

EXTRAORDINARY RETAIL SPACE FOR LEASE

BEST LOCATION IN SAN LUIS OBISPO, CALIFORNIA



LOCATION: 876 Higuera Street, San Luis Obispo, CA 93401. Complimentary regional, destination and convenience retail shops, restaurants, banking, offices, and services.

AVAILABLE: +/- 26,350 SF total (+/- 19,720 ground level and +/- 6,630 mezzanine level)

ASKING RENT: \$1.99 PSF PM Modified Gross - Broom clean & vacant. (not Triple Net) - **With Solar System makes this location extremely competitive.**

OTHER: Situated in San Luis Obispo's Historic District, currently amongst Victoria's Secret, Urban Outfitters, Banana Republic, Cinemas 7, Abercrombie & Fitch, Pottery Barn, Express, Barnes & Noble, H&M, and many more regional shops. *Retailers cited subject to change.*

IMPORTANT: Monterey Street currently altered to accommodate outdoor dining.

- **HIGH VISIBILITY LOCATION**
- **HEART OF HISTORIC DISTRICT**
- **REGIONAL SHOPPING**
- **FRONTAGE ON 2 MAJOR STREETS**
- **GREAT DEMOGRAPHICS**
- **SOLAR SYSTEM INSTALLED**
- **EXTREMELY LOW UTILITIES COSTS**
- **AVAILABLE 02/01/2021**

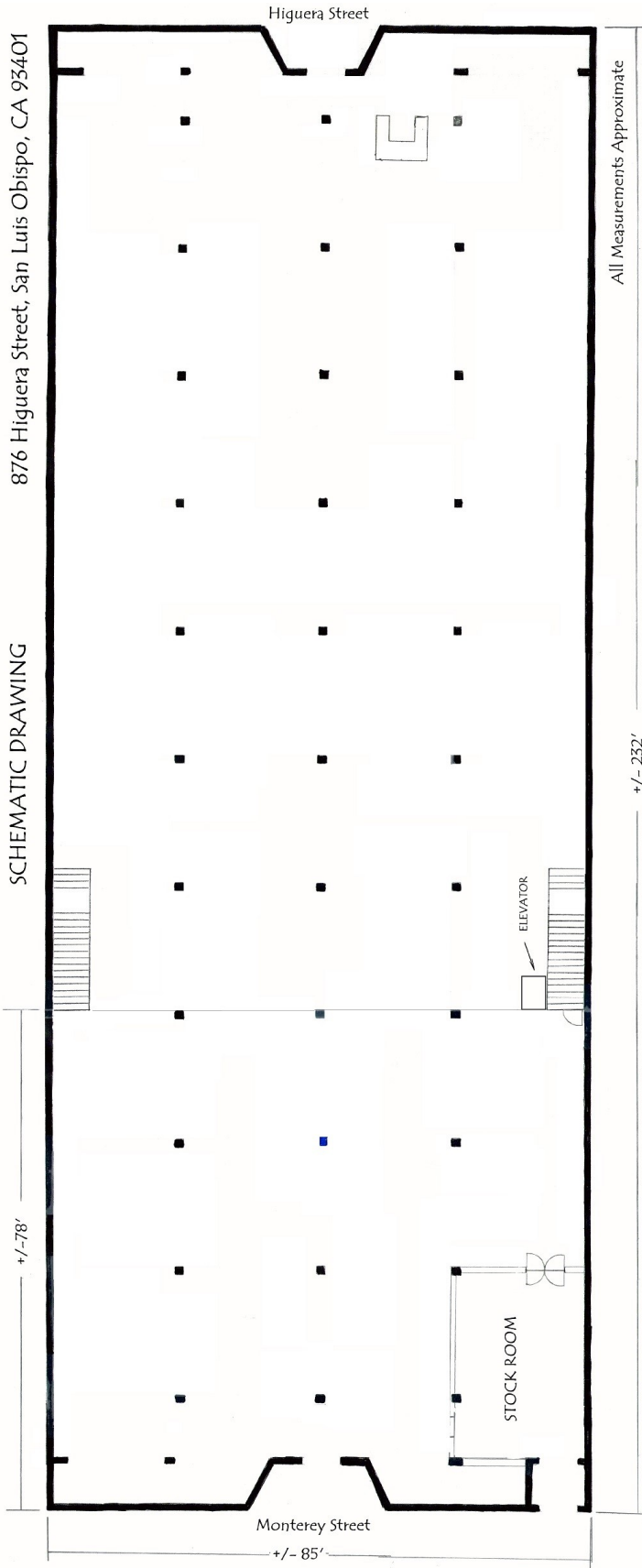
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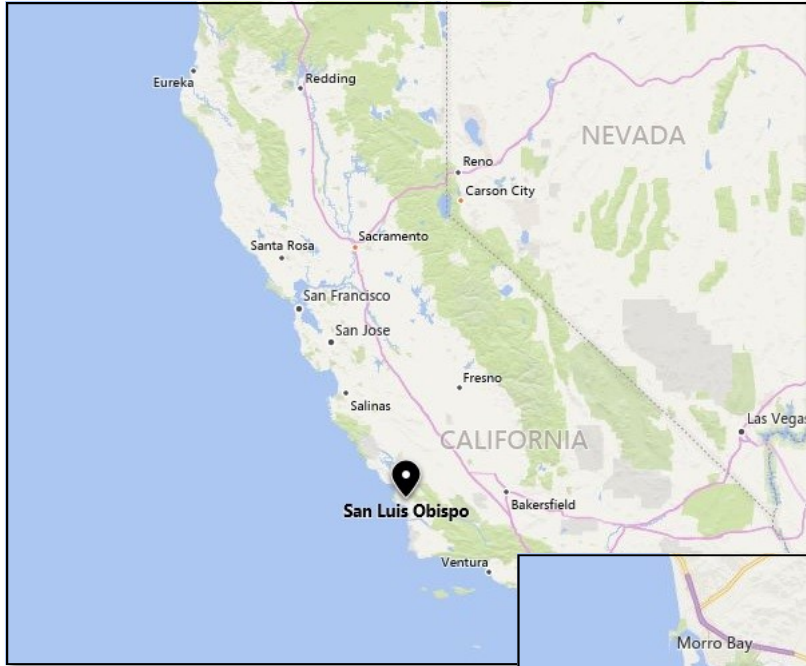
SCHEMATIC DRAWING

(Not to Scale / All Measurements Approximate)



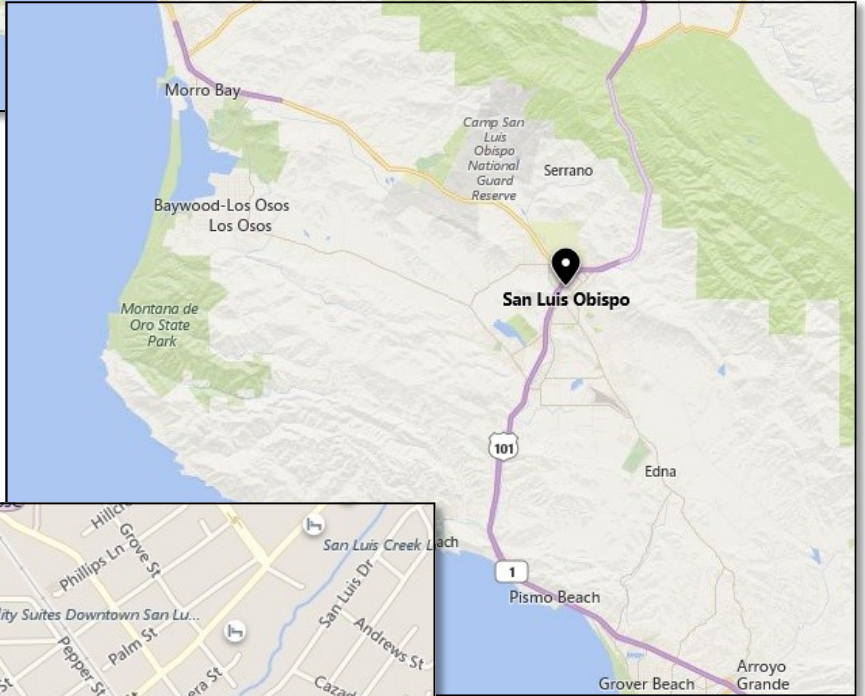
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MAPS

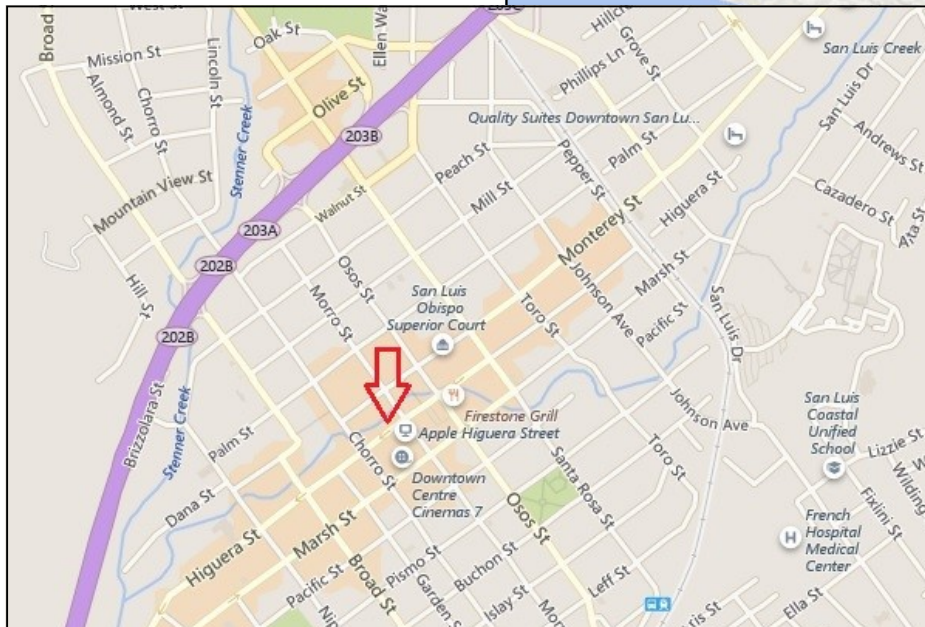


**SAN LUIS OBISPO
CALIFORNIA**

SAN LUIS OBISPO



**876 HIGUERA STREET
SAN LUIS OBISPO**



EXTERIOR PICTURES



View From Higuera Street



View From Monterey Street

INTERIOR PICTURES



1st Level to Higuera



1st Level to Higuera



1st Level to Monterey



1st Level to Monterey

INTERIOR PICTURES



Mezzanine to SW



Mezzanine to NW



1st Level Lighted

FESTIVAL STREET PICTURES

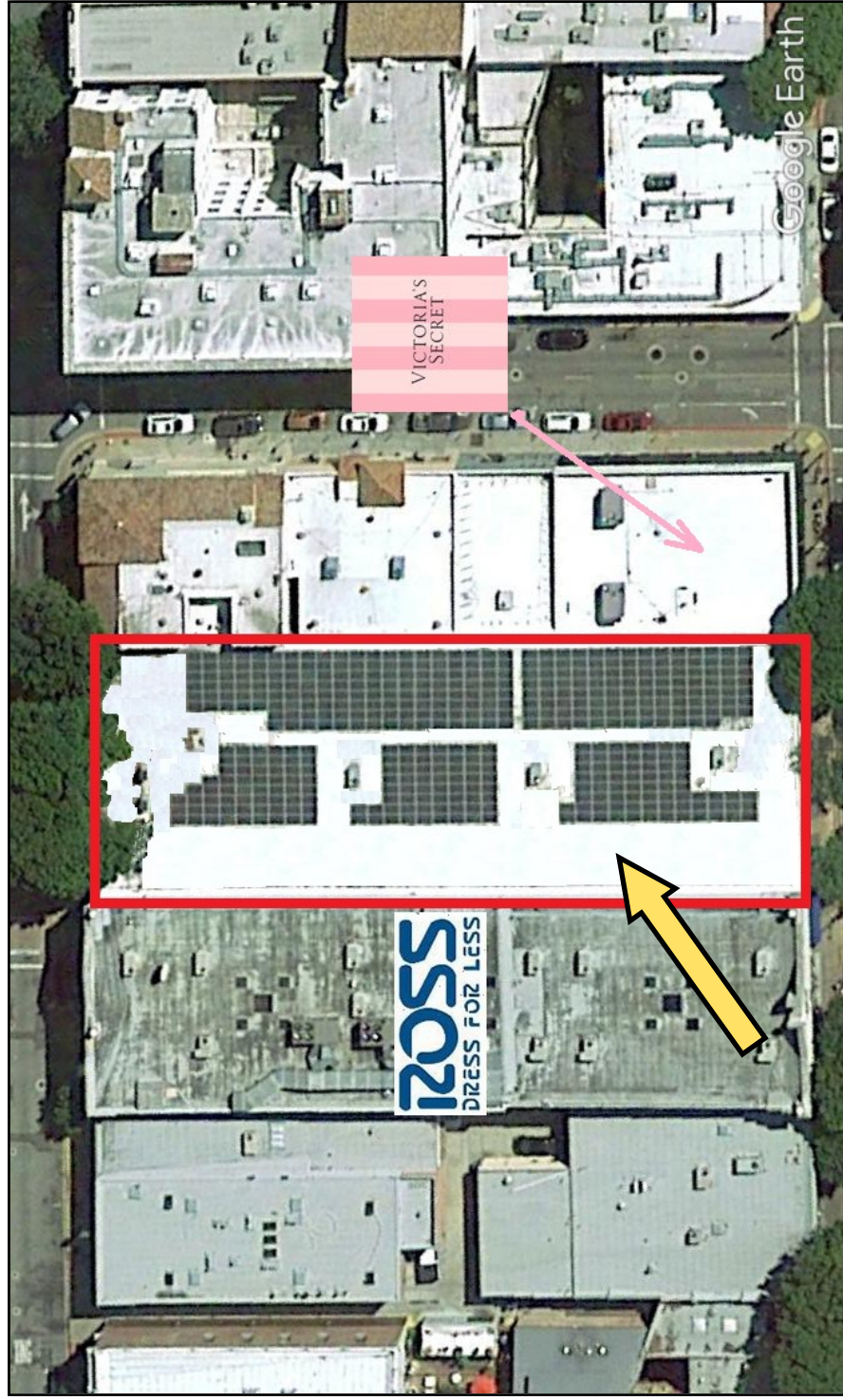


AERIAL
876 HIGUERA STREET, SAN LUIS OBISPO, CA 93401



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AERIAL SITE PLAN
876 HIGUERA STREET, SAN LUIS OBISPO, CA 93401



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