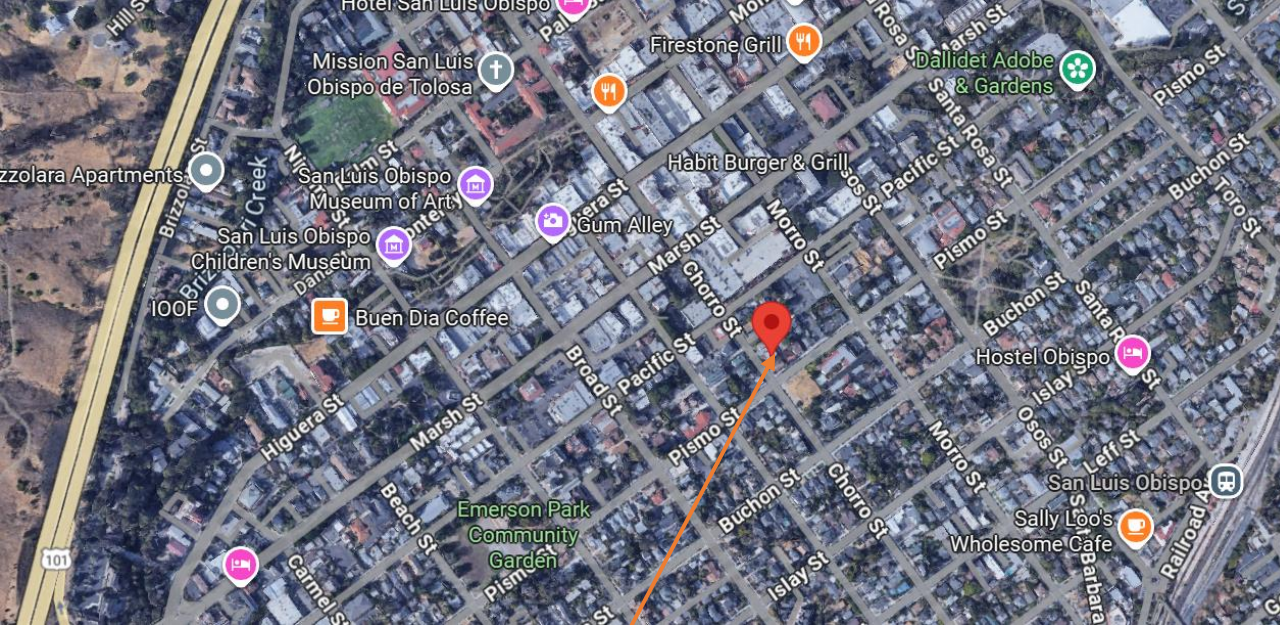
Architectural Gem in Downtown San Luis Obispo

**1334 Chorro Street
San Luis Obispo, CA**

\$1,599,000

This move-in-ready, approx. 1,600 SF professional office building is located just three blocks from the historic San Luis Obispo Mission. The turnkey property seamlessly combines functionality, style, and prestige.

**Offered by
Vivian Hanover
VHV Real Estate
Vivian@VHVrealestate.com
805-801-5889**



Architectural Gem in Downtown San Luis Obispo

An exceptional opportunity to own a prime piece of downtown real estate in the heart of San Luis Obispo.

This pristine property is centrally located within the versatile Office zoning designation, offering a wide range of potential uses—from sophisticated professional offices to a possible charming residence, or even a combination of both. Buyer to verify permitted uses with the City of San Luis Obispo.

The building is equipped with modern, up-to-date technology, including high-speed fiber-optic internet.

At the rear of the property are six parking spaces, including one ADA-accessible space

1334 Chorro Street

Offered by

Vivian Hanover

VHV Real Estate

Vivian@VHVrealestate.com

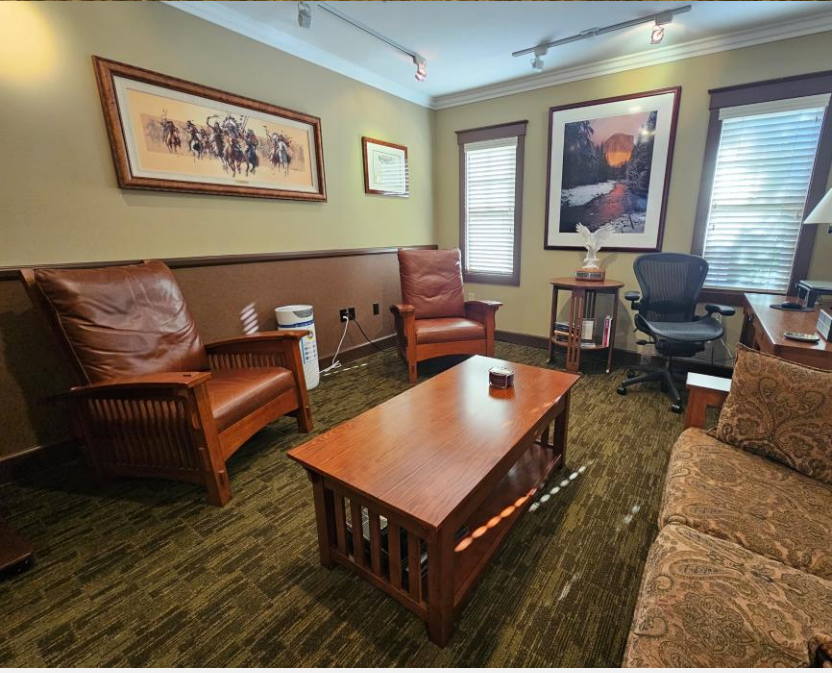
805-801-5889



The elegant structure showcases distinctive historical architectural features, including a tiled roof, wood-molded windows, high-grade designer tile work, custom built-in wooden cabinetry, artistic lighting, and numerous refined details that reflect exceptional craftsmanship and timeless quality.

The thoughtfully designed interior includes a welcoming lobby entry with a spacious reception area, two executive offices, two support staff offices, a large conference/meeting room, two fully ADA-compliant restrooms, and a kitchen area.

The sellers will consider including select classical Craftsman-style furniture and furnishings, as well as high-end framed photographic prints by Bill LaBrie.



An elegant architectural building that truly reflects pride of ownership, ideal for the discerning buyer seeking a distinctive and prestigious downtown presence.

1334 Chorro Street

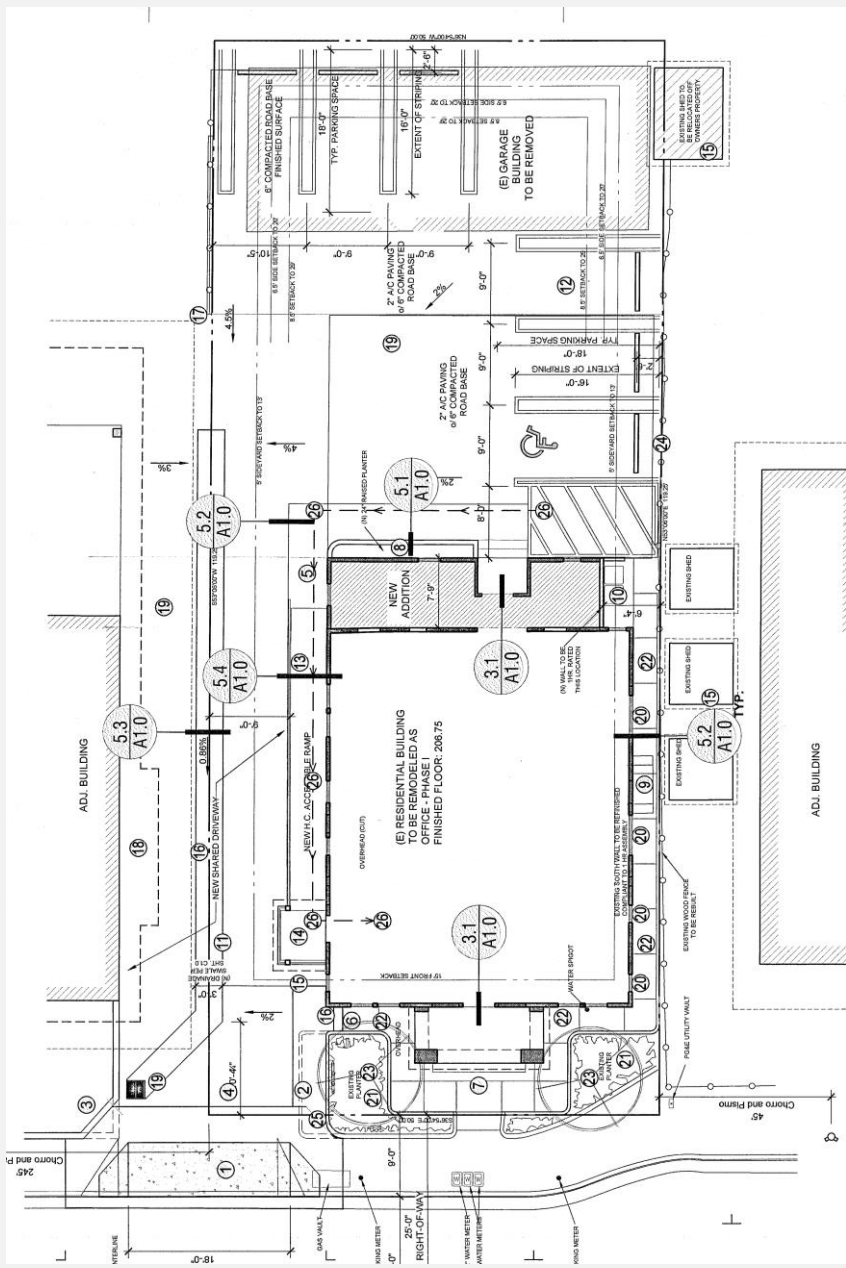
Offered by

Vivian Hanover

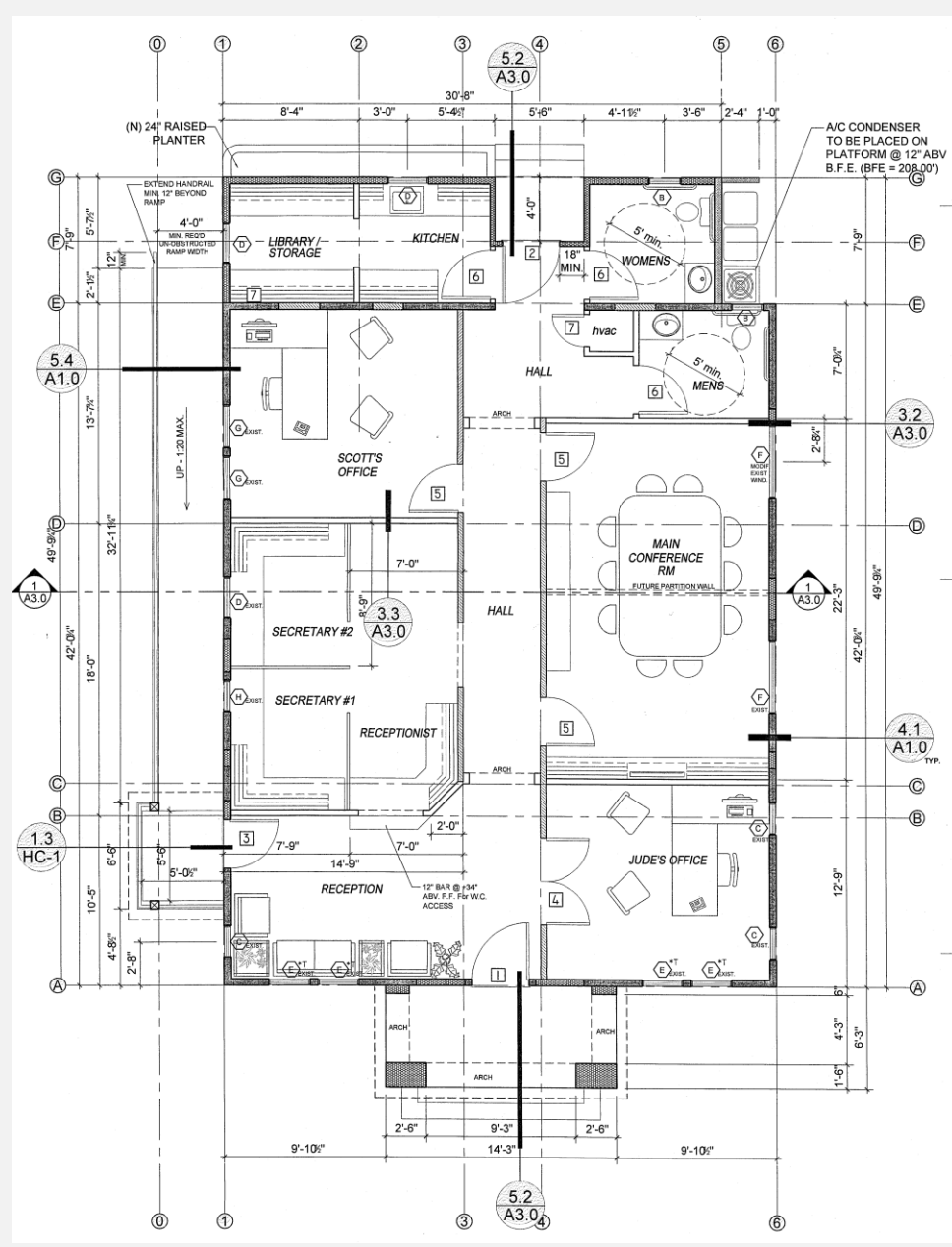
VHV Real Estate

Vivian@VHVrealestate.com

805-801-5889



Site Plan



Floor Plan

Originally built in 1930, the property was completely remodeled in 2009 to historical standards and was honored with the “*Commercial Professional Remodel – Award of Recognition*” by the Obispo Beautiful Association.

Sellers have conceptual plans for the potential development of additional apartments behind the current structure.

1334 Chorro Street
 Offered by
 Vivian Hanover
 VHV Real Estate
 Vivian@VHVrealestate.com
 805-801-5889