

FOR LEASE

± 4,500 SF | Freestanding Corner Pad Building

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



LOCKEHOUSE

616 E. Cota Street, Santa Barbara, CA 93103 | License #01784084



MIKE HIESHIMA | mike@lockehouse.com | License #00994298

DENNIS BOROWSKY | dborowsky@lockehouse.com | License #00882780

LUCAS DERFLINGER | lucas@lockehouse.com | License #02226647

CONTACT US (805) 684-7767

SUMMARY

ADDRESS	3991 S. Higuera St., San Luis Obispo, CA
CROSS STREET	Suburban Rd.
AVAILABLE	Up to ±4,500 SF (space can be demised)
PARKING	Ample
ASKING RENTS	Contact Brokers
NNN	Estimated at \$0.85/SF
TERM	Negotiable
AVAILABLE	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



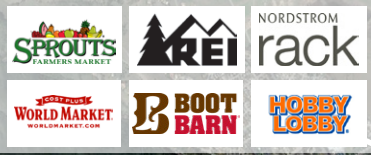
MADONNA PLAZA



SLO CENTRAL BUSINESS DISTRICT



SLO PROMENADE



57,367 ADT

LAGUNA VILLAGE



SAN LUIS RANCH DEVELOPMENT
577 HOMES PLANNED & UNDER CONSTRUCTION

26,757 ADT

MARIGOLD CENTER



SITE

TANK FARM RD. - 18,259 ADT



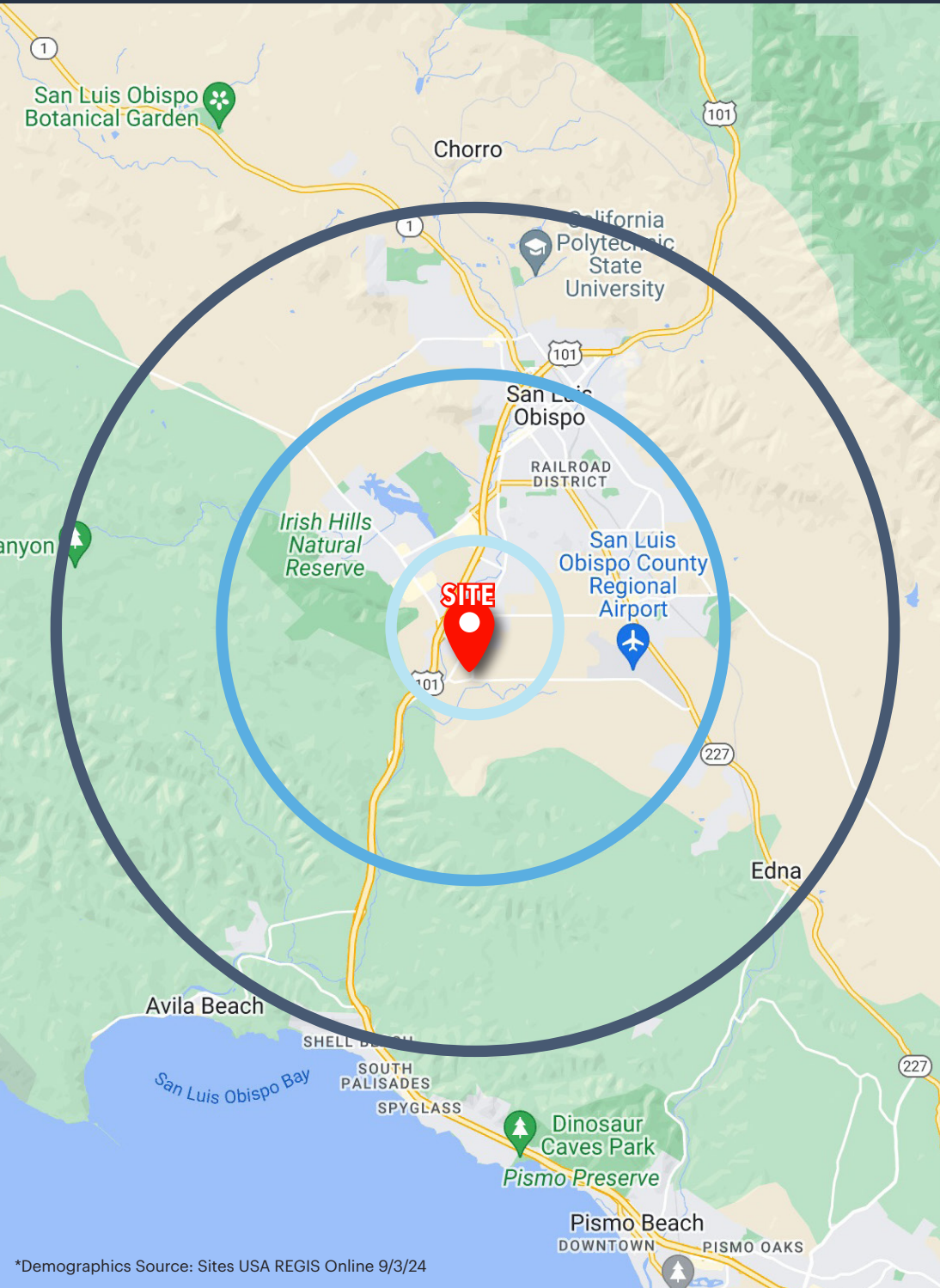
IRISH HILLS PLAZA



Higuera Plaza



*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