

FOR SALE

**595 Marsh Street
San Luis Obispo, CA 93401**

Address: 595 Marsh Street
San Luis Obispo, CA

APN: 003-517-020, 021, 022

Suites: 3 Total of 4,438 SF

Sale Price: \$2,495,000.

Zoning: Downtown Commercial



Keith Simon

Broker# 01491442

keith@Simoncres.com

CELL: 805 391-0802

**Investment Opportunity Seller -Leaseback
Prime Location San Luis Obispo's Downtown Core**



FOR SALE

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Exceptional Corner Location across the Street from San Luis Square a major mixed use development designed to anchor the ground-floor presence at a highly visible downtown intersection.

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The information contained herein has been obtained from the owner of the property or from other sources deemed reliable. While we have no reason to doubt its accuracy, we do not guarantee it.

FOR SALE

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Seller is willing to negotiate a lease back with the following terms.

The property three commercial condominiums:

Apn #'s 003-517-020 (1,343 SF), 003-517-021 (1,650 SF) and 003-517-022 (1,445 SF).

Five year lease commencing upon close of escrow.

Lease Rate: \$144,000 annual base rent with absolute NNN.

One Five year option to extend with an increase in base rent of 10%.

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