

# FOR LEASE

## ± 4,500 SF | Freestanding Corner Pad Building

3991 S. Higuera St., San Luis Obispo, CA 93401



### LOCKEHOUSE

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## SUMMARY

<b>ADDRESS</b>	3991 S. Higuera St., San Luis Obispo, CA
<b>CROSS STREET</b>	Suburban Rd.
<b>AVAILABLE</b>	Up to ±4,500 SF (space can be demised)
<b>PARKING</b>	Ample
<b>ASKING RENTS</b>	Contact Brokers
<b>NNN</b>	Estimated at \$1.25 PSF/Month
<b>TERM</b>	Negotiable
<b>AVAILABLE</b>	Now

## HIGHLIGHTS

- Prominent Corner Building in the Higuera Plaza, anchored by Trader Joe's, Food4Less, and Starbucks
- Center is Located on the Main Thoroughfare to Downtown San Luis Obispo with Strong Regional Draw
- Building can be Demised into Smaller Suites
- Excellent Signage on Building and a Monument Located on the Hard Corner





Exclusive Corner Signage



San Luis Obispo Public Market



PARKER CLAY  



TANK FARM RD. - 18,259 ADT

S. HIGUERA ST. - 21,172 ADT

SHORT ST.



FOOD 4 LESS



SUBURBAN RD.

\*Traffic Counts Source: Sites USA REGIS Online 9/3/24



29,031 ADT

**UNIVERSITY PLAZA**

**RITE AID** **LASSENS**  
NATURAL FOODS SYSTEMS



**MADONNA PLAZA**

**ROSS** DRESS FOR LESS **BEST BUY** **Ralphs** **ULTA** BEAUTY

**KOHL'S** **Michaels** **FIVE BELOW** **DSW** DESIGNER SHOE WHOLESALE

**SLO PROMENADE**

**SPROUTS** FARMERS MARKET **KREI** **NORDSTROM** rack

**WORLD MARKET** **BOOT BARN** **HOBBY LOBBY**

**SLO CENTRAL BUSINESS DISTRICT**

**BARNES & NOBLE** BOOKSELLERS **Apple** **ANTHROPOMORPHIC** **lululemon** athletica

**BANANA REPUBLIC** **POTTERY BARN** **WILLIAMS SONOMA** CALIFORNIA **URBAN OUTFITTERS**

**LAGUNA VILLAGE**

**CVS pharmacy** **GROCERY OUTLET** Discount Market

**SAN LUIS RANCH DEVELOPMENT**  
577 HOMES PLANNED & UNDER CONSTRUCTION

**IRISH HILLS PLAZA**

**COSTCO** WHOLESALE **WHOLE FOODS** MARKET **THE HOME DEPOT** **PET SMART**

**OLD NAVY** **BevMo!** **TJ-maxx** **HomeGoods**

**SITE**  
TANK FARM RD. - 18,259 ADT



**MARIGOLD CENTER**

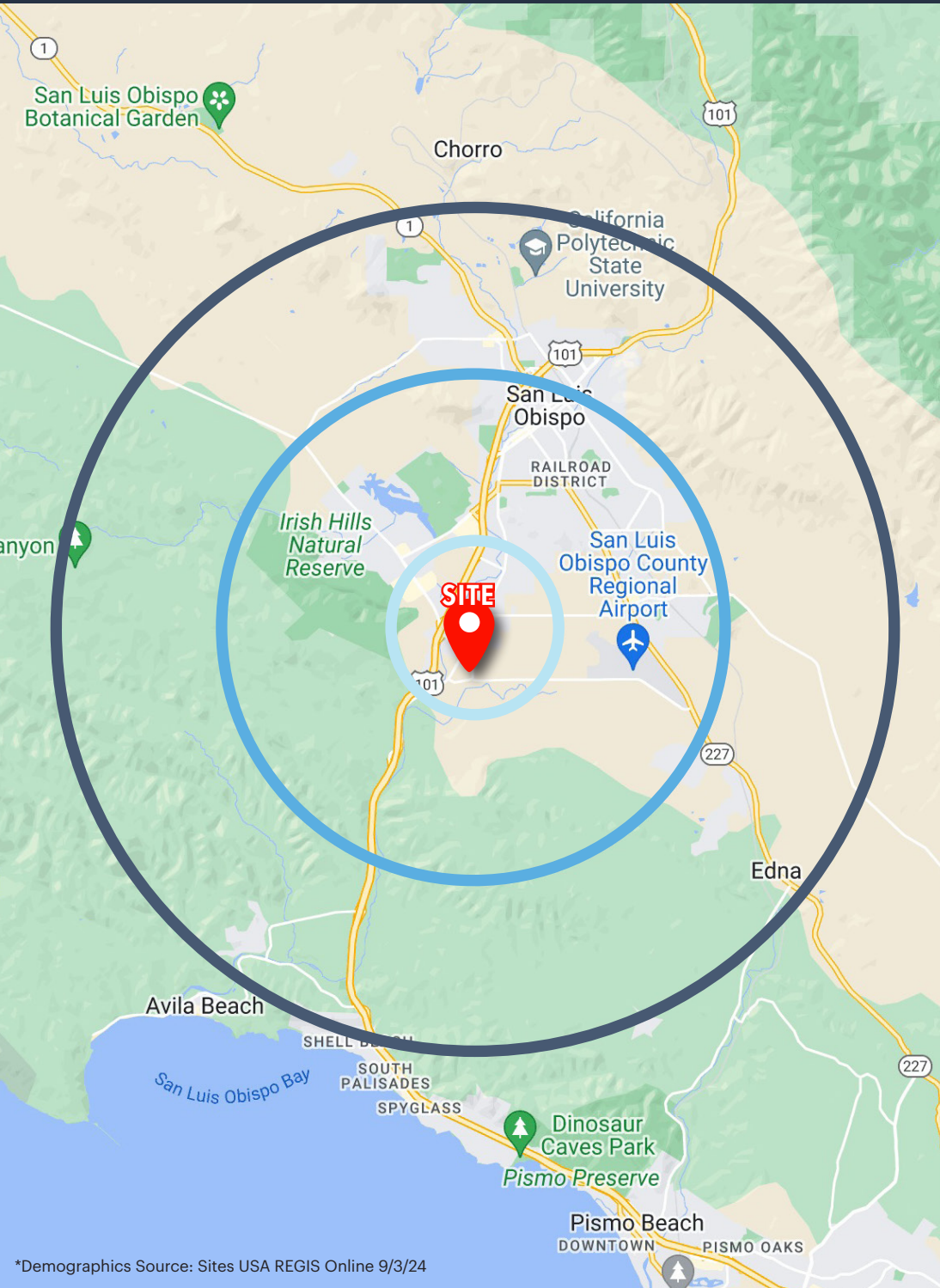
**VONS** **CVS pharmacy** **BIG 5** SPORTING GOODS

**TARGET** **DICK'S** SPORTING GOODS

**Higuera Plaza**

**TRADER JOE'S** **Food 4 Less** **Starbucks**

\*Traffic Counts Source: Sites USA REGIS Online 9/3/24



## ESTIMATED POPULATION

1 MILE	3 MILES	5 MILES
2,336	33,765	60,519



## DAYTIME EMPLOYEES

1 MILE	3 MILES	5 MILES
7,147	40,990	61,253



## AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$136,027	\$140,305	\$129,864



## BACHELOR'S DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
47.0%	53.8%	54.8%



## HOUSEHOLD RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$44.64 M	\$583.33 M	\$852.99 M



## HOUSEHOLD DENSITY PSM

1 MILE	3 MILES	5 MILES
744	1,195	22,017



## HOUSEHOLDS WITH CHILDREN

1 MILE	3 MILES	5 MILES
19.2%	19.7%	18.7%



## HOME VALUES OVER 1 MILLION

1 MILE	3 MILES	5 MILES
9.9%	28.4%	35.4%



\*Demographics Source: Sites USA REGIS Online 9/3/24