

# Commercial Space for Sale

**THE ROCK** | ~34,427 SF  
855 Aerovista Pl. San Luis Obispo, CA 93405



**CENTRAL  
COMMERCIAL**  
real estate group



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# FOR SALE

+/- 34,427 SF of Commercial Land at THE ROCK

855 Aerovista Pl. San Luis Obispo, CA 93401 - Suite 180



2025 BEST DISTILLERY & BREWERY



## Property Overview

### SLO Brew The Rock and Rod & Hammer SLO Stills

New Times 2025 Best Brewery and Best Distillery — anchor this premier  $\pm 34,427$  SF destination in Aerovista Business Park. This leased investment includes  $\pm 17,169$  SF of brewery/distillery space,  $\pm 4,365$  SF of restaurant and kitchen space,  $\pm 3,990$  SF of event center space,  $\pm 6,558$  SF of warehouse, and  $\pm 4,055$  SF of outdoor entertaining and retail areas.

SLO Brew has earned national recognition, including “Brew Pub of the Year” at the Great American Beer Festival (2010). Rod & Hammer’s Distiller’s Reserve Rye was featured in Wine Enthusiast’s Top 100 Spirits of 2020 and received Double Gold at the 2024 San Francisco World Spirits Competition.

Located in one of San Luis Obispo’s fastest-growing corridors, The Rock draws steady traffic from locals and visitors alike. With award-winning operators, reciprocal parking, and strong destination appeal, this is a rare opportunity to own a stabilized, income-generating asset in the heart of the Central Coast.



[www.centralcommercialgroup.com](http://www.centralcommercialgroup.com) | DRE# 01984692

The information here has been obtained from sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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## ATTRIBUTES

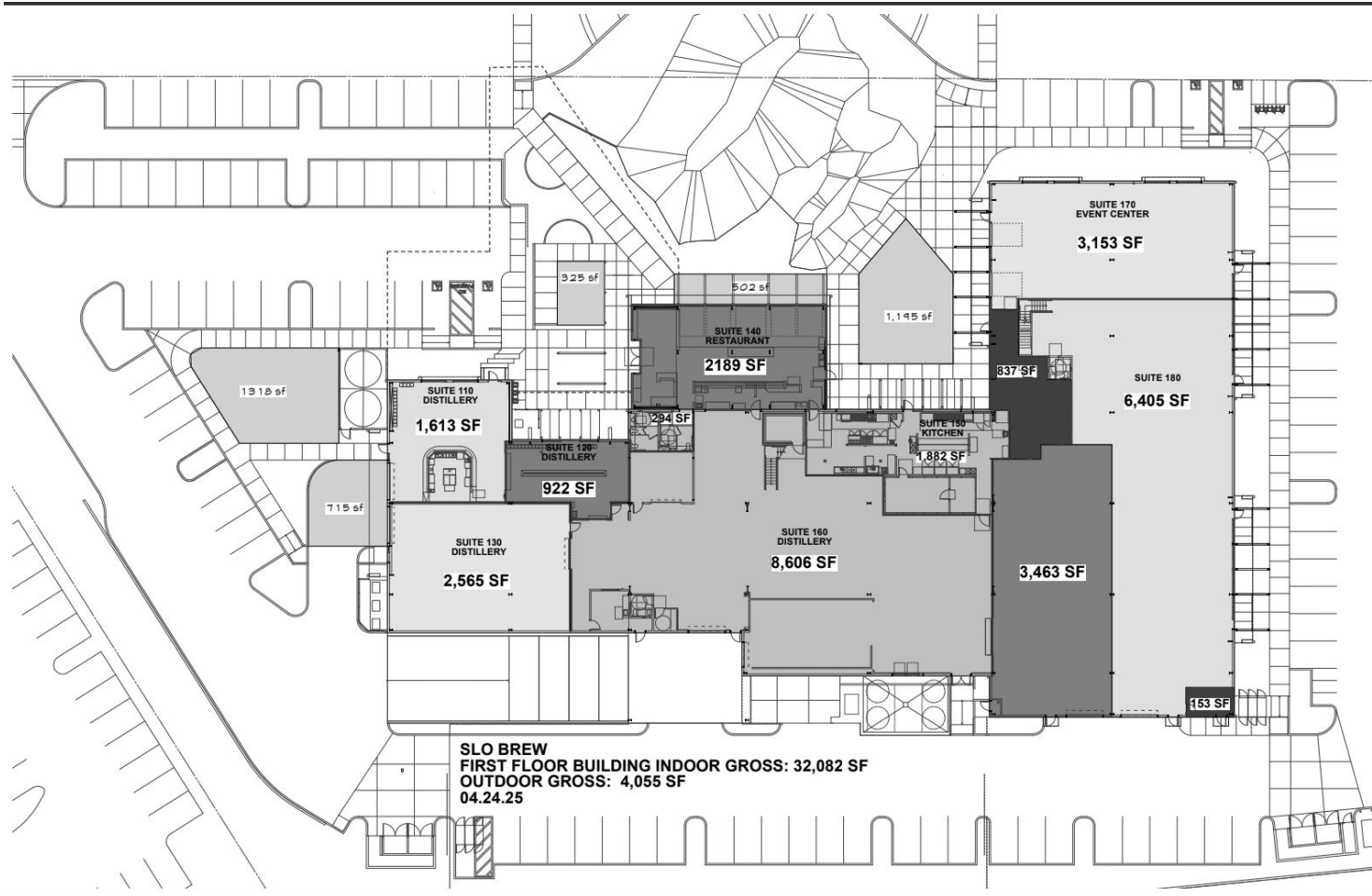
- Price:** \$13,000,000
- APN:** 053-412-022
- Lot Size:** ±140,699 SF (±3.23 Acres)
- Building Size:** ±34,427 SF
- Brewery/Distillery:** ±17,169 SF
- Restaurant/Kitchen:** ±4,365 SF
- Event Space:** ±3,990 SF
- Warehouse:** ±6,558 SF
- Office Space (Upstairs):** ±2,345 SF
- Outdoor Space:** ±4,055 SF
- Year Built:** 2017
- Zoning:** Business Park (BP) — wide variety of allowed uses
- Parking:** 136 on-site parking stalls + reciprocal parking with adjacent properties
- Power:** Ample power supply to support brewing, distilling, and production
- Investment Type:** Leased investment with award-winning, long-term tenants in place
- Location Highlights:**
- Off Broad Street in Aerovista Business Park
  - Adjacent to San Luis Obispo Regional Airport
  - Quick access to Highway 101 and Downtown SLO



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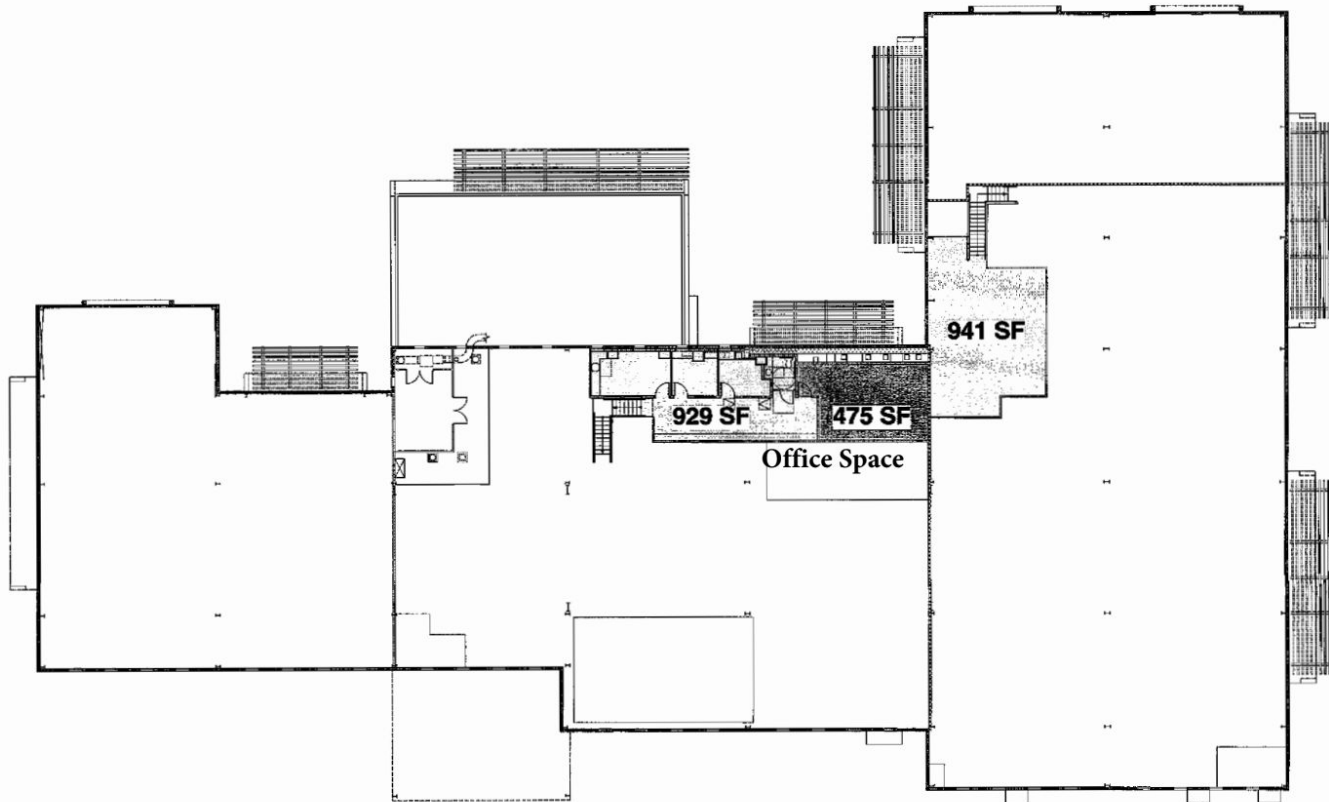




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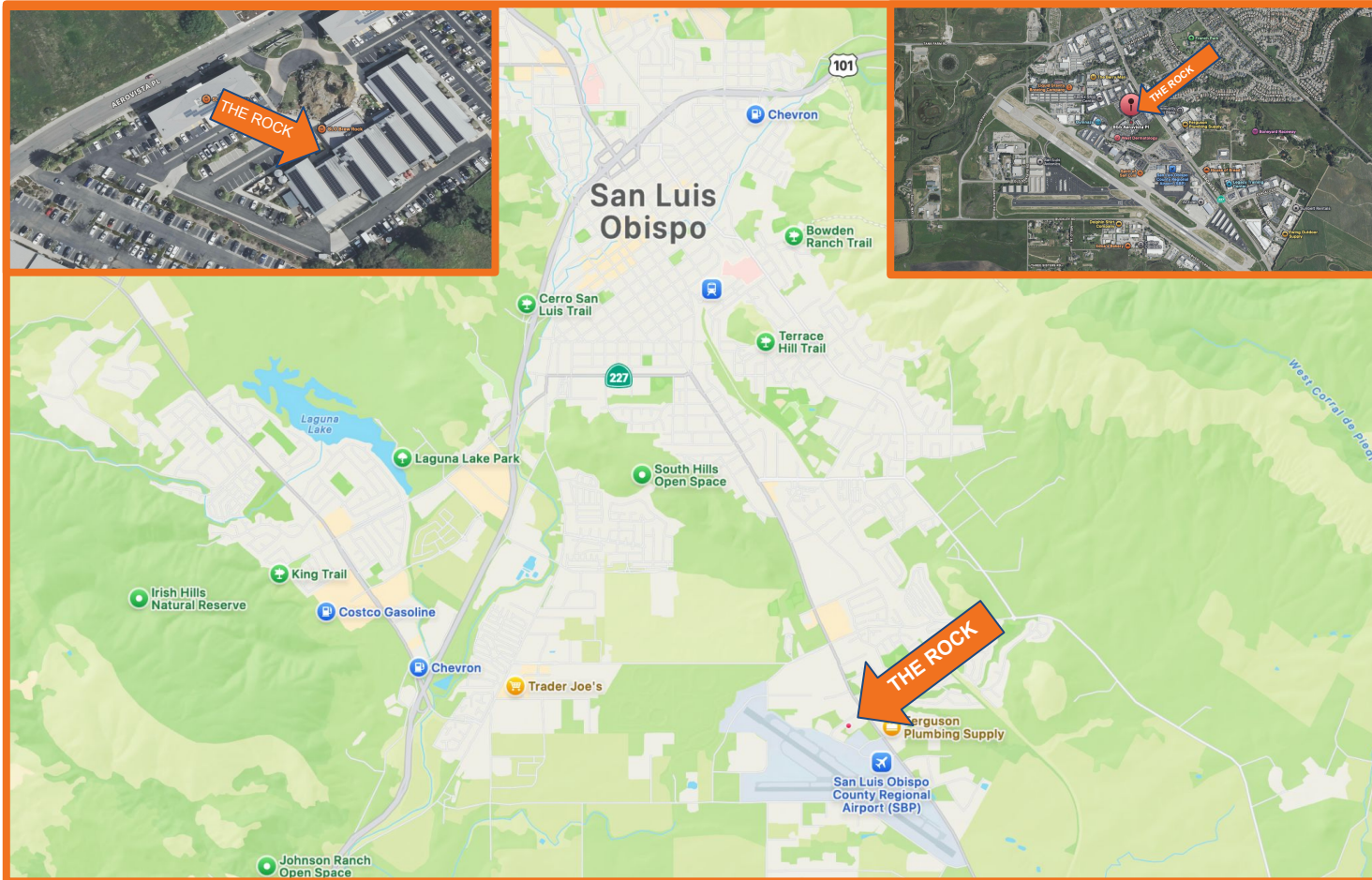


**SLO BREW  
SECOND FLOOR BUILDING GROSS = 2,345 SF  
06.07.16**

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