For Lease

\$1.30 PSF NNN (Est. \$0.46)

Contact us:

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3566 S. Higuera Street, Ste 105 San Luis Obispo, CA

Warehouse/Showroom Space in South San Luis Obispo

Property Summary

5,100 SF warehouse/showroom space with 1,000 SF of office area. Includes two grade level roll-ups and storefronts. Warehouse is demised into two suites, however can be opened up to be connected. Located in a very popular retail corridor near the Trader Joe's/Tank Farm Intersection. Perfect for a retail-oriented business who needs a showroom and storage space.

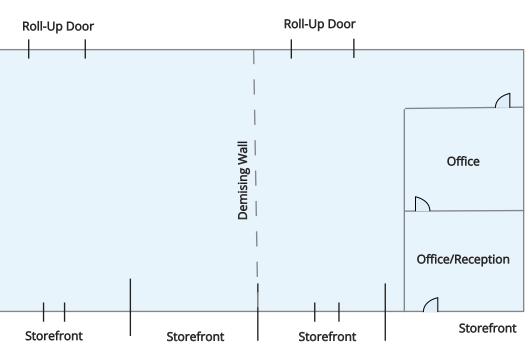
Exposure	<u>+</u> 17,315 AADT on S. Higuera Street				
Rate	\$1.30 PSF NNN (Est. \$0.46)				
Property Type	Warehouse/Showroom				
Buildout	Open warehouse with storefront, office and two grade level roll-ups.				
Zoning	C-S Commercial Service (No gym or auto uses allowed)				
	South San Luis Obispo, off S. Higuera Street				

Accelerating success.

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Floor Plan





* Floor Plan is Approximate

Size	\pm 5,100 SF (\pm 4,100 SF Warehouse and \pm 1,000 SF Office)			
Exposure	± 17,315 AADT on S. Higuera Street			
Rate	\$1.30 PSF NNN (Est. \$0.46)			
Property Type	Warehouse/Showroom			
Buildout	Open warehouse with storefront, office and two grade level roll-ups.			
Zoning	C-S Commercial Service (No gym or auto uses allowed)			
Location	South San Luis Obispo, off S. Higuera Street			

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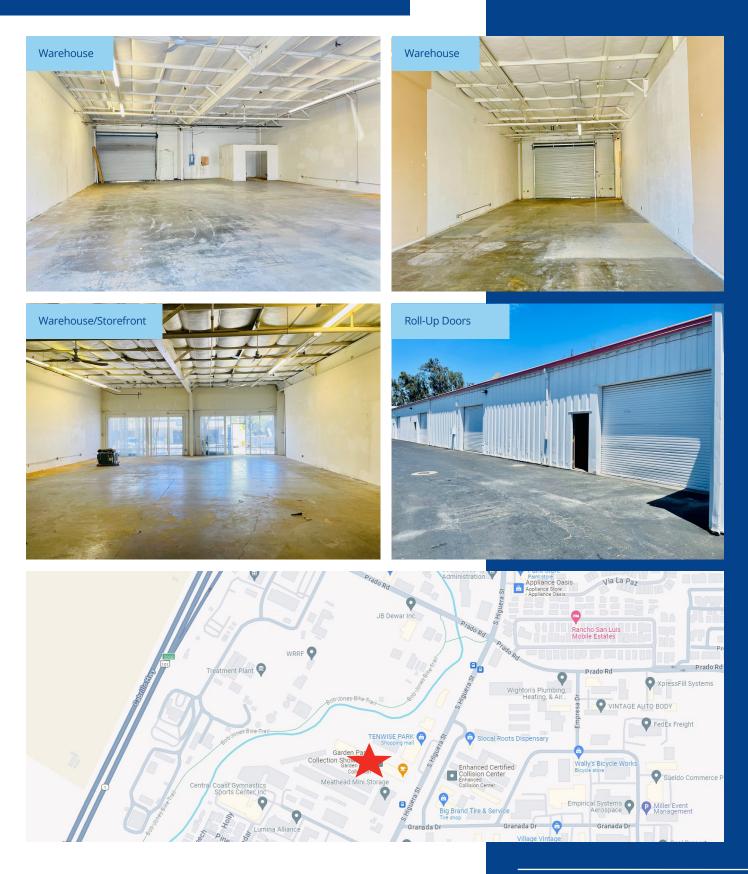


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Property Gallery







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Demographics by Drive Times (1/3/5 Minutes from Subject)

Distance > 1 Minute Drive Time		3 Minute Drive Time		5 Minute Drive Time		
	Current (2023)	Forecast (2028)	Current (2023)	Forecast (2028)	Current (2023)	Forecast (2028)
Population	5,444	5,776	43,367	44,647	62,274	63,675
Households	2,350	2,522	18,701	19,359	22,652	23,375
Families	1,129	1,207	7,777	8,132	9,457	9,840
Avg. HH Size	2.28	2.26	2.27	2.26	2.30	2.29
Owner Occupied	1,473	1,478	8,486	8,865	10,404	10,830
Renter Occupied	877	1,043	10,215	10,494	12,248	12,545
Median Age	40.2	42.1	33.2	25.2	27.0	28.1
Median HH Income	\$75,317	\$91,436	\$76,861	\$88,650	\$74,584	\$86,187
Avg HH Income	\$121,251	\$141,270	\$123,595	\$141,427	\$124,482	\$142,334

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

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