



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

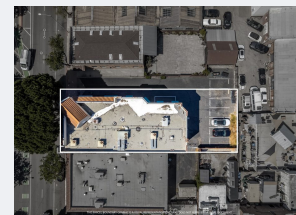
The Penny

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

Levi Seligman · 760.402.0555 · levi@acquireslo.com

DRE License #01936432 · Acquire Mortgage and Real Estate DRE #01949224

Interior Photos



Takken's Shoes — Retail Interior



Second Floor — Reception Lounge



Second Floor — Common Area Seating



Upper Floor — Conference Room



The Penny — Interior Lounge



Upper Floor — Private Suite

Exterior Photos



Marsh Street — Building Facade



The Penny — Building Exterior & Mural



The Penny — Entrance Detail



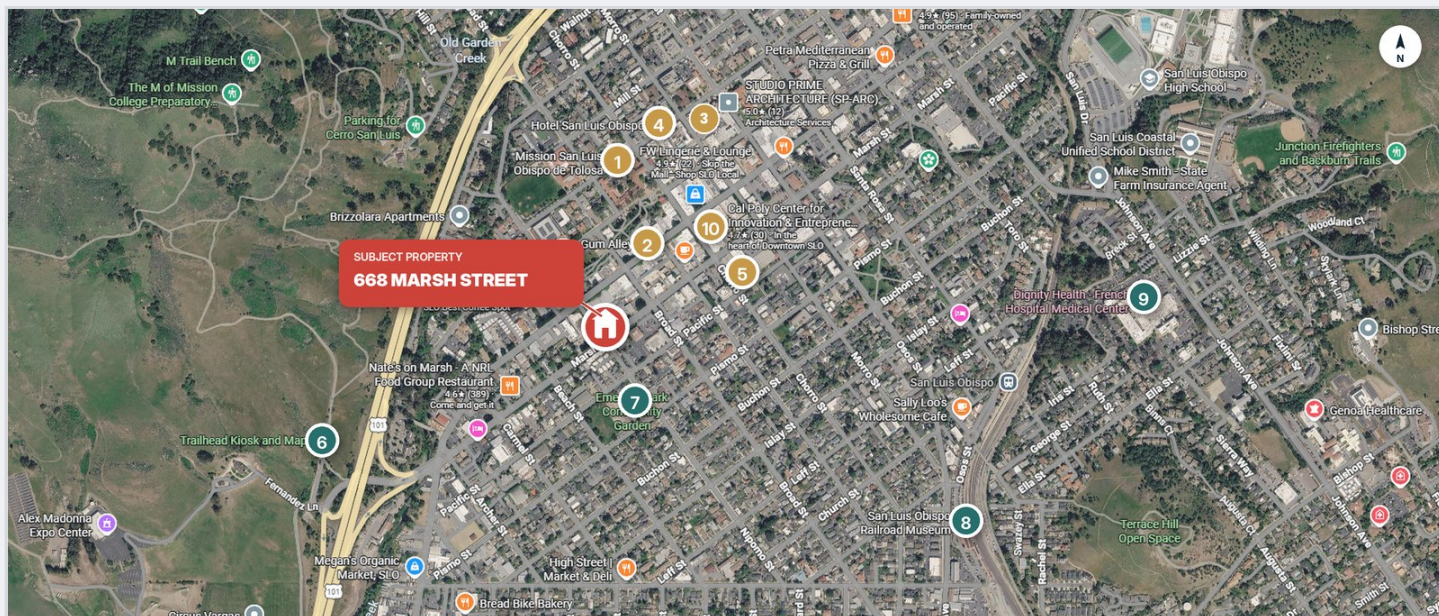
On-Site Parking — Rear Lot



Aerial — Building & Downtown SLO



668 Marsh St. — Parcel Aerial



Locations are approximate and shown for marketing purposes. Amenities and businesses are subject to change. Map imagery © Google.

NEARBY DESTINATIONS

Downtown location surrounded by dining, retail, culture, parks, hospitality, and essential services.

CULTURE & HOSPITALITY

- 1 Mission San Luis Obispo**
Historic mission and plaza
- 2 Bubblegum Alley**
Iconic downtown attraction
- 3 SLO Children's Museum**
Family-friendly destination
- 4 Hotel San Luis Obispo**
Boutique downtown hotel

DOWNTOWN & OUTDOOR

- 5 Dining & Retail District**
Restaurants, shops, and nightlife
- 6 Cerro San Luis Open Space**
Trails and outdoor recreation
- 7 Emerson Park**
Park and community garden

SERVICES & CONNECTIVITY

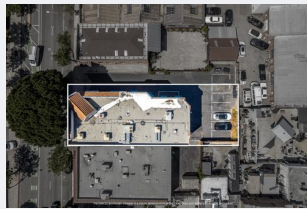
- 8 Railroad Museum & Station**
Transit and cultural amenity
- 9 French Hospital Medical Center**
Nearby healthcare services
- 10 Cal Poly Innovation Center**
Entrepreneurship and business hub

Assemblage Opportunity



664 & 668 Marsh Street and 1127 & 1131 Broad Street — Combined Aerial

Four contiguous downtown parcels — 664 Marsh Street, 668 Marsh Street, 1127 Broad Street, and 1131 Broad Street — are available for sale individually or together, offering a rare opportunity to assemble a single, large-scale development site in Downtown San Luis Obispo.



668 Marsh Street

±6,880 SF • Offered at \$2,500,000

Multi-tenant retail & office — Takken's Shoes, The Penny



664 Marsh Street

±1,920 SF • Offered at \$2,000,000

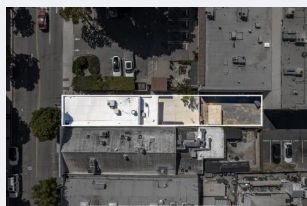
Home of The Penny wedding & event venue



1127 Broad Street

±3,718 SF • Offered at \$2,000,000

Two-tenant storefront — Honey Belly Korean BBQ, The Gold Bar



1131 Broad Street

±1,378 SF • Offered at \$1,550,000

Downtown commercial building adjacent to 1127 Broad

Pricing and specifications deemed reliable but not guaranteed. Contact the listing agent for current availability and terms on all four properties.