



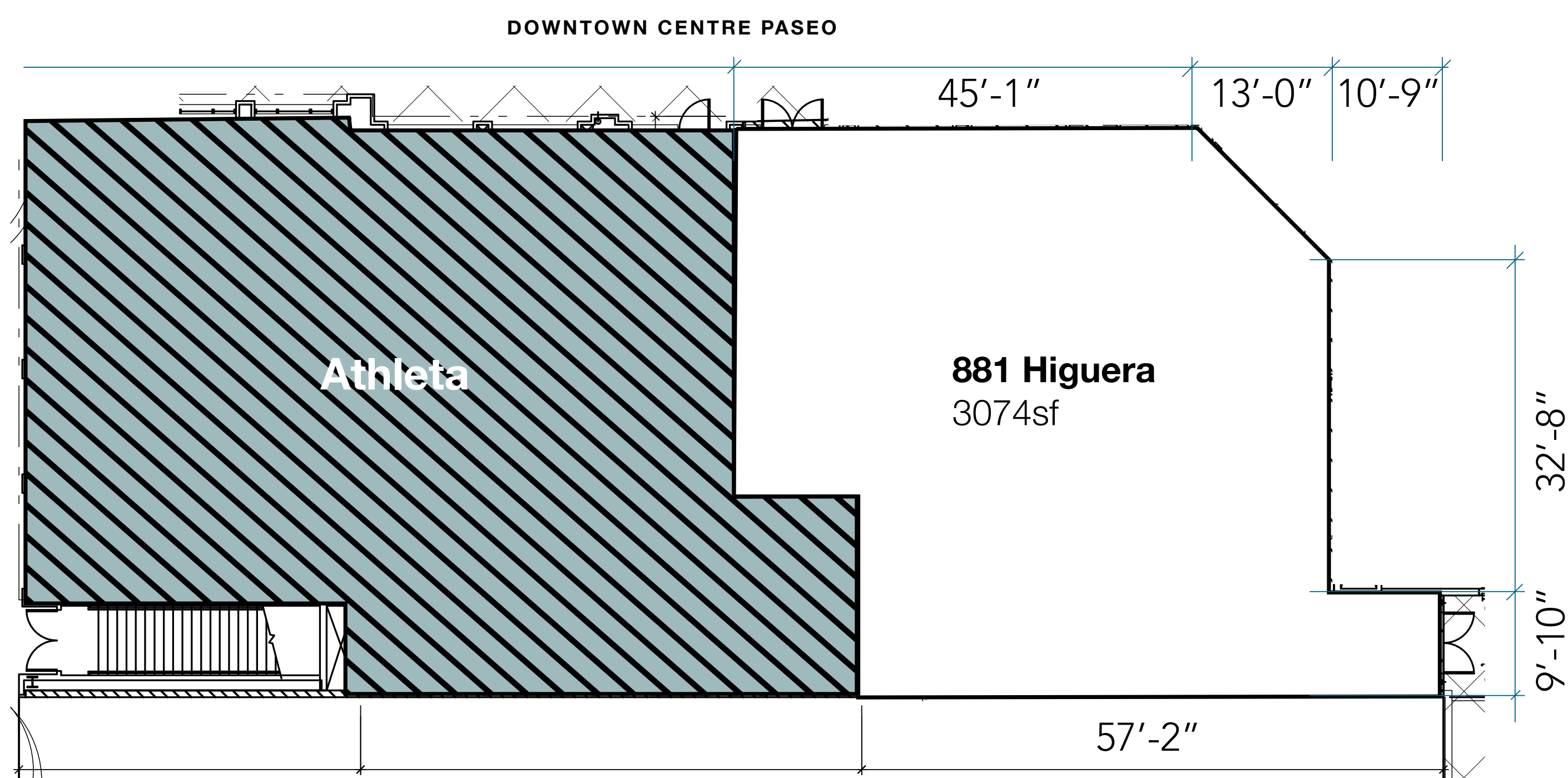
# 881 Higuera Street Move-In Ready

3074sf in the Heart of Downtown San Luis Obispo

- Adjacent to Athleta, Starbucks, Apple Store, and The Movie Experience
- Located along San Luis Obispo's preeminent retail paseo surrounded by premium brands
- Upper mezzanine stockroom with conveyor belt
- 881 Higuera sits near a busy food court, with high volume traffic throughout the day
- Frontage 45ft. Ceiling Height 12-18ft.



With a large number of working professionals, premium residential, and 5-star hotels located within walking distance, 881 Higuera Street represents an opportunity for a unique specialty retailer or fast casual restaurant.



### SAN LUIS OBISPO BY THE NUMBERS

- 400,000 trade Area, drive time 25 minutes
- 100,000 daytime population
- 33,000 students, Cal Poly & Cuesta College
- 90 minute average dwell time
- \$90,000 average household Income
- 750,000 annual visitors attend world famous thursday night Farmer's Market
- 3 million people visit Mission San Luis Obispo de Tolosa each year