

FOR LEASE

± 4,500 SF | Freestanding Corner Pad Building

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



LOCKEHOUSE

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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



TANK FARM RD. - 21,796 ADT

S. HIGUERA ST. - 9,932 ADT

SHORT ST.



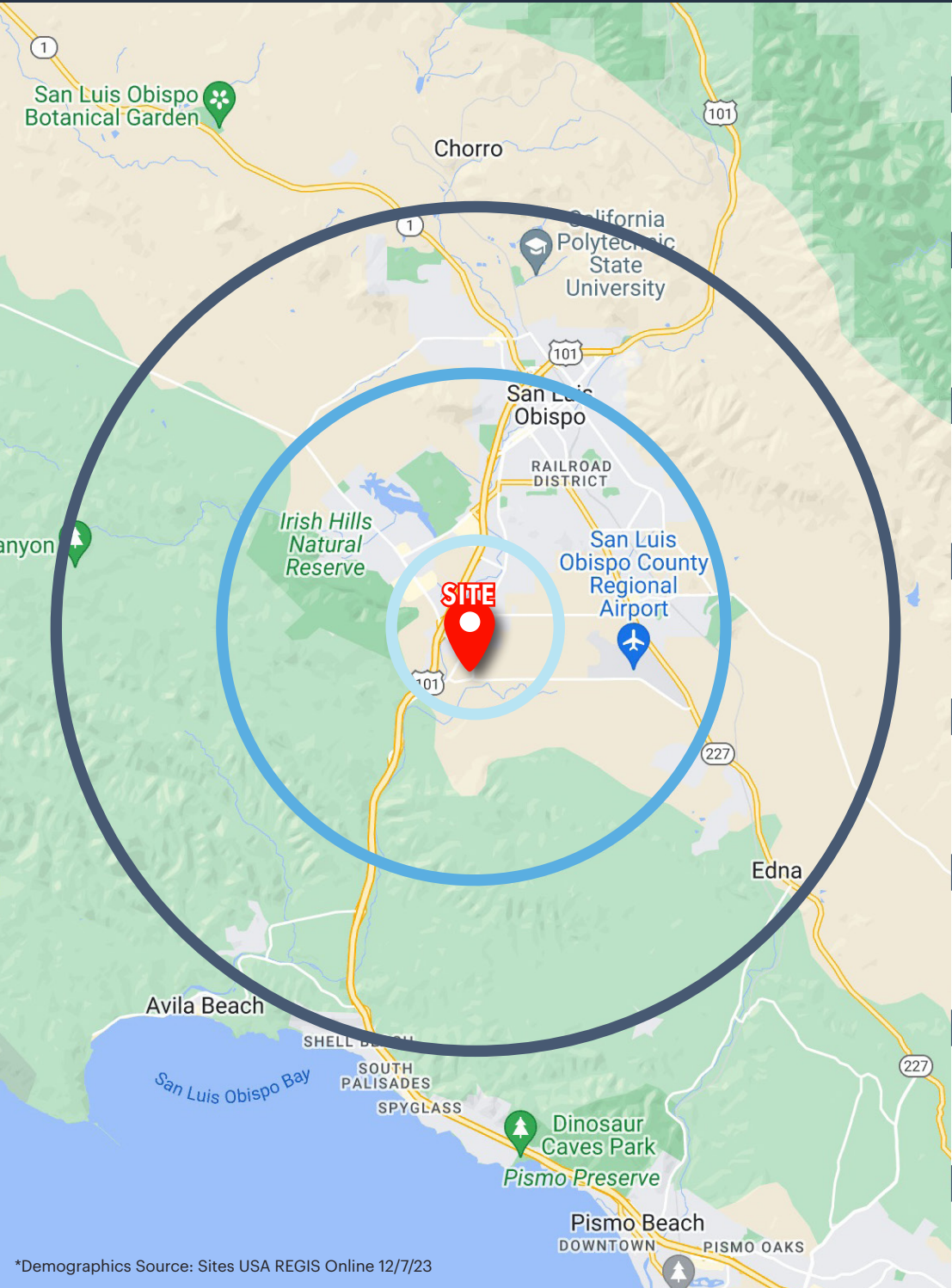
FOOD 4 LESS

SUBURBAN RD.

*Traffic Counts Source: Sites USA REGIS Online 12/7/23



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ESTIMATED POPULATION

1 MILE	3 MILES	5 MILES
2,273	34,184	61,774



DAYTIME EMPLOYEES

1 MILE	3 MILES	5 MILES
7,717	34,757	48,484



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$91,811	\$100,240	\$98,816



BACHELOR'S DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
46.0%	52.0%	53.1%



HOUSEHOLD RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$32.26M	\$479.88 M	\$726.55 M



HOUSEHOLD DENSITY PSM

1 MILE	3 MILES	5 MILES
330	515	286



HOUSEHOLDS WITH CHILDREN

1 MILE	3 MILES	5 MILES
18.2%	19.9%	17.4%



HOME VALUES OVER 1 MILLION

1 MILE	3 MILES	5 MILES
6.3%	19.8%	24.2%



*Demographics Source: Sites USA REGIS Online 12/7/23