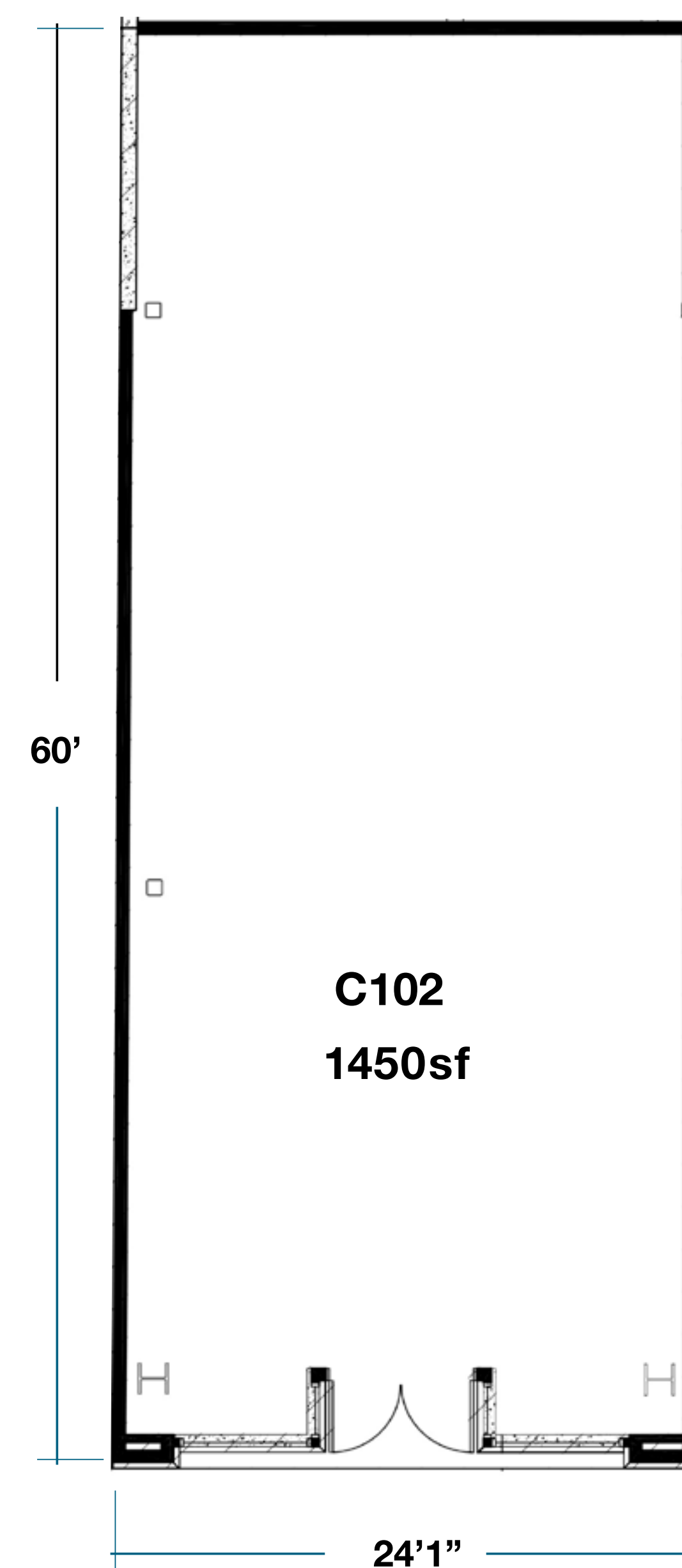


# 874 Monterey Street

Available Summer 2021

## 1450sf in the Heart of Downtown San Luis Obispo

- Centrally located along San Luis Obispo's Historic Monterey Street
- Monterey Street recently converted to bicycle-friendly lifestyle zone with increased foot fall
- 1/2 Block from Historic Mission San Luis Obispo de Tolosa
- Premium Co-Tenancy includes: Lululemon, Williams-Sonoma, Marine Layer, H&M, McConnell's Ice Cream, and Hotel SLO
- Frontage 23ft. Ceiling height 14"



With a large number of working professionals, premium residential, important tourist attractions, and 5-star hotels located within walking distance, 874 Monterey 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