Industrial/Office/Retail Suites

With 2 rear roll-up doors

12330 Los Osos Valley Rd., San Luis Obispo

+/- 1,251 up to 2,511 SF

FOR LEASE



Contact:

Steve McCarty
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805.431.2671
CalBRE#: 00977930

Steve Davis
davis@mccartydavis.com
805.704.5727
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www.McCartyDavis.com
641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801

Updated: 2/23/2026

McCarty ❖ Davis
Commercial Real Estate

Property Overview

McCarty Davis is pleased to offer the opportunity to lease multiple prime retail/office suites in the well-maintained Bear Valley Center on Los Osos Valley Road. The Bear Valley Center offers easy access to US 101 and is located close to major retailers like Target, Costco, Home Depot, Whole Foods, and more.

Property Facts

Available Suites	Unit Size	Space Details
Suite 12330	+/- 1,251 sq. ft.*	Open area with roll up door
Suite 12332	+/- 1,260 sq. ft.*	Open area with roll up door

**Suites are currently configured together but can be leased separately*

Lease Rate

For Lease: $1.60/sq. ft. NNN (~$0.62)

Additional Info

Available Now

Zoning: C-S

Monument signage available

Other tenants include Central Coast Archery, Tropics, Ribline, Depth Perceptions Dive Services, Cosmoprof Beauty, Zacatecas #1, SLOLife Studio & Mercantile





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Contact:

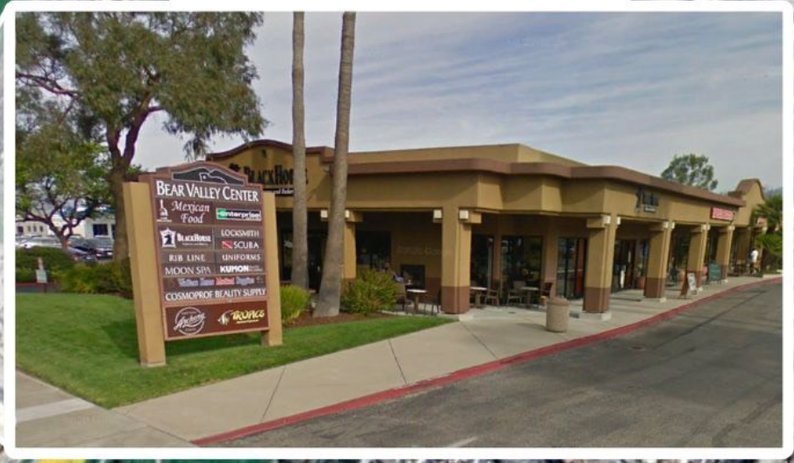
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Subject Property



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For More Information

To schedule a showing please call or email us. Our contact information is below and we look forward to talking to you.



The information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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