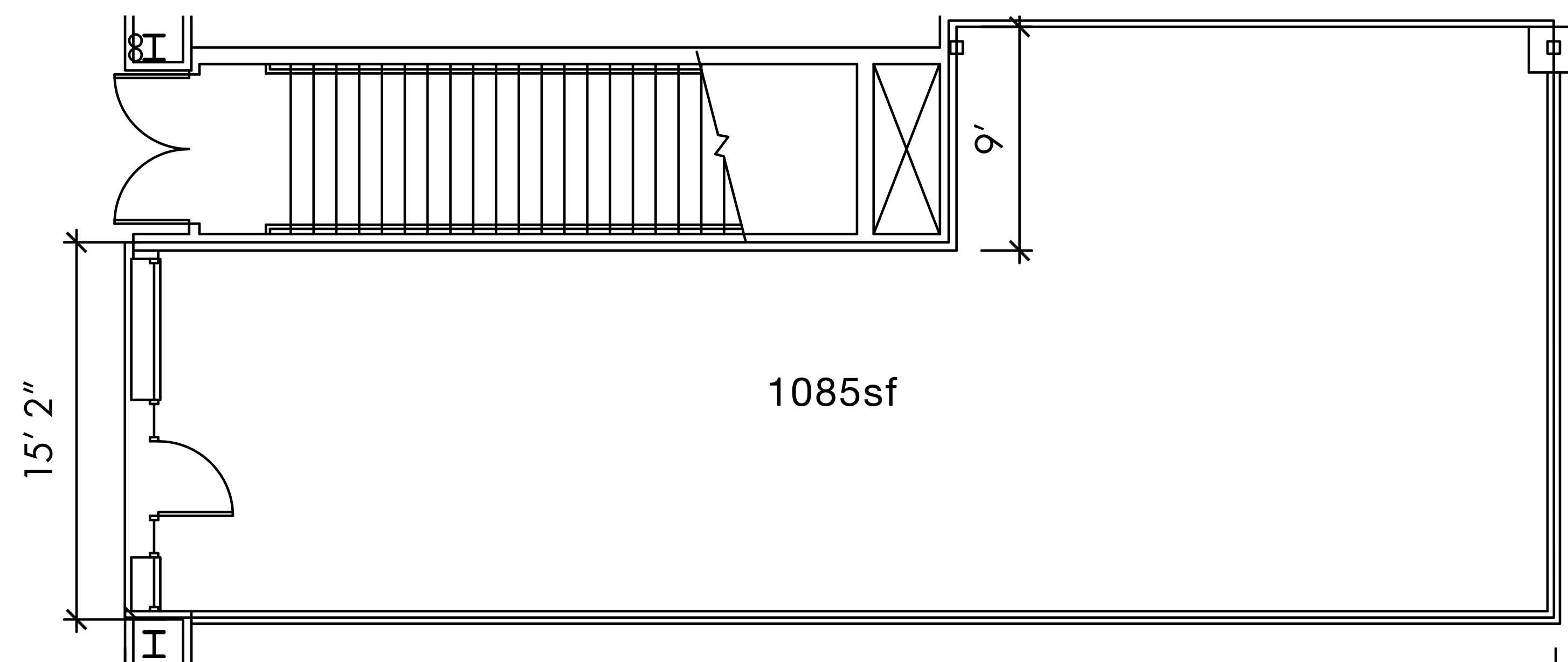


895 Higuera Street

Move-In Ready
1,085sf in the Heart of Downtown San Luis Obispo

- Located adjacent to the Apple Store, Express and Athleta.
- Sits at the center of San Luis Obispo's vibrant downtown, just steps away from Mission San Luis Obispo de Tolosa, Museums, Theatres, and more
- 15' Frontage on Downtown SLO's busiest retail street
- Ceiling Height 18'
- Venting Opportunity



With a large number of working professionals, premium residential, and 5-star hotels located within walking distance, 895 Higuera Street represents an opportunity for a unique specialty retailer or hospitality venture.



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