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For Lease

\$1.65

PSF MG + Utilities

Contact us:

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3566 S. Higuera Street, Ste 104 San Luis Obispo, CA

Warehouse/Showroom Space in South San Luis Obispo

Property Summary

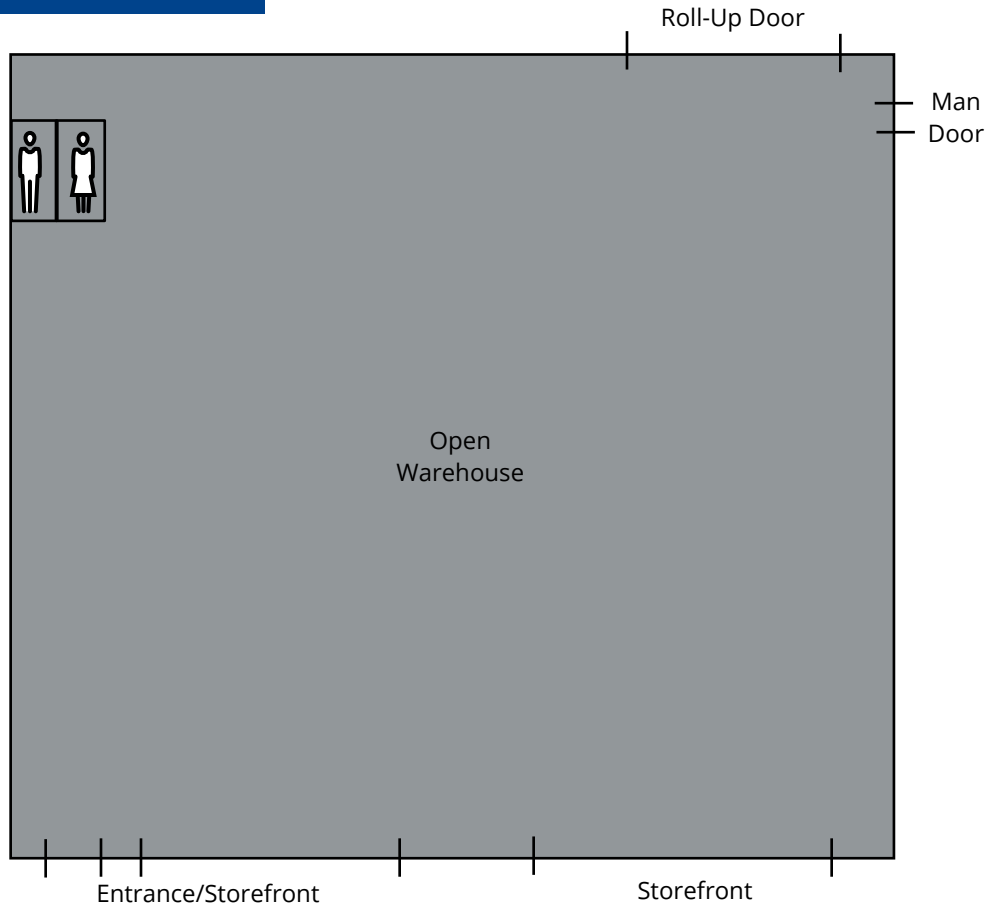
2,600 square foot warehouse/showroom suite.

Includes storefront and grade level roll-up doors. Good retail presence. Located in a convenient location off South Higuera, a short distance to Highway 101.

Size	± 2,600 SF
Exposure	± 17,315 AADT on S. Higuera Street
Rate	\$1.65 PSF MG + Utilities
Property Type	Warehouse/Showroom
Buildout	Open warehouse with storefront and grade level roll-up.
Zoning	C-S Commercial Service
Location	South San Luis Obispo, off S. Higuera Street
Parking	On-Site

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Floor Plan



* Floor Plan is Approximate

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Property Gallery



Roll-Up Door



Open Warehouse



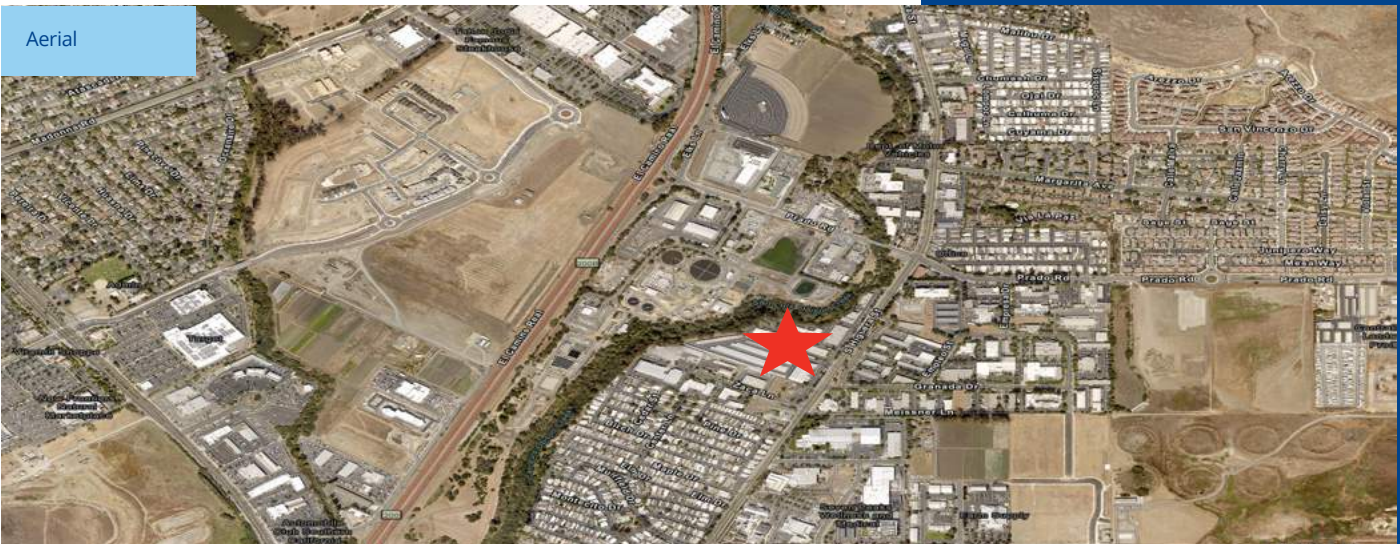
Roll-Up Door



Storefront



Aerial





Demographics by Drive Times (1/3/5 Minutes from Subject)

Distance >	1 Minute Drive Time		3 Minute Drive Time		5 Minute Drive Time	
	Current (2023)	Forecast (2028)	Current (2023)	Forecast (2028)	Current (2023)	Forecast (2028)
Population	5,444	5,776	43,367	44,647	62,274	63,675
Households	2,350	2,522	18,701	19,359	22,652	23,375
Families	1,129	1,207	7,777	8,132	9,457	9,840
Avg. HH Size	2.28	2.26	2.27	2.26	2.30	2.29
Owner Occupied	1,473	1,478	8,486	8,865	10,404	10,830
Renter Occupied	877	1,043	10,215	10,494	12,248	12,545
Median Age	40.2	42.1	33.2	25.2	27.0	28.1
Median HH Income	\$75,317	\$91,436	\$76,861	\$88,650	\$74,584	\$86,187
Avg HH Income	\$121,251	\$141,270	\$123,595	\$141,427	\$124,482	\$142,334

¹ Footnote: Data sourced from U.S. Census Bureau, Census Summary File 1. Current and 5 year projections as recorded by ESRI forecast data.

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