



For Lease

**\$3.50**  
PSF Modified Gross

Contact us:

**John Hans, SIOR**  
Senior Vice President  
License #00930565  
Office: +1 805 544 3900  
[john.hans@colliers.com](mailto:john.hans@colliers.com)

**Preston Thomas, SIOR**  
Senior VP/Principal  
License #01378821  
Office: +1 805 544 3900  
[preston.h.thomas@colliers.com](mailto:preston.h.thomas@colliers.com)

Colliers | San Luis Obispo  
1301 Chorro Street  
San Luis Obispo, CA 93401  
P: +1 805 544 3900

## 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.

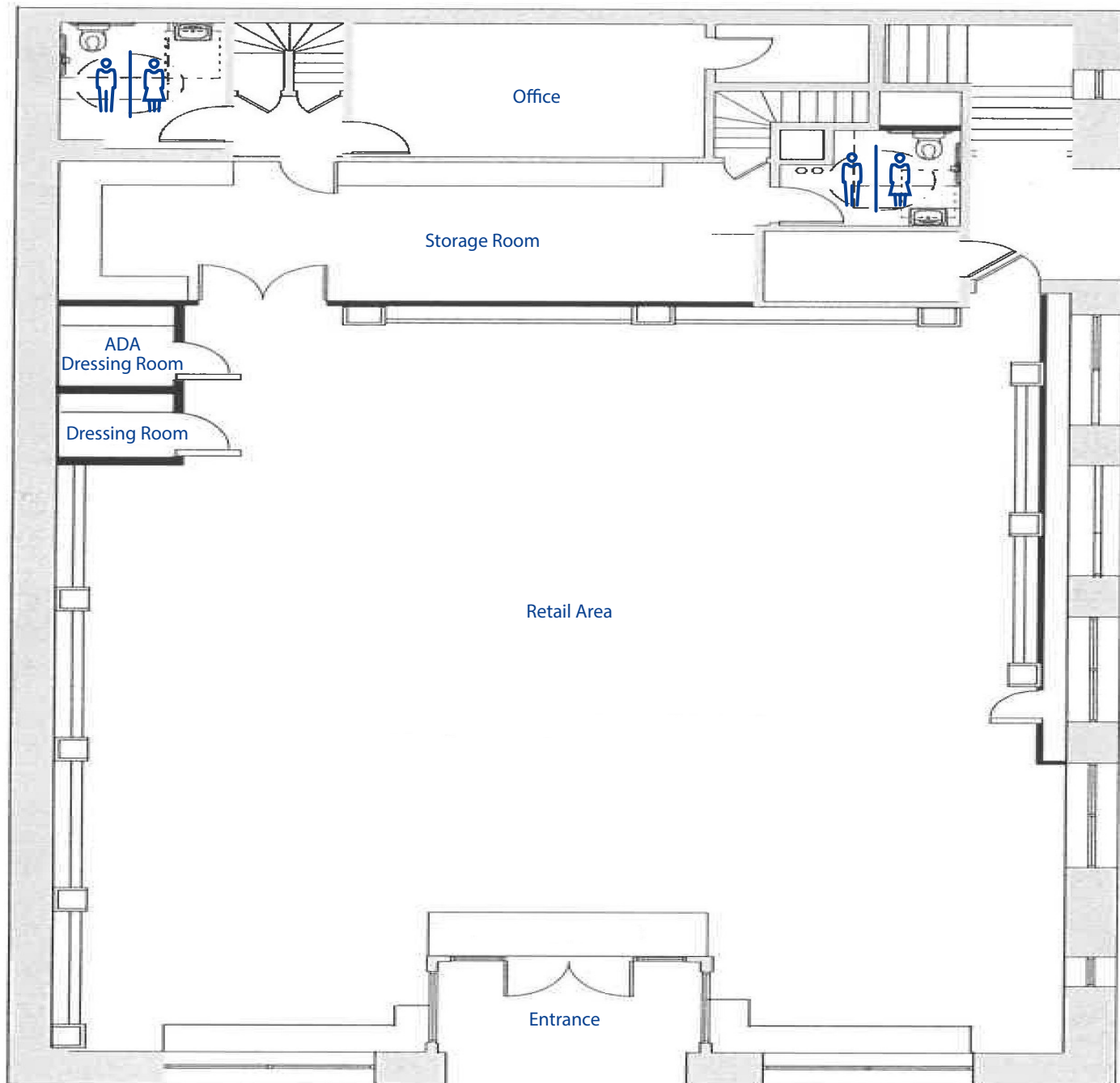
### Property Summary

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

Colliers



## Contact

John Hans, SIOR  
Senior Vice President  
License #00930565  
Office: +1 805 544 3900  
john.hans@colliers.com

Preston Thomas, SIOR  
Senior VP | Principal  
License #01378821  
Office: +1 805 544 3900  
preston.h.thomas@colliers.com

Colliers | San Luis Obispo  
1301 Chorro Street  
San Luis Obispo, CA 93401  
P: +1 805 544 3900  
www.colliers.com



# San Luis Obispo Museum of Art Expansion

Directly Across the Street from 767 Higuera

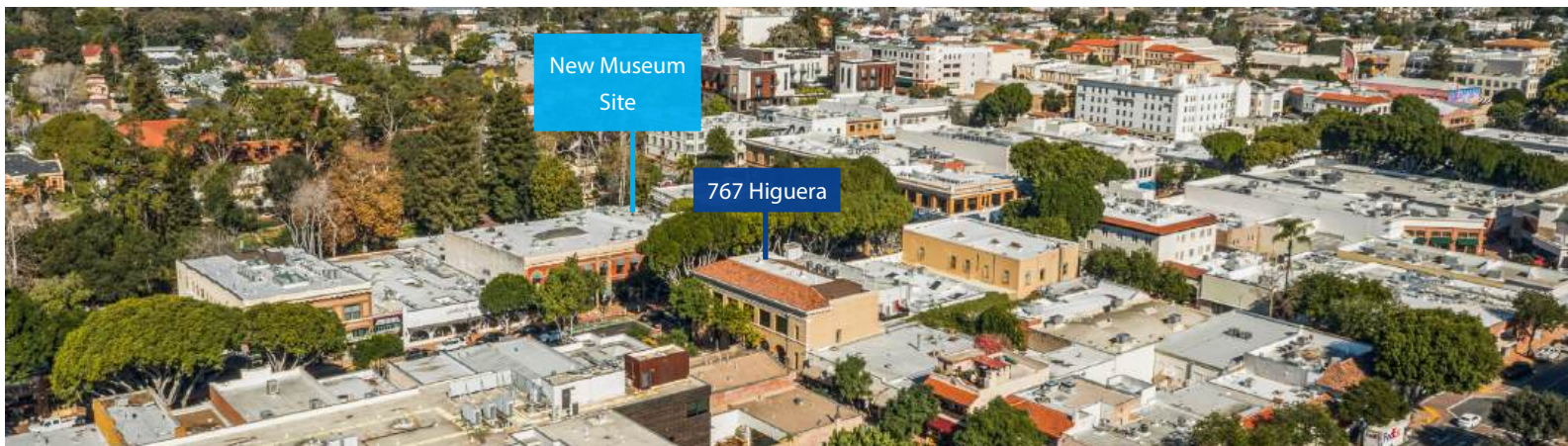
## SLOMA New Museum and Education Center

The San Luis Obispo Museum of Art (SLOMA) announced plans for a bold expansion that will reshape the cultural and economic heart of downtown.

The project will repurpose three adjoining storefronts that are now part of the Network Mall and Johnson Building into a 24,000-square-foot are campus linking Mission Plaza and Higuera Street. The expansion includes a versatile indoor gathering hall and outdoor patio overlooking historic Mission Plaza.

The \$20 million project, to be completed in two phases, will nearly triple SLOMA's exhibition capacity and add a multipurpose community gathering space, outdoor art terrace overlooking Mission Plaza, and museum store on Higuera Street. Once open, the expanded Museum is conservatively projected to double attendance to nearly 110,000 visitors annually and generate \$4-6 million in new downtown spending each year.

Separated by a quick walk along San Luis Obispo Creek or through Mission Plaza, SLOMA's two facilities will serve as a critically needed anchor on Higuera Street and a front door to the Cultural Corridor, drawing consistent, year-round pedestrian activity that will also benefit surrounding restaurants, retailers, cultural partners, and hotels.



767 Higuera Street

Colliers

# Photo Gallery



▼ Bubblegum Alley

767 Higuera Street

Colliers

# 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       |

**John Hans, SIOR**  
**Senior Vice President**  
**License #00930565**  
**Office: +1 805 544 3900**  
[john.hans@colliers.com](mailto:john.hans@colliers.com)

**Preston Thomas, SIOR**  
**Senior VP/Principal**  
**License #01378821**  
**Office: +1 805 544 3900**  
[preston.h.thomas@colliers.com](mailto:preston.h.thomas@colliers.com)

**Colliers | San Luis Obispo**  
**1301 Chorro Street**  
**San Luis Obispo, CA 93401**  
**P: +1 805 544 3900**

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