

DOWNTOWN SAN LUIS OBISPO · COMMERCIAL INVESTMENT OFFERING

664 Marsh Street

Historic Tenant-Occupied Event Venue in Downtown SLO

IN-PLACE INCOME

OFFERED AT \$2,000,000

±1,920 SF

BUILDING AREA

1

COMMERCIAL SUITE

±50 FT

MARSH ST. FRONTAGE

0.16 AC

PARCEL SIZE

100%

LEASED

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

Built in 1937 as a blacksmith and metal-fabrication shop, 664 Marsh Street has been reimagined into one of downtown SLO's most recognizable wedding and special-event venues. The building retains its original industrial character, with exposed brick, an open-plan indoor space, and a private outdoor courtyard, currently configured to accommodate approximately 125 seated or 300 standing guests. The property benefits from excellent walkability and proximity to downtown's restaurants, shopping, hotels, nightlife, and entertainment.

INVESTMENT HIGHLIGHTS

- Rare historic 1937 building with exposed brick and industrial character, offering a highly differentiated asset in downtown SLO
- Established, recognizable event-venue use with a private outdoor courtyard and flexible indoor-outdoor configuration
- Prime Marsh Street location just off Broad Street, within downtown SLO's primary walkable commercial corridor
- Fully leased, in-place income with a single-tenant, low-maintenance ownership profile
- Four adjacent properties also available for sale, offering genuine assemblage and development potential



The Penny — Event Space Interior



The Penny — Courtyard Entry & Bar



The Penny — Private Outdoor Courtyard



Downtown San Luis Obispo — Aerial View

TENANT MIX

SUITE A

The Penny

Event Venue

ASSEMBLAGE POTENTIAL



664 Marsh St. — Subject Property



664 & 668 Marsh St., 1127 & 1131 Broad St.

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

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 and analysis. Offering subject to prior sale, price change, or withdrawal without notice.