

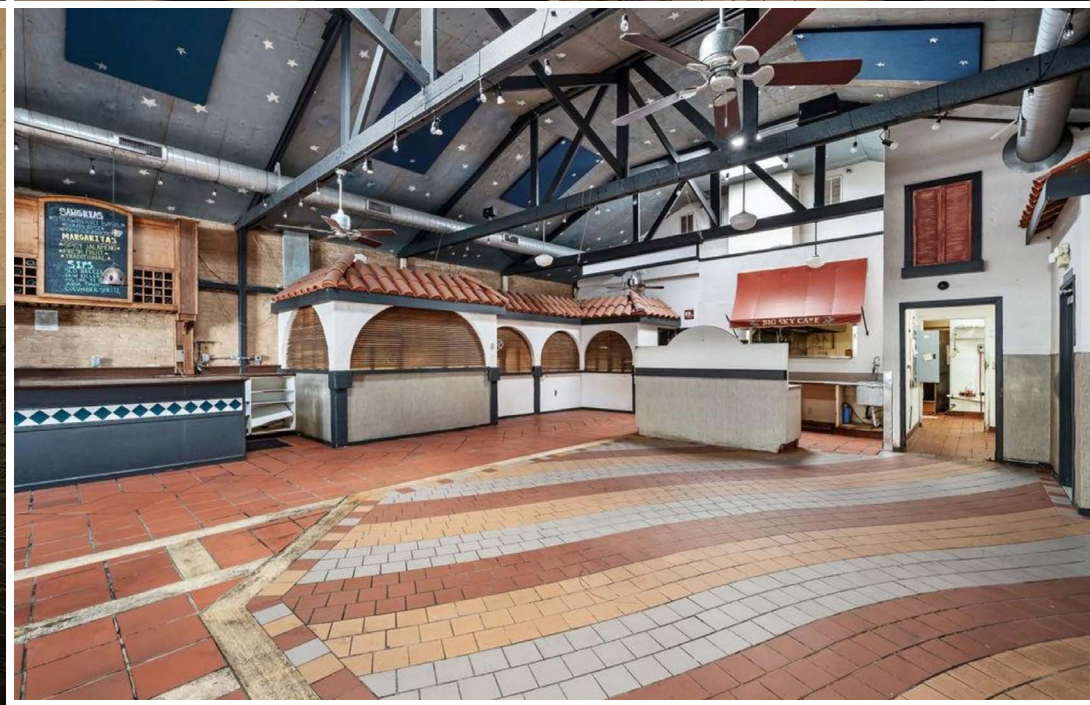
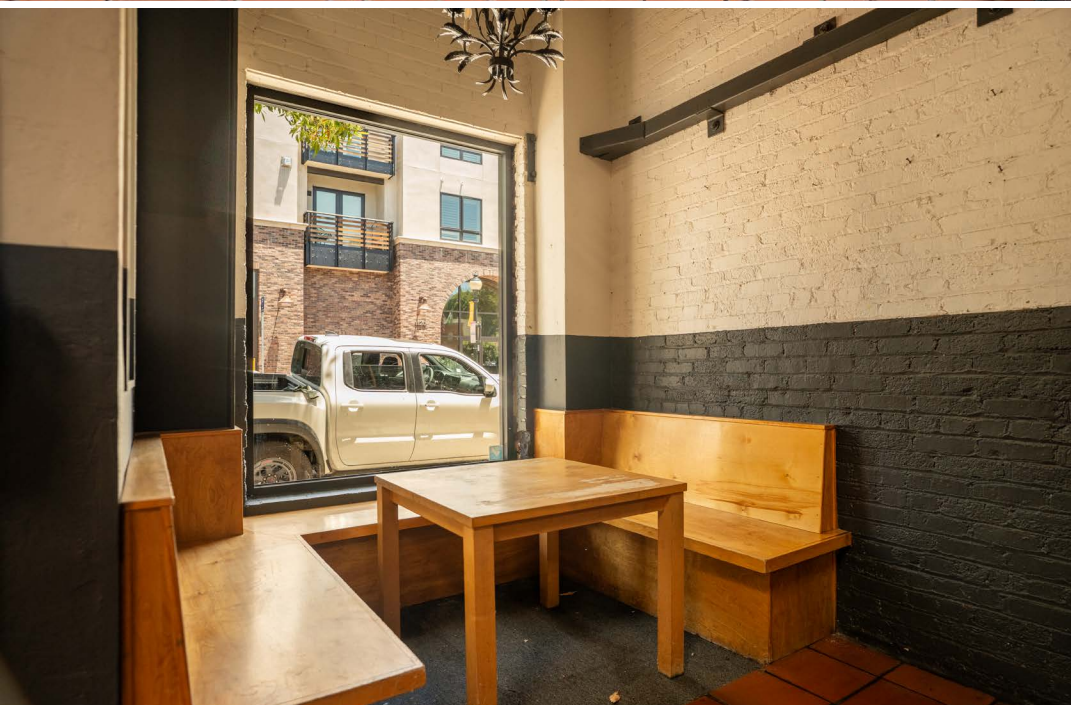


AVAILABLE FOR SALE

Prime Downtown San Luis Obispo Restaurant Property

1121 Broad Street, San Luis Obispo, California

Central
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INTERNATIONAL REALTY



Central Coast Sotheby's International Realty | 711 Tank Farm Road, Suite 100, San Luis Obispo, CA 93401 | centralcoastsir.com

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PROPERTY OVERVIEW

Address	1121 Broad Street San Luis Obispo, 93401
Property Type	Retail, Downtown Restaurant
Building Area	3,800± SF
Land Area	3,800± SF (0.087± Acres)
Year Built	1929
Zoning	C-D (Commercial Downtown)
Parcel No.	002-422-009 (San Luis Obispo County)
Asking Price	\$1,750,000
Price PSF	\$460.53 PSF

Seize this rare opportunity to own a highly sought-after commercial property in the heart of downtown San Luis Obispo. Situated in one of the Central Coast's most vibrant and walkable districts, this prime location offers exceptional visibility, strong foot traffic, and proximity to popular shops, restaurants, and entertainment venues. Currently configured as a restaurant, the property features a spacious dining room, large bar area, employee station, manager's office, and two ADA-compliant restrooms. The commercial kitchen infrastructure includes a hood system, Ansul fire suppression system, newly rebuilt walk-in refrigerator, grease trap, floor drains, and dedicated prep and dishwashing areas, providing a strong foundation for hospitality operations. Zoned C-D (Commercial Downtown), the property offers a variety of potential uses, making it an attractive opportunity for investors, restaurateurs, and entrepreneurs seeking a premier downtown location. Adding to its value, the building underwent a significant retrofit in 2009, including a new roof, updated plumbing, electrical systems, ADA-compliant bathrooms, HVAC equipment and ducting, along with other major improvements that contribute to the property's long-term functionality and appeal. Whether you're looking to establish a signature restaurant, expand your portfolio, or explore alternative commercial uses, this is a unique opportunity to acquire a well-improved property in one of California's most desirable downtown markets.



HIGHLIGHTS

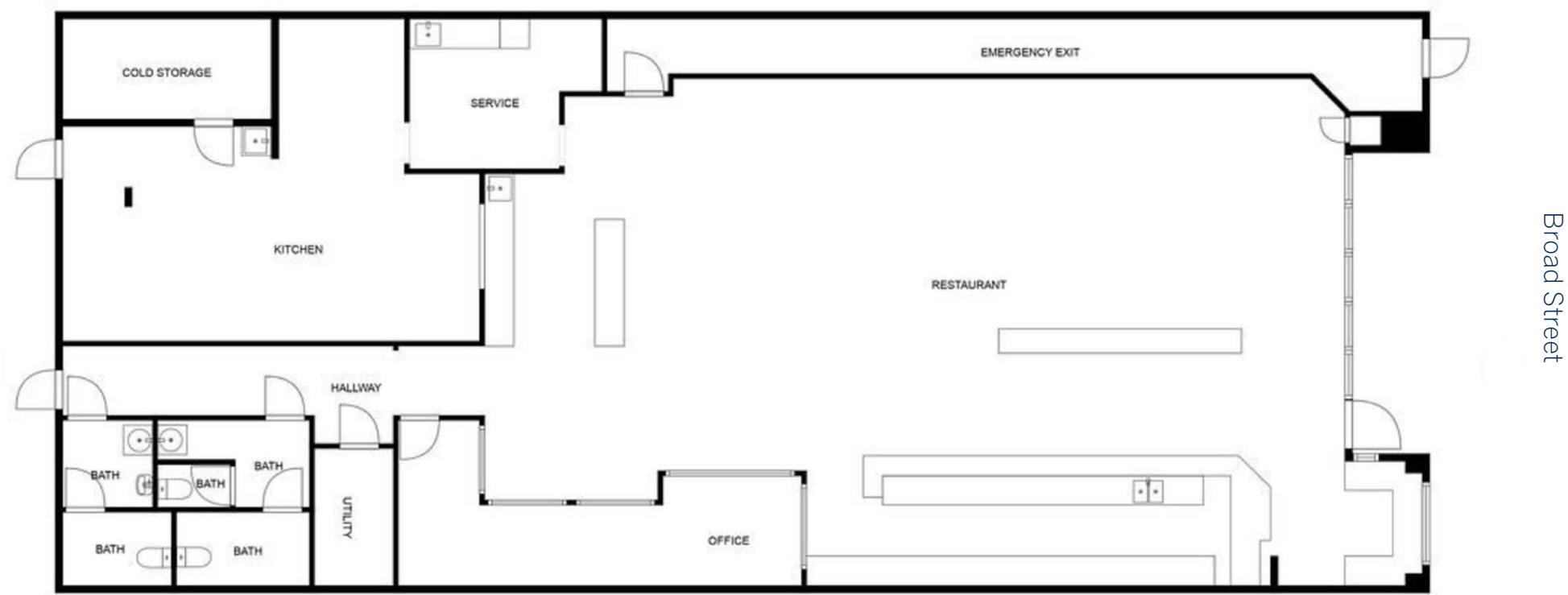
- Located in the Heart of Downtown
- Heavy Foot Traffic
- Open Floor Plan
- Features a Bar
- Outdoor Patio Space
- Skylights Provide Natural Lighting
- Streetfront Signage
- Air Conditioned

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Floor Plan



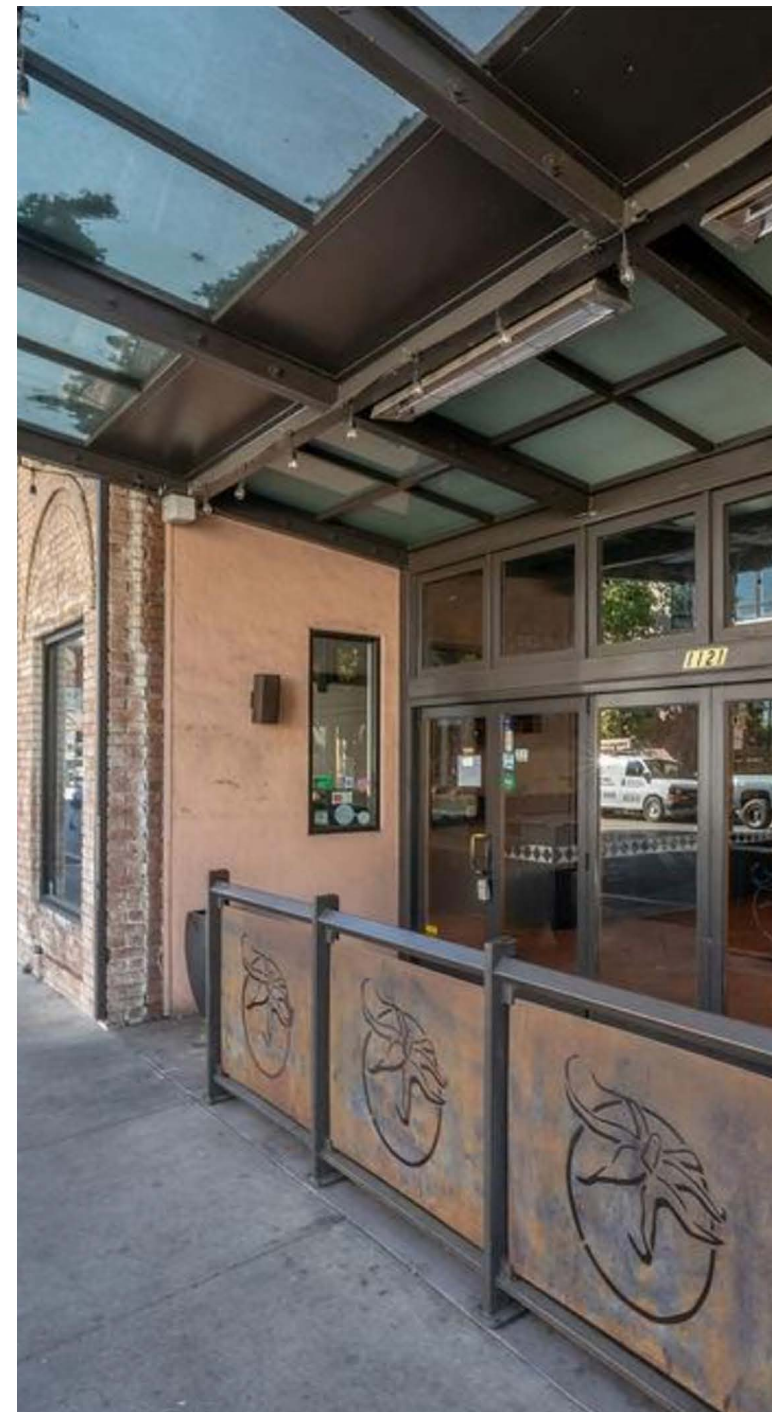
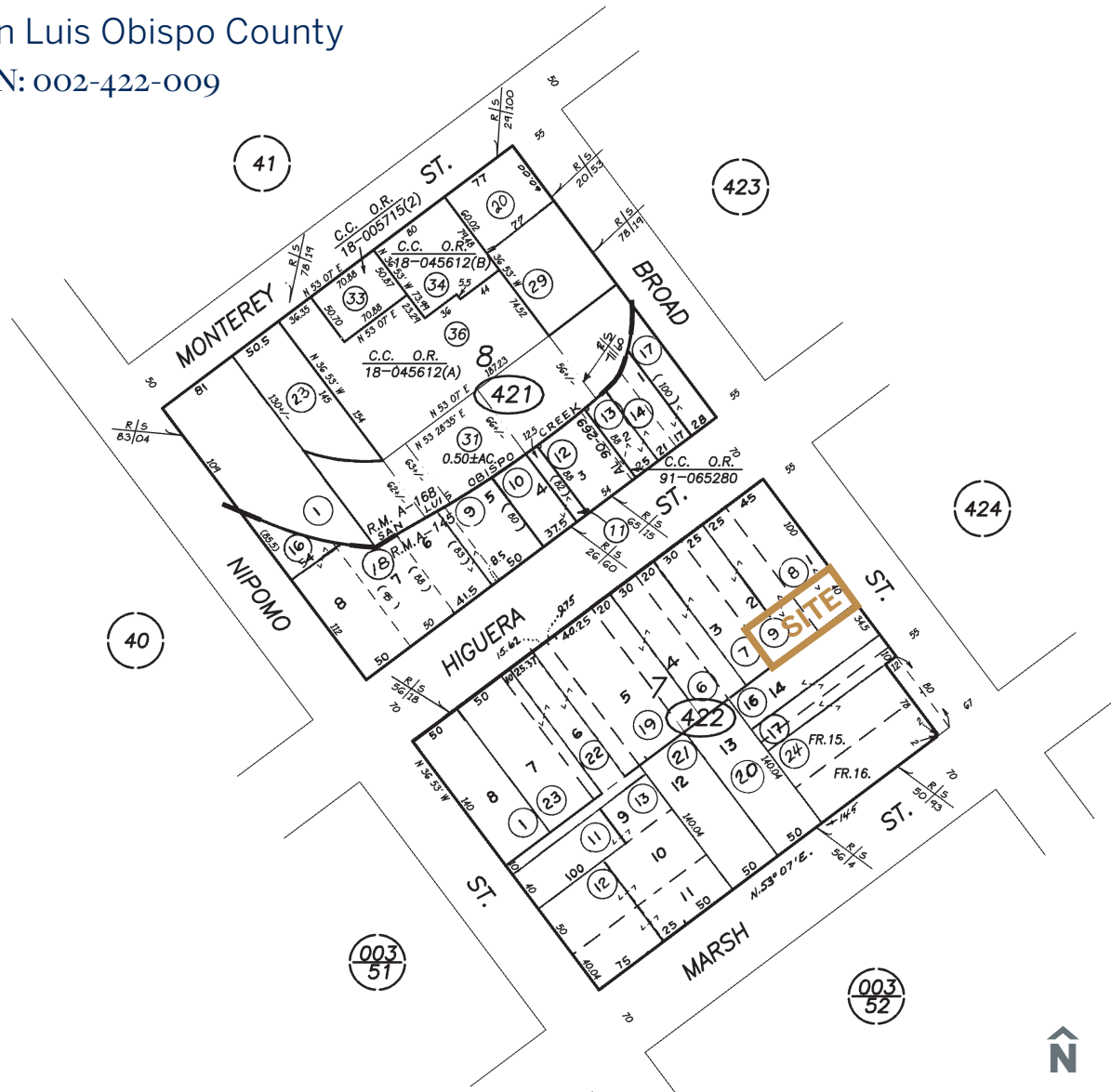
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Assessor's Parcel Map

San Luis Obispo County

APN: 002-422-009



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The City of San Luis Obispo, California

Downtown Location: One of the key features of the property is its location in Downtown San Luis Obispo, a thriving commercial center supporting offices, retail, restaurants, and a rich history of tourism.

Accessibility: Located on Broad Street, a major local arterial to Downtown San Luis Obispo. The property is close to Highway 101, the regions primary north to south transportation route.

Climate: San Luis Obispo benefits from a desirable, temperate Mediterranean climate. The city is close to the Edna Valley and Paso Robles wine regions, white sand beaches, and endless outdoor recreational opportunities.

Region: The cost of living is lower than many places in the Bay Area and Southern California, making it attractive for new businesses who want ensure a high quality of life for employees. Regarding the local economy, San Luis Obispo supports major employers including the City Government, County Government, California Polytechnic State University (Cal Poly), Cuesta College, Tenet Healthcare, Compass Health, and PG&E. The area also thrives on countless wineries, ranching, avocado/citrus orchards, vegetable farming, and tourism.

Population: 50,636 (07/2025 estimate)

Bachelor's Degree or Higher: 54.4%

Median Household Income: \$73,682

(Source: US Census Bureau)

Average Home Sale Price in Last Year: \$1,213,323

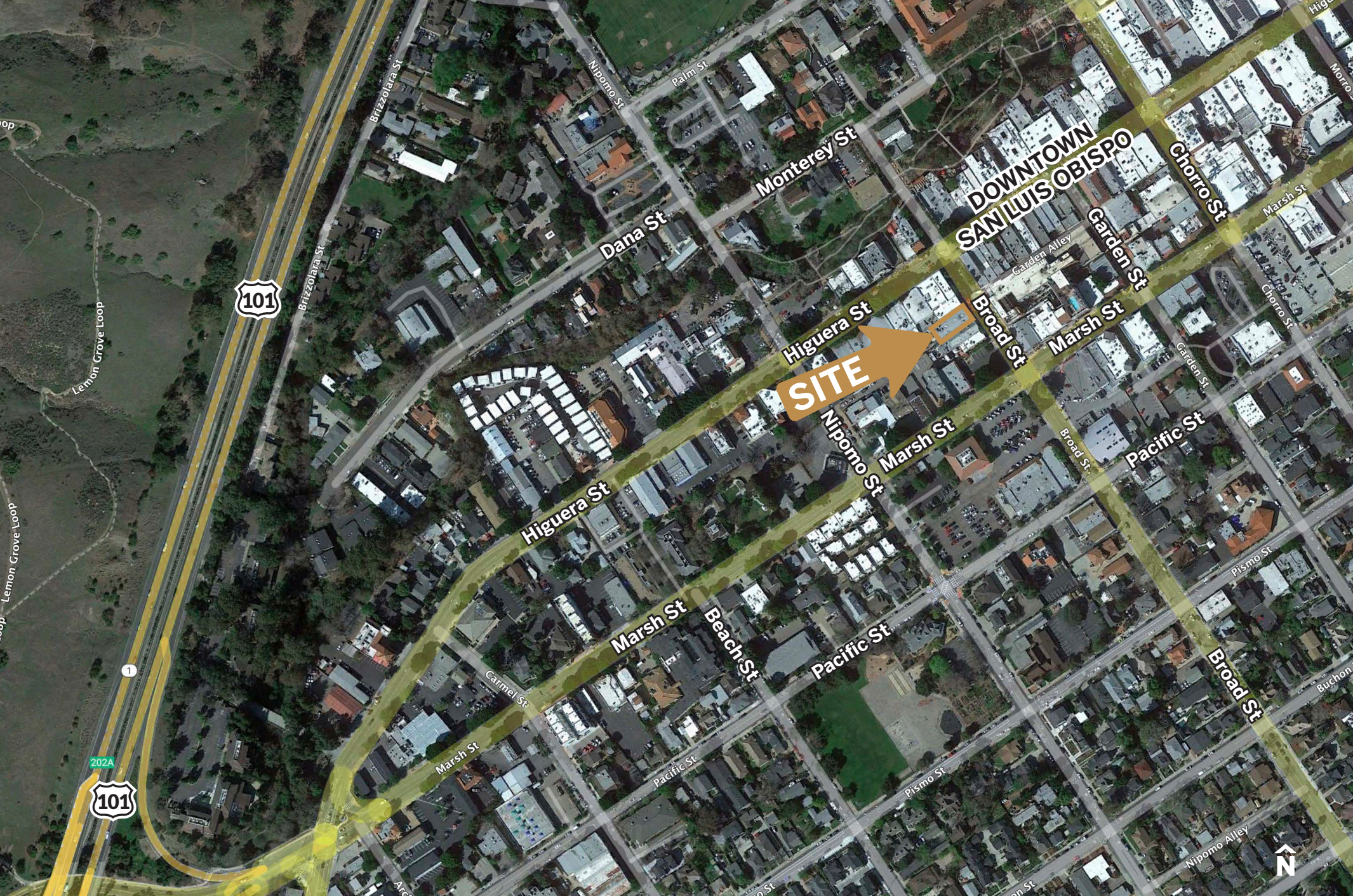
(Source: InfoSparks, 05/1/24 – 5/31/26)



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