



For Lease

\$3.50
PSF Modified Gross

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767 Higuera Street Downtown San Luis Obispo

High Exposure Retail Space on the Corner of Higuera and Garden in the Heart of San Luis Obispo's Downtown Core.

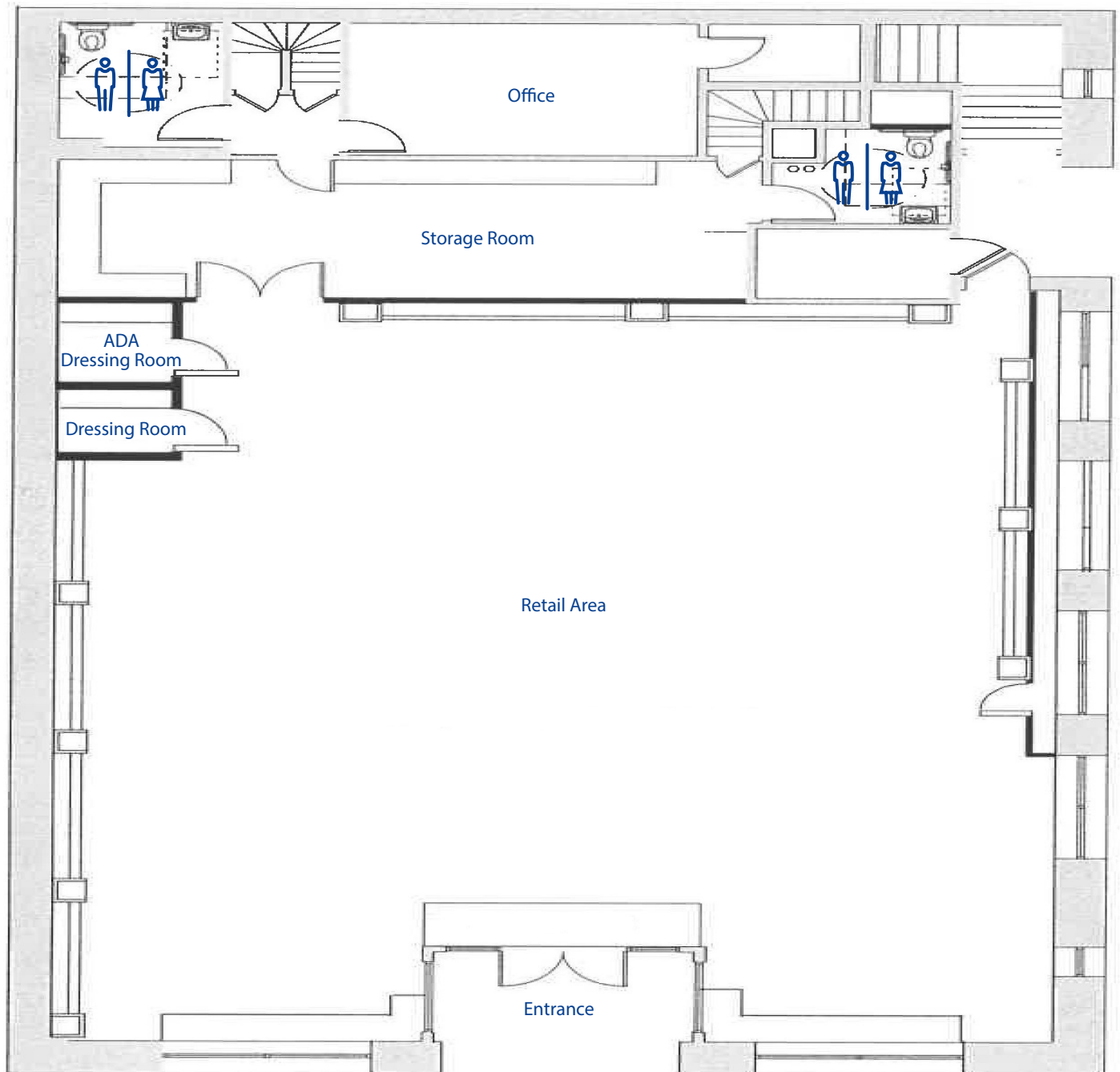
Property Summary

Prime retail space in Downtown San Luis Obispo. Former Cal Poly Retail Bookstore. Corner location at the intersection of Higuera and Garden Streets. This site benefits from high exposure with its large display windows, in one of the highest foot trafficked areas of San Luis Obispo.

Area	± 3,900 SF
Rate	\$3.50 PSF Modified Gross
Property Type	Downtown Retail Storefront
Availability	March 2026
Zoning	Downtown Commercial (C-D)
Use	General Retail - No Food or Restaurant Uses

Floorplan

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Photo Gallery



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Interior Photos





Demographics by Drive Times (1/5/10 Minutes from Subject)

Distance >	1 Minute Drive Time		5 Minute Drive Time		10 Minute Drive Time	
	Current (2025)	Forecast (2030)	Current (2025)	Forecast (2030)	Current (2025)	Forecast (2030)
Population	15,196	15,452	64,473	66,350	83,968	85,725
Households	7,257	7,483	22,335	23,419	30,977	21,114
Families	2,624	2,704	10,191	10,781	15,461	16,075
Avg. HH Size	2.05	2.02	2.28	2.25	2.26	2.24
Owner Occupied	2,071	2,176	10,184	11,055	15,899	16,898
Renter Occupied	5,186	5,307	12,151	12,364	15,078	15,216
Median Age	30.8	32.1	30.0	31.9	34.7	36.1
Median HH Income	\$71,171	\$79,963	\$80,625	\$94,353	\$88,603	\$102,596
Avg HH Income	\$106,276	\$116,139	\$121,859	\$135,624	\$130,524	\$144,883

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