



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.

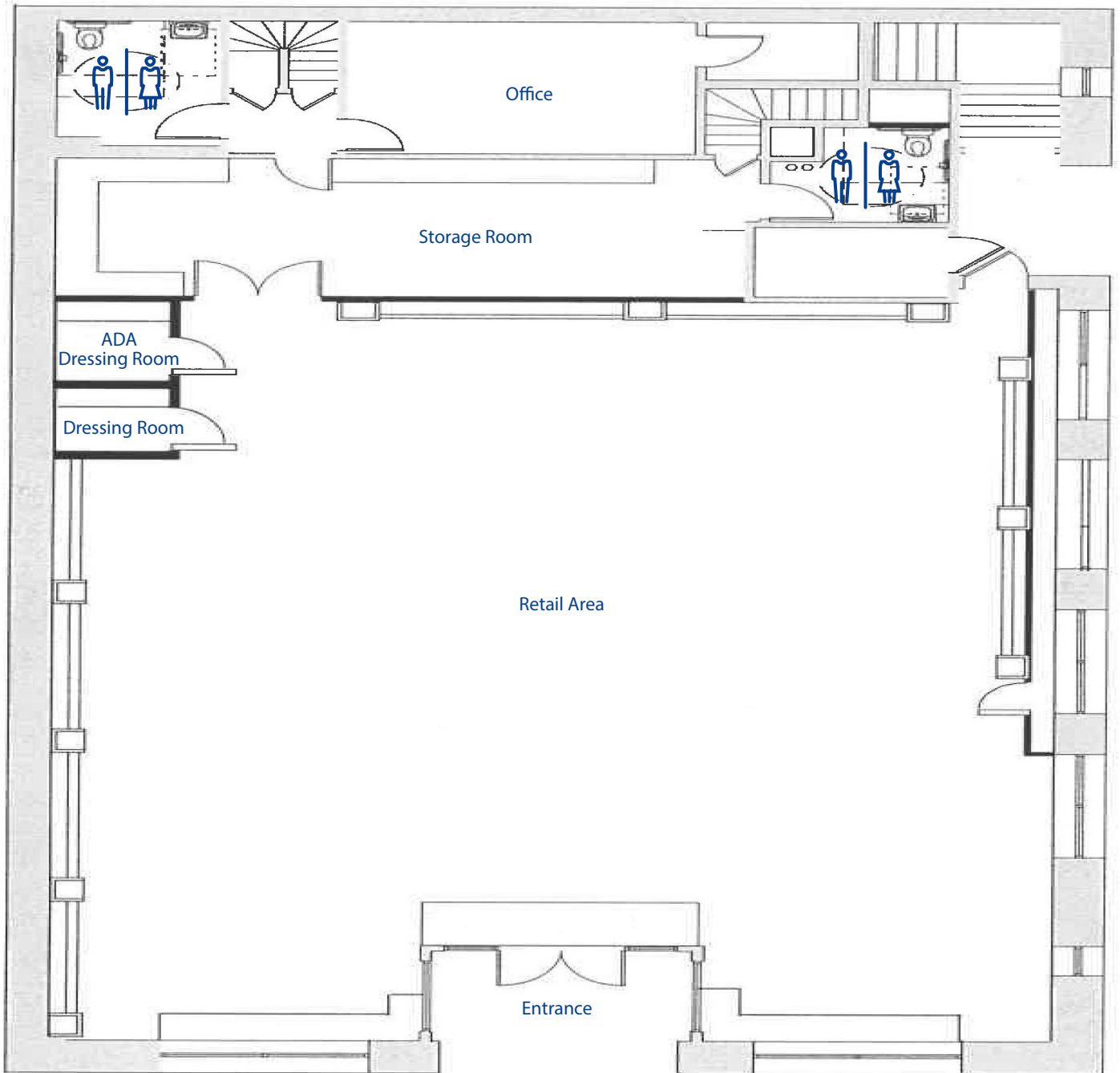
Property Summary

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	Immediately
Zoning	Downtown Commercial (C-D)
Use	General Retail - No Food or Restaurant Uses

Floorplan

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San Luis Obispo Museum of Art Expansion

Directly Across the Street from 767 Higuera

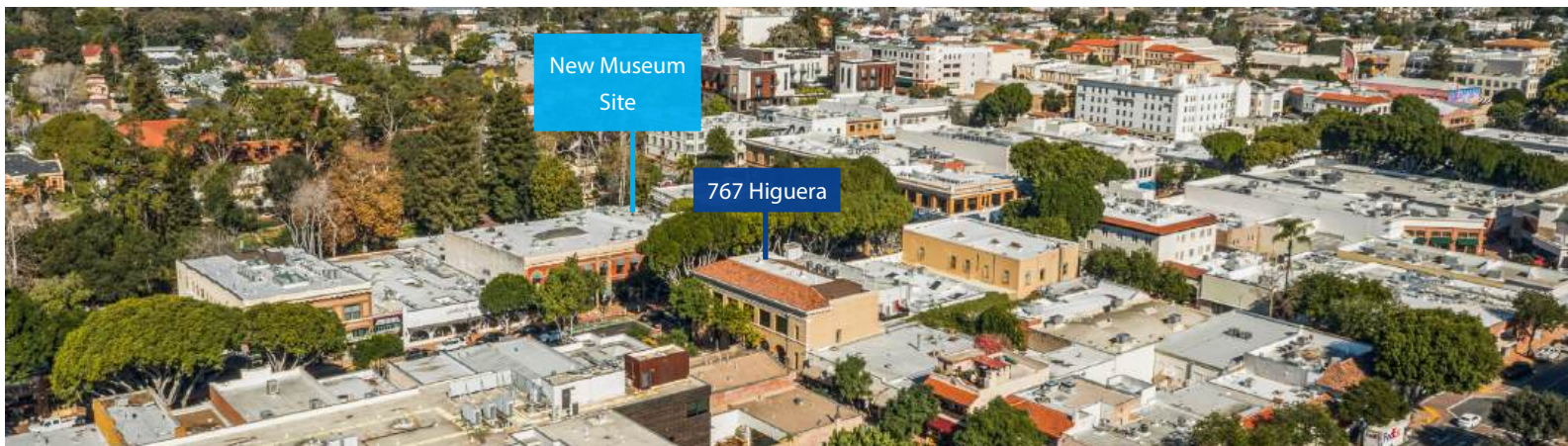
SLOMA New Museum and Education Center

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

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Photo Gallery



▼ Bubblegum Alley

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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.