



1131 Broad Street

San Luis Obispo, California 93401

\$1,550,000

Restaurant Space · Downtown SLO

1,378 SF

BUILDING

2,122 SF

PATIO & PARKING

3,500 SF

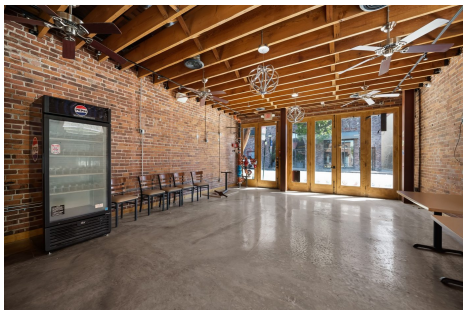
LOT SIZE

2

BATHROOMS

EASEMENT

PARKING ACCESS



DINING ROOM



COMMERCIAL KITCHEN



OUTDOOR PATIO

ABOUT THE PROPERTY

A rare opportunity to secure a move-in ready restaurant space in one of downtown SLO's most desirable corridors. Recently retrofitted and renovated, this space is ready for your concept from day one — positioned on Broad Street with strong foot and vehicle traffic, proximity to Cal Poly, and San Luis Obispo's thriving food and hospitality scene.

HIGHLIGHTS

- Move-in ready — minimal buildout required
- Massive patio with outdoor seating
- Versatile large front doors fronting Broad St
- Easement access to dedicated parking
- On-site storage container in parking lot
- Recently retrofitted & renovated throughout
- Four adjacent properties also available for sale, offering genuine assemblage and development potential.

ASSEMBLAGE OPPORTUNITY



1131 Broad St - Subject Property



664 and 668 Marsh and 1131 and 1127 Broad