



# 897 Higuera Street

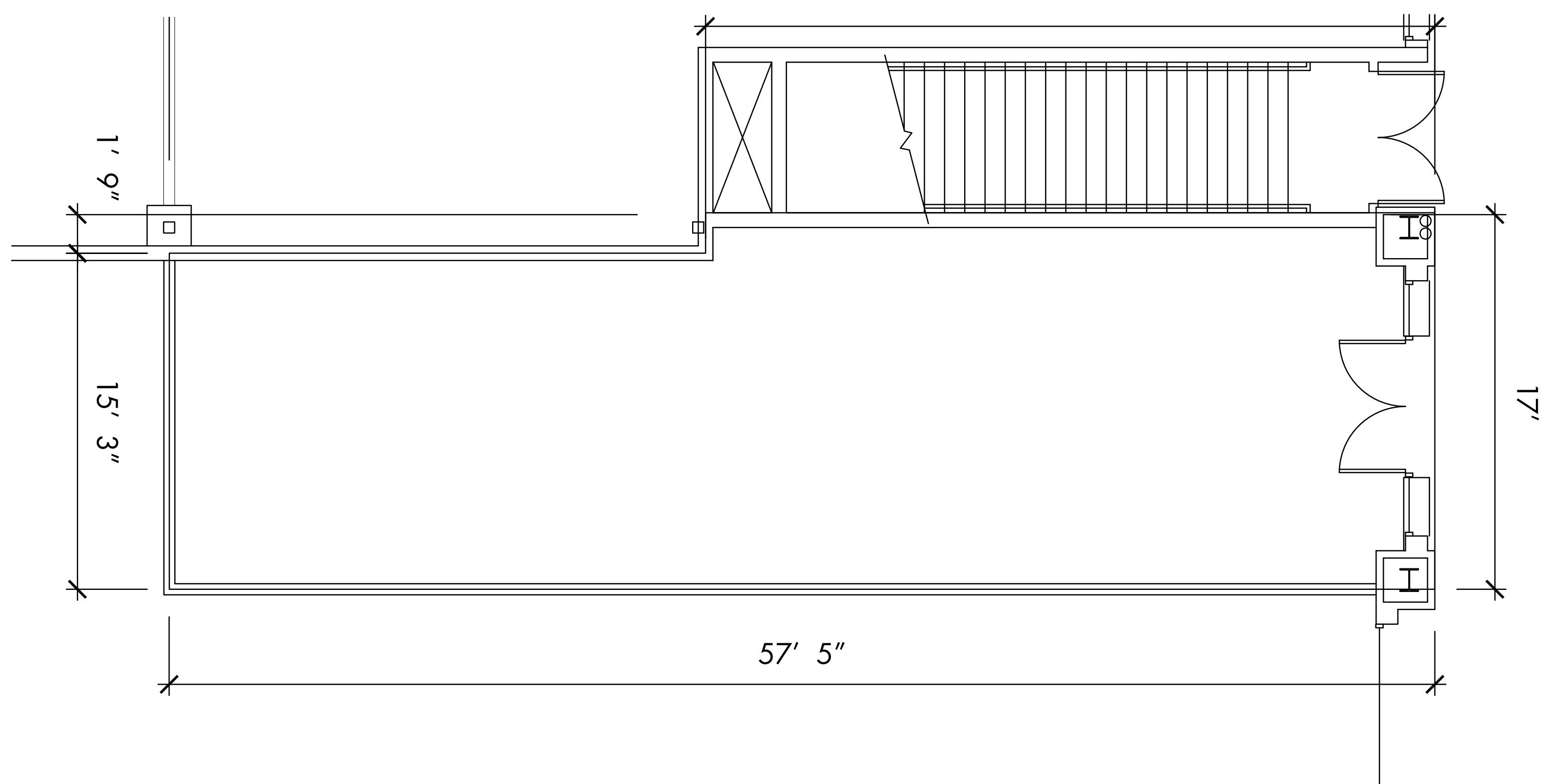
Move-In Ready

936sf in the Heart of Downtown San Luis Obispo

- Located next to the Apple Store, Athleta, and The Movie Experience
- 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, 897 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