



For Lease

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

Contact us:

Preston Thomas, SIOR
Senior VP | Principal
License #01378821
Office: +1 805 544 3900



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

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

Warehouse/Showroom Space in South San Luis Obispo

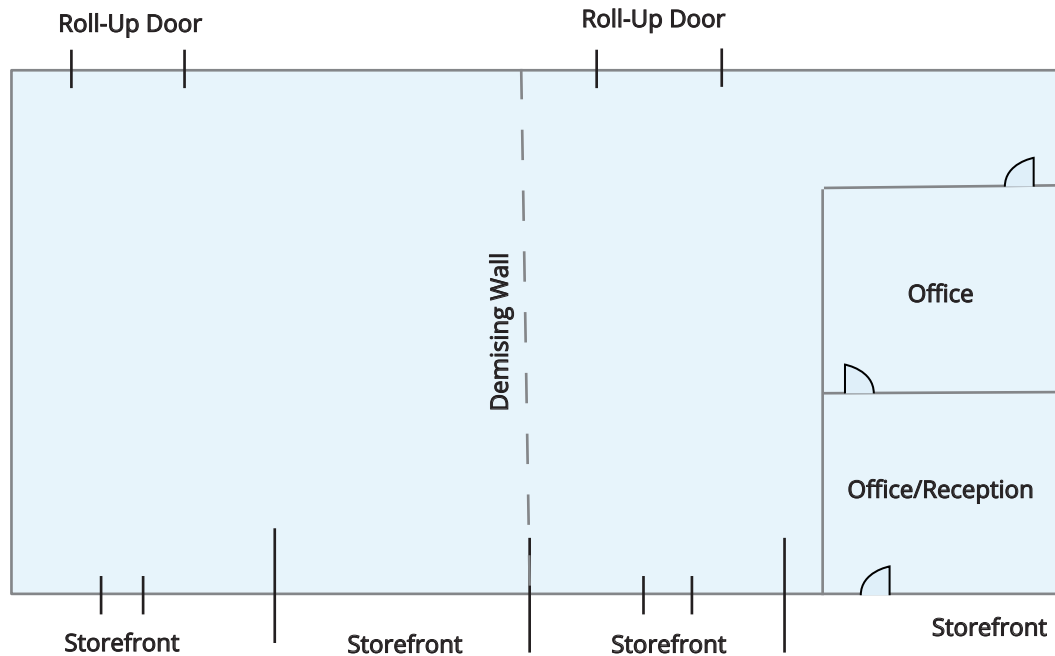
Property Summary

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.

Size	±5,100 SF (±4,100 SF Warehouse and ±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

Floor Plan

Colliers



* Floor Plan is Approximate

Size	±5,100 SF (±4,100 SF Warehouse and ±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

Contact

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

Property Gallery

Colliers

Warehouse



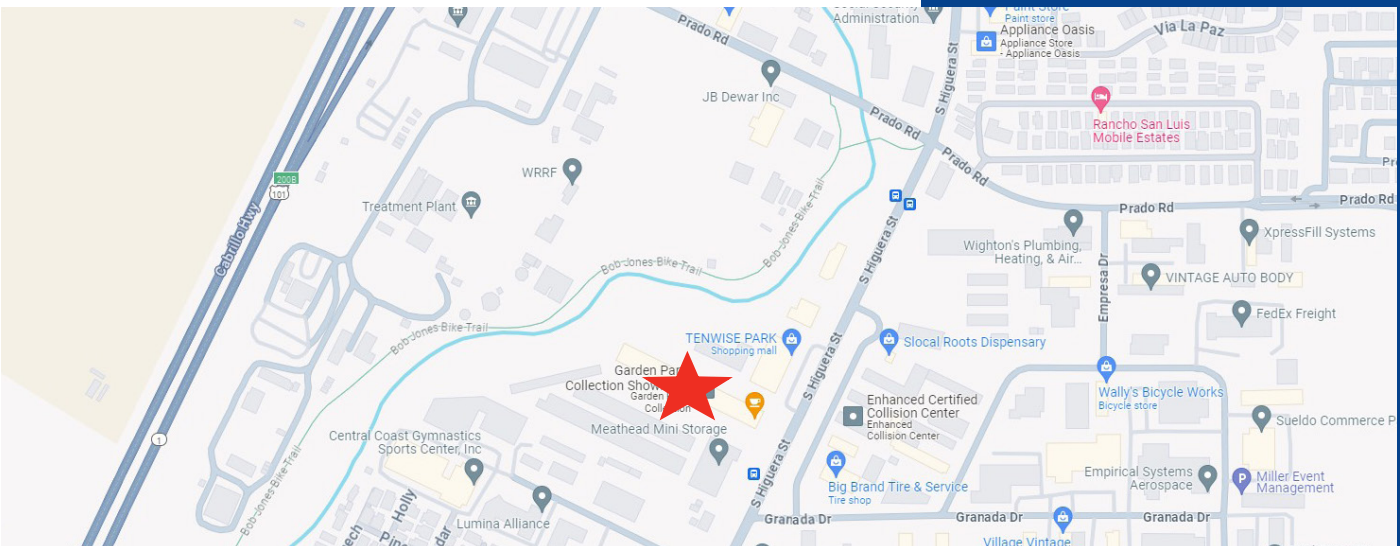
Warehouse



Warehouse/Storefront



Roll-Up Doors





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 forecast data.

Contact:

Preston Thomas, SIOR

Senior VP | Principal

License #01378821

Office: +1 805 544 3900



Colliers | San Luis Obispo

1301 Chorro Street

San Luis Obispo, CA 93401

P: +1 805 544 3900

www.colliers.com