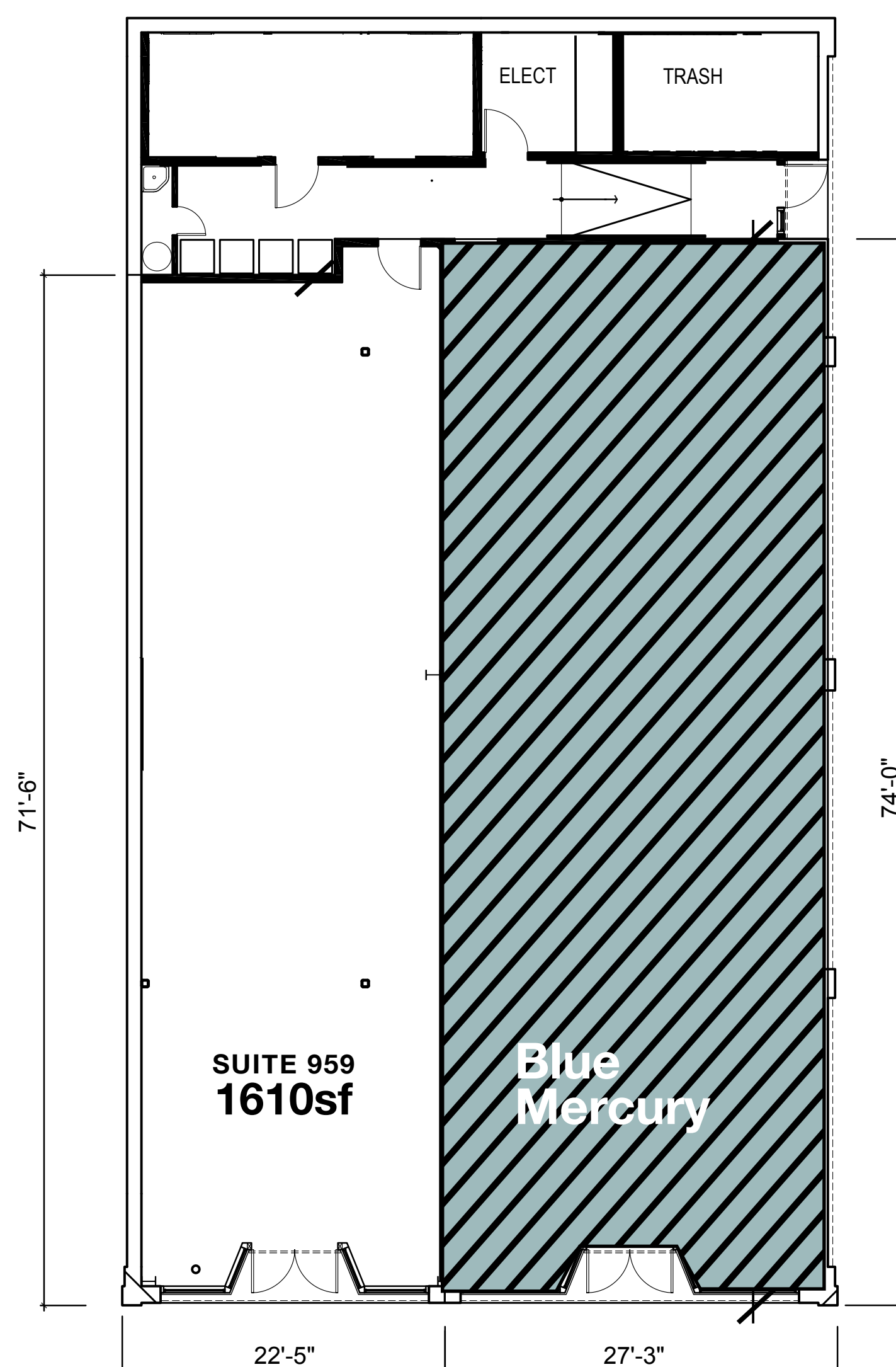


# 959 Higuera Street

Move-In Ready October 2020

## 1610sf in the Heart of Downtown San Luis Obispo

- Located along San Luis Obispo's preeminent retail corridor
- Adjacent to Blue Mercury and The Apple Store
- Sits across from Court Street home to Sephora, Pottery Barn, Lush, Peets Coffee and more
- Frontage 22ft. Ceiling height 14' 6"



With a large number of working professionals, premium residential, and 5-star hotels located within walking distance, 959 Higuera Street represents an opportunity for a unique specialty retailer.



### 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