



For sublease

\$2.75

PSF Modified Gross

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## 3971 S Higuera, Suite 120 San Luis Obispo, California

Turn-Key Restaurant Space in High-Identity Center on the Corner of S. Higuera and Tank Farm Road

### Property Summary

Turn-key restaurant space in San Luis Obispo's popular Higuera Plaza ( $\pm$  16,431 AADT), a neighborhood/regional center anchored by Trader Joes and Food 4 Less. The available suite is situated adjacent to the Starbucks end-cap, just a few doors down from the Trader Joe's anchor site.

<b>Suite Area</b>	$\pm$ 1,650 SF
<b>Rate</b>	\$2.75 PSF Modified Gross
<b>Property Type</b>	Turn-Key Restaurant Space
<b>Zoning</b>	C-C Commercial
<b>Parking</b>	Large common area lot, ample for food service use
<b>Exposure</b>	$\pm$ 16,431 AADT on South Higuera $\pm$ 18,917 AADT on Tank Farm Road



# Site Plan | The Higuera Plaza



Now Available for Sublease:

3971 S Higuera, Suite 120

± 1,650 SF @ \$2.75 PSF MG



## Contact

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