



DOWNTOWN SAN LUIS OBISPO · COMMERCIAL INVESTMENT OFFERING

668 Marsh Street

Multi-Tenant Retail & Office Investment in the Heart of Downtown SLO

ESTABLISHED INCOME

OFFERED AT \$2,500,000

±6,880 SF

BUILDING AREA

6

PARKING SPACES

Multi-Tenant

RETAIL & OFFICE

Marsh & Broad

CROSS STREETS

Established

OCCUPANCY

Opportunity to acquire a multi-tenant retail and office building on one of Downtown San Luis Obispo's most walked blocks.

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

- Approx. 6,880 SF across two stories with prominent Marsh St. frontage
- Diversified, multi-tenant retail and professional office rent roll
- Flexible mixed-use configuration supports income with repositioning upside
- Walking distance to downtown dining, shops, hotels, and nightlife
- Four adjacent properties also for sale — genuine assemblage potential



Takken's Shoes — Ground Floor Retail



Second Floor — Office Common Area

TENANT MIX

GROUND FLOOR — SUITE A Retail · Est. 1937

Takken's Shoes & Shoe Repair

GROUND FLOOR — SUITE B

Showroom

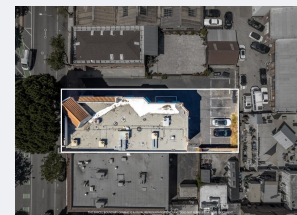
The Penny

UPPER FLOOR

Professional Office

Multi-Suite Office Space

ASSEMBLAGE POTENTIAL



668 Marsh St. — Subject Property, Aerial



664/668 Marsh & 1127/1131 Broad — Aerial

The information contained herein has been obtained from sources deemed reliable but has not been independently verified and is not guaranteed. Prospective purchasers should conduct their own investigation. Offering subject to prior sale, price change, or withdrawal without notice.



OFFERING

668 Marsh Street, San Luis Obispo, CA

CONTACT

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