



For Lease

\$1.30

PSF NNN (Est. \$0.46)

Contact us:

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3566 S. Higuera Street, Stes 203-205 San Luis Obispo, CA

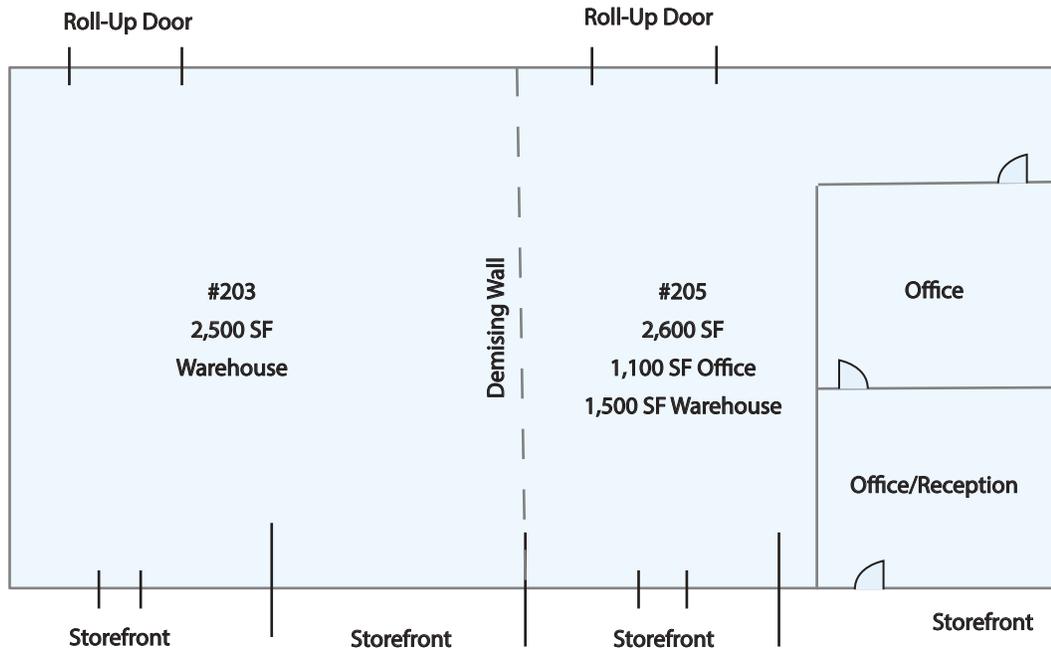
2,500-5,100 SF of Warehouse/Showroom
Space in South San Luis Obispo

Property Summary

2,500-5,100 SF warehouse/showroom space with office area. Includes two grade level roll-ups and storefronts. Warehouse is demised into two suites, however can be opened up to be connected. Located in a very popular retail corridor near the Trader Joe's/Tank Farm Intersection. Perfect for a retail-oriented business who needs a showroom and storage space.

Size	±2,500 - 5,100 SF (±4,100 SF Warehouse and ±1,000 SF Office)
Exposure	± 17,315 AADT on S. Higuera Street
Rate	\$1.30 PSF NNN (Est. \$0.46)
Property Type	Warehouse/Showroom
Suites	Suite 203: 2,500 SF Warehouse Suite 205: 2,600 SF - 1,100 SF office, 1,500 SF Warehouse
Zoning	C-S Commercial Service (No gym or auto uses allowed)
Location	South San Luis Obispo, off S. Higuera Street
Parking	6 Spaces

Floor Plan



* Floor Plan is Approximate

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Property Gallery



Warehouse



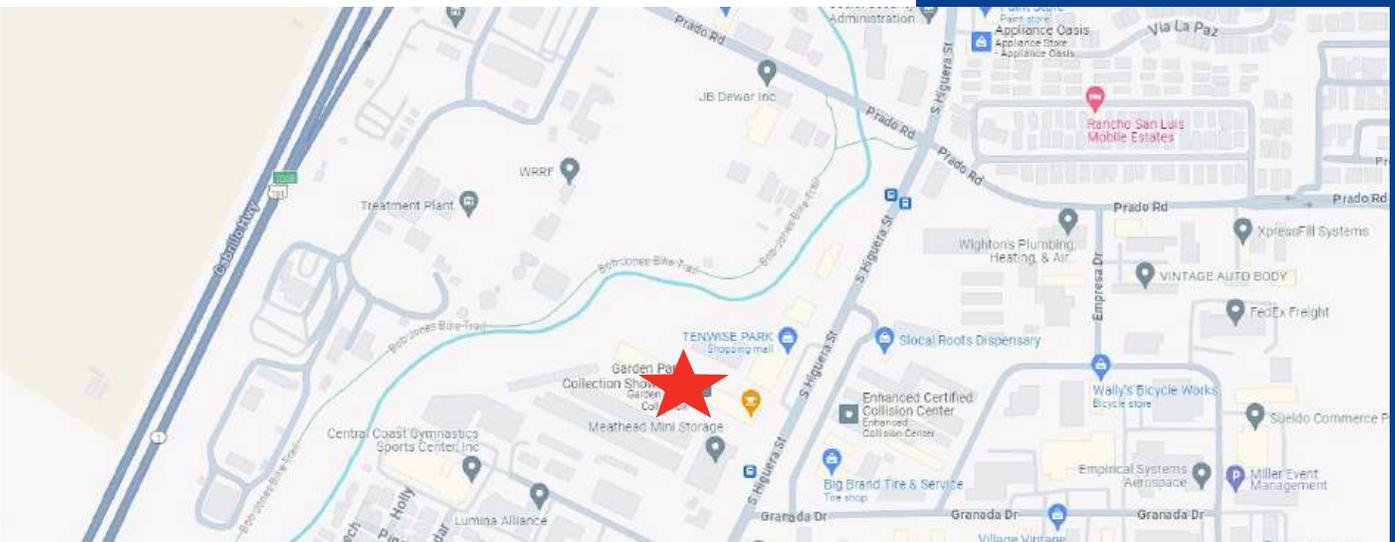
Warehouse



Warehouse/Storefront



Roll-Up Doors





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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