

FOR LEASE

583 Marsh Street
Downtown San Luis Obispo

ROSSETTI
COMPANY
COMMERCIAL REAL ESTATE



FEATURES

Comments: New retail space close to Downtown San Luis Obispo. This space is located next to Couch Potato at the corner of Nipomo and Marsh Street. This space is fresh and modern and “move-in ready.”

Size: 1,950 sq. ft.

Location: 583 Marsh Street (Located at the Corner of Marsh and Nipomo)

Price: \$1.95/SF, NNN

Type: Retail

Zoning: C-D-MU – Commercial Downtown, Mixed Use

Available: Immediately



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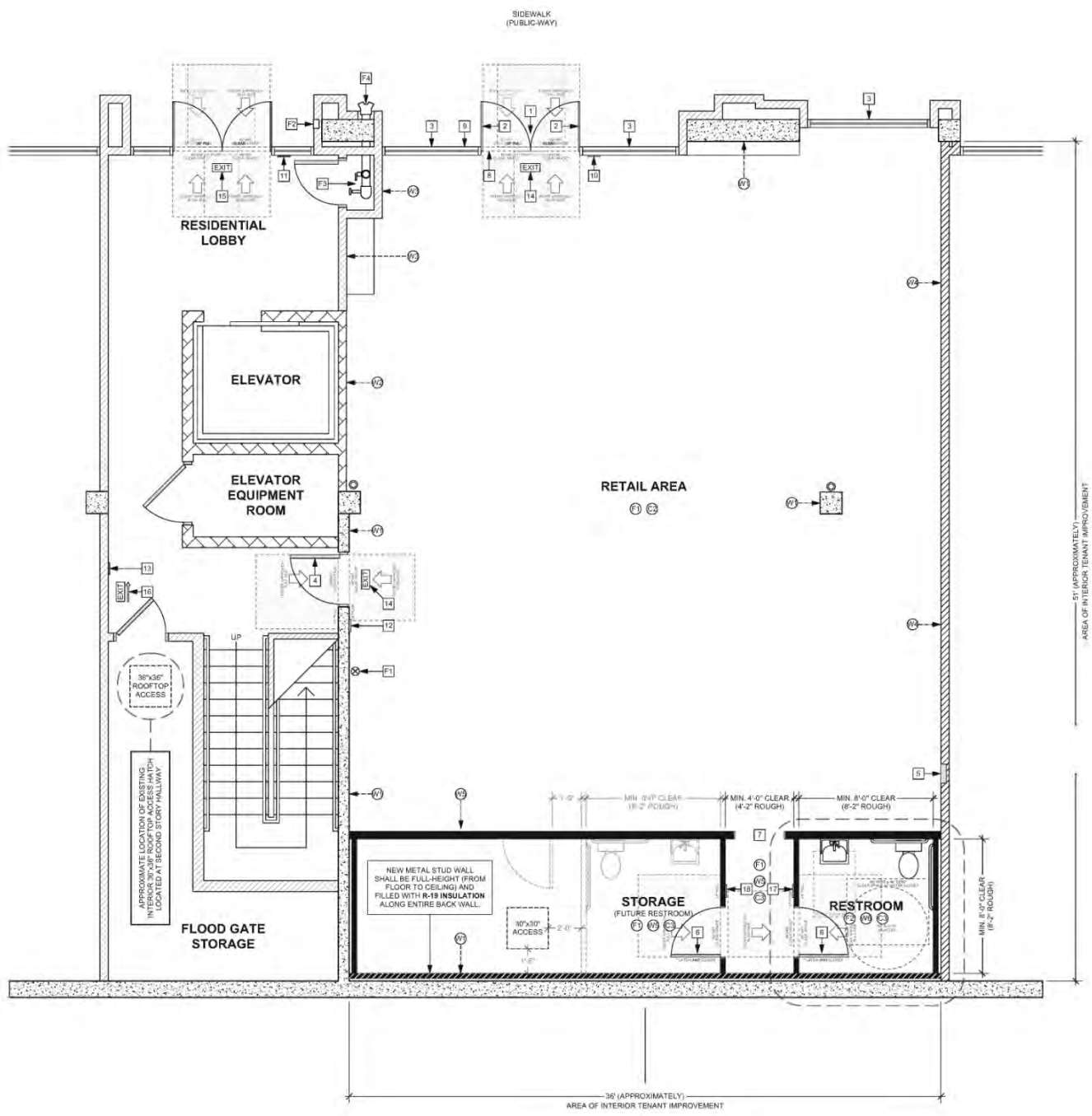
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FLOOR PLAN

583 Marsh Street
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MARSH STREET



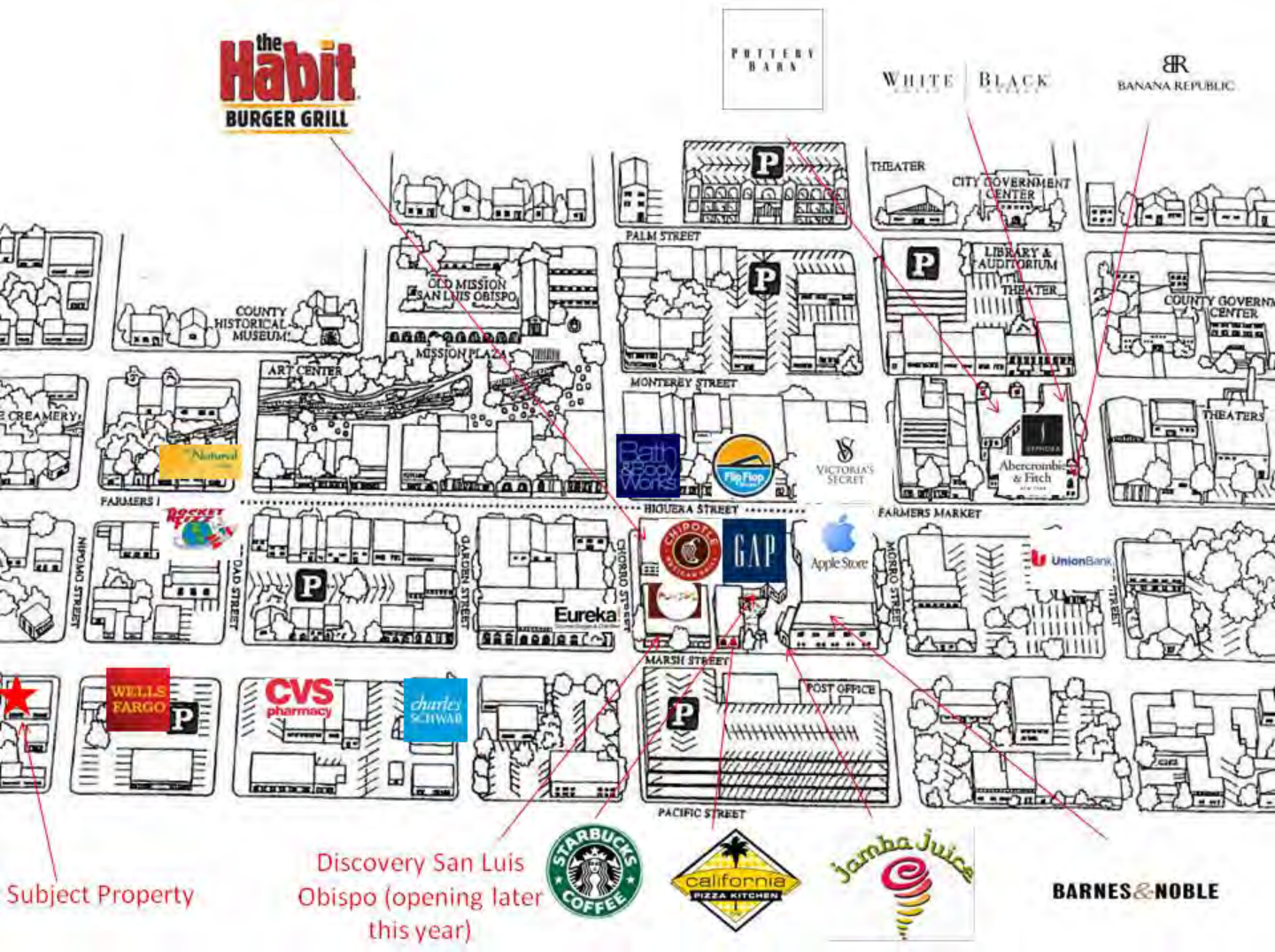
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DOWNTOWN MAP

583 Marsh Street
Downtown San Luis Obispo



Subject Property

Discovery San Luis Obispo (opening later this year)



BARNES & NOBLE

LOCATION

583 Marsh Street
Downtown San Luis Obispo

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Located Near:

- National retail stores including Apple, Abercrombie & Fitch, Banana Republic, Barnes & Noble, Gap, Express, Pottery Barn, Sephora, White House Black Market.
- Nationally Recognized Thursday Night Farmer's Market
- Downtown Movie Theatres
- California Polytechnic State University
- San Luis Obispo County Government Buildings.

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Demographics:

- 5 Million+ Visitors Per Year
- Education: 60% College Degree or Higher
- Median Household Income: \$70,000.00
- Median Age: 39
- Large Second Home Population (1/3)

Area Facts:

- Located Halfway Between San Francisco and Los Angeles
- San Luis Obispo voted "Happiest City in America" by National Geographic and Oprah, and "Friendliest Town in America" by Rand McNally



Area Attractions:

- Cal Poly State University
- Mission San Luis Obispo de Tolosa
- Hearst Castle
- 200+ Wineries
- Beaches
- Hiking and Biking Trails

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