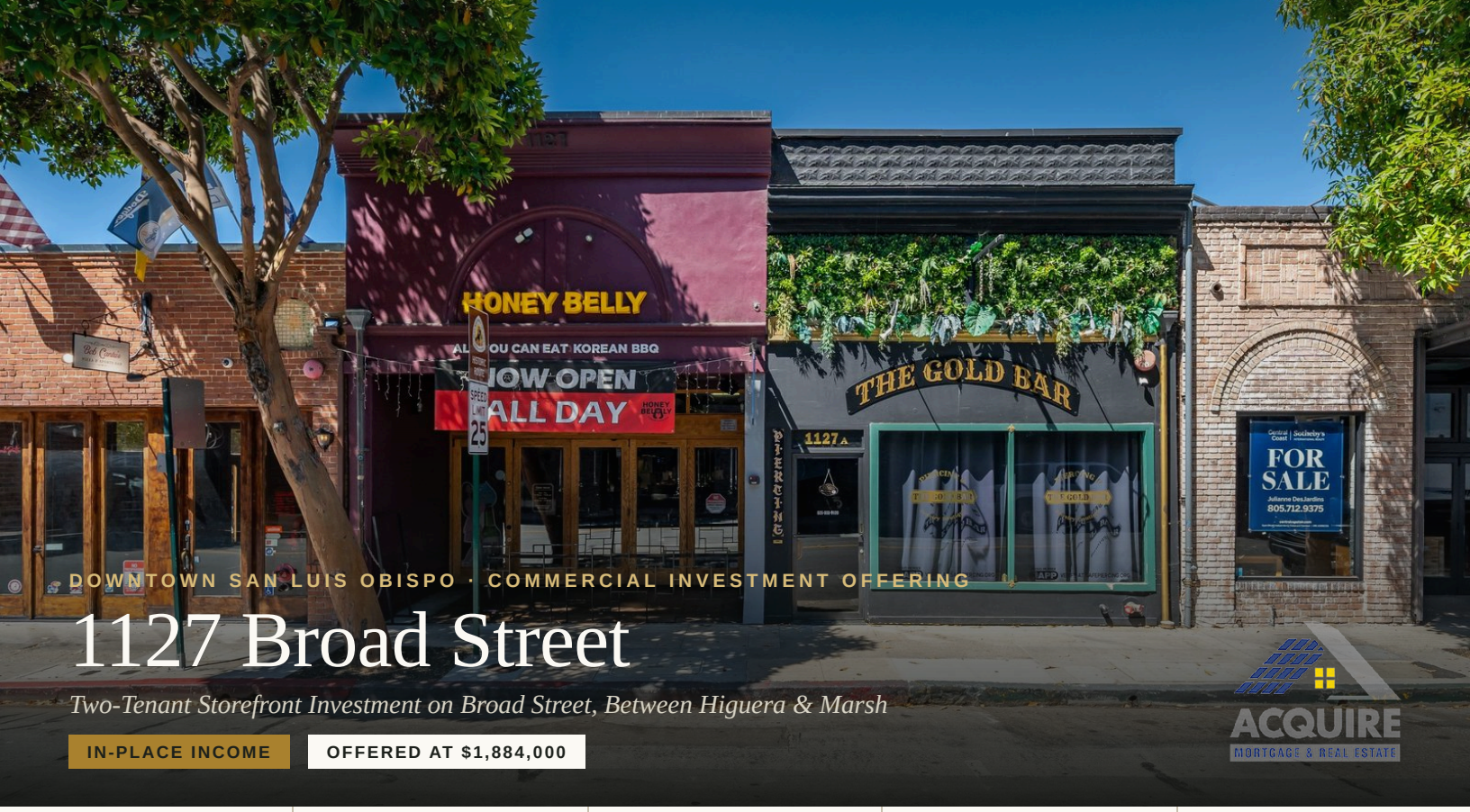


DOWNTOWN SAN LUIS OBISPO · COMMERCIAL INVESTMENT OFFERING

1127 Broad Street

Two-Tenant Storefront Investment on Broad Street, Between Higuera & Marsh

IN-PLACE INCOME | **OFFERED AT $1,884,000**

ACQUIRE MORTGAGE & REAL ESTATE

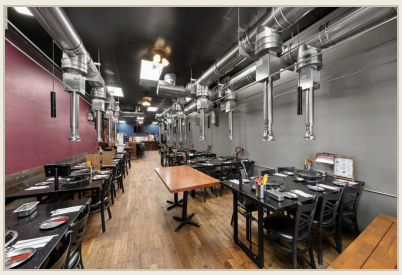
±3,718 SF	2	±50 FT	0.11 AC	100%
BUILDING AREA	COMMERCIAL SUITES	BROAD ST. FRONTAGE	PARCEL SIZE	LEASED

A rare opportunity to acquire a fully-leased, two-tenant retail building in the heart of Downtown San Luis Obispo's most walked block.

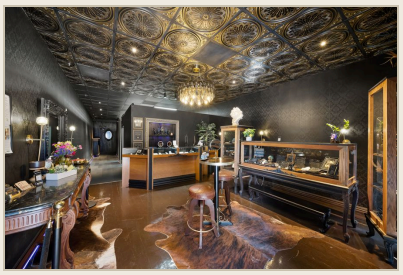
The property is positioned within San Luis Obispo's vibrant downtown core, benefiting from excellent pedestrian and vehicle exposure and immediate proximity to popular restaurants, shopping, hotels, nightlife, and entertainment.

INVESTMENT HIGHLIGHTS

- Prime Broad Street location between Higuera Street and Marsh Street, downtown SLO's primary commercial corridor
- Complementary tenant mix of service retail and destination dining drives consistent foot traffic
- Flexible two-suite configuration supports current income with repositioning optionality
- Walking distance to downtown's restaurants, shops, hotels, nightlife, and entertainment
- Four adjacent properties also available for sale, offering genuine assemblage and development potential



Honey Belly Korean BBQ — Dining Room



The Gold Bar Piercing — Interior

TENANT MIX

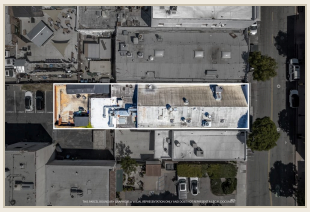
SUITE A — Service Retail

The Gold Bar Piercing

SUITE B — Destination Dining

Honey Belly Korean BBQ

ASSEMBLAGE POTENTIAL



1127 Broad St. — Subject Property



664 & 668 Marsh St., 1131 and 1121 Broad St.

Four adjacent properties, including 664 & 668 Marsh, 1131 & 1121 Broad Street shown above, are also available for sale. Combined with 1127 Broad Street, an assembled site would offer genuine future development potential in downtown SLO.

ACQUIRE MORTGAGE & REAL ESTATE

OFFERING
1127 Broad Street, San Luis Obispo, CA

CONTACT
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