

# Development Land

Downtown SLO Vacant Lot  
Current Parking Lot  
Ground Zero Location

973 Higuera Street  
San Luis Obispo, CA

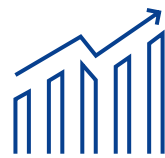
## Contact Broker

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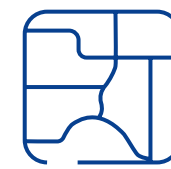
## Highlights



Perfect Development or Land  
Bank Opportunity



Ground Zero for Downtown  
San Luis Obispo



C-D Zoning Allows the Most  
Dense Development in Town



Improved Vacant Land -  
Current Parking Lot



Potential for 6 Stories



973 Higuera Street

# Property Overview

Opportunity to own land in the absolute heart of Downtown San Luis Obispo. 5,277 SF lot located on the 900 block of Higuera Street, considered GROUND ZERO FOR Downtown San Luis Obispo. Lot is improved as an 18 space parking lot. The C-D zoning allows up to 6 stories, the most dense development in town. Vacant lots in Downtown San Luis Obispo are a rarity, and this location make this a one-of-a-kind opportunity. Perfect development or land bank opportunity.

- » Price: \$1,295,000 (\$247.75/SF)
- » Lot Size: 5,227± SF
- » APN: 002-432-012
- » Zone: C-D - Downtown Commercial
- » Possibility to develop 4-6 stories of mixed use with C-D Zoning
- » Currently improved as an 18 stall parking lot, for near term income if desired
- » Affordable price point to own in the heart of Downtown SLO - perfect land bank opportunity
- » This is the last lot remaining in the heart of Downtown SLO





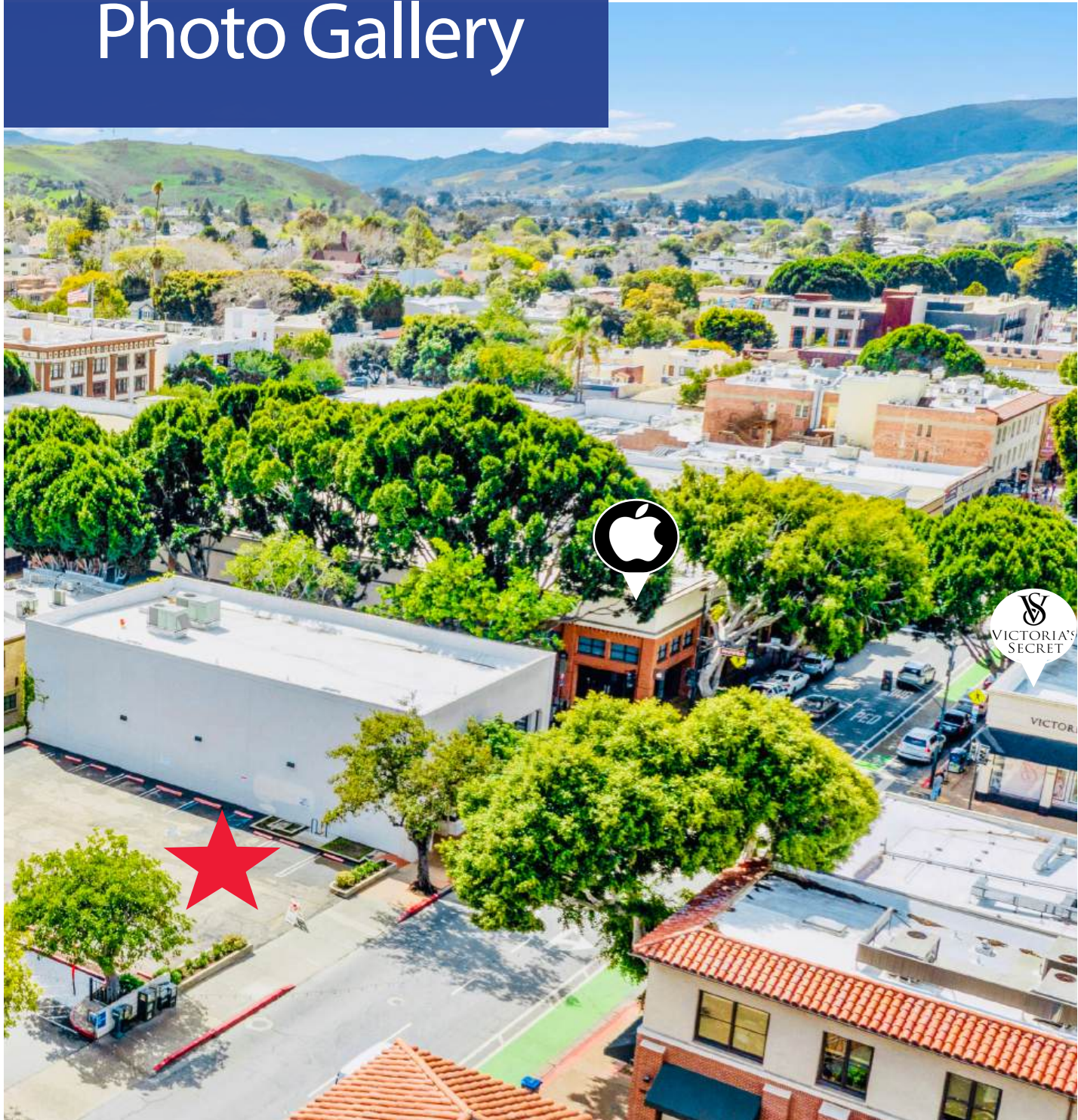
# Potential Development Rendering





973 Higuera Street

# Photo Gallery

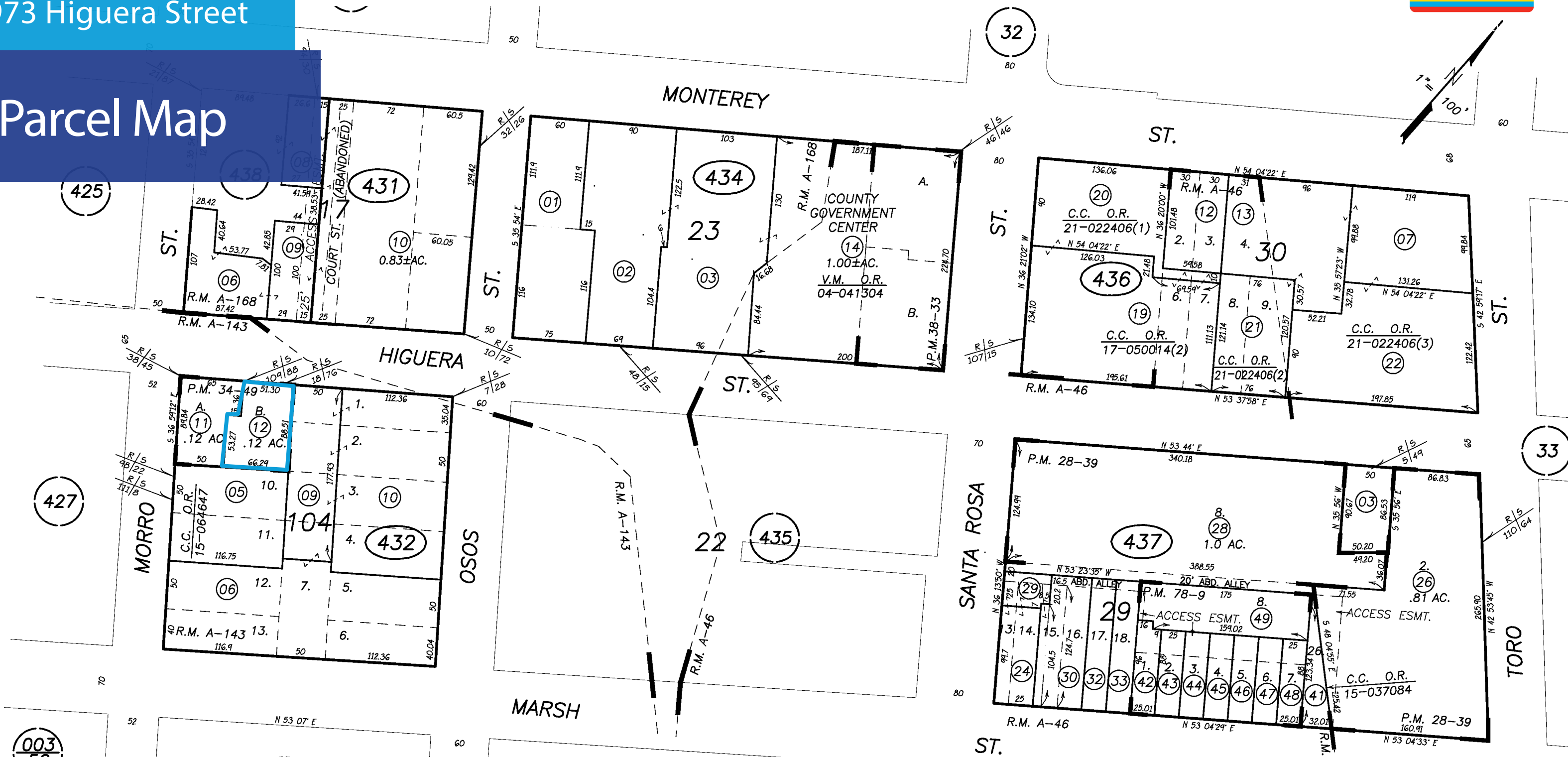






973 Higuera Street

# Parcel Map







Accelerating success.

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### Location Highlights

Heart of Downtown San Luis Obispo

2 Miles to Highway 101