



For Lease

Inquire

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796 Higuera Street Downtown San Luis Obispo

High Exposure Retail Space on the Corner of Higuera and Chorro in the Absolute Heart of San Luis Obispo's Downtown Core.

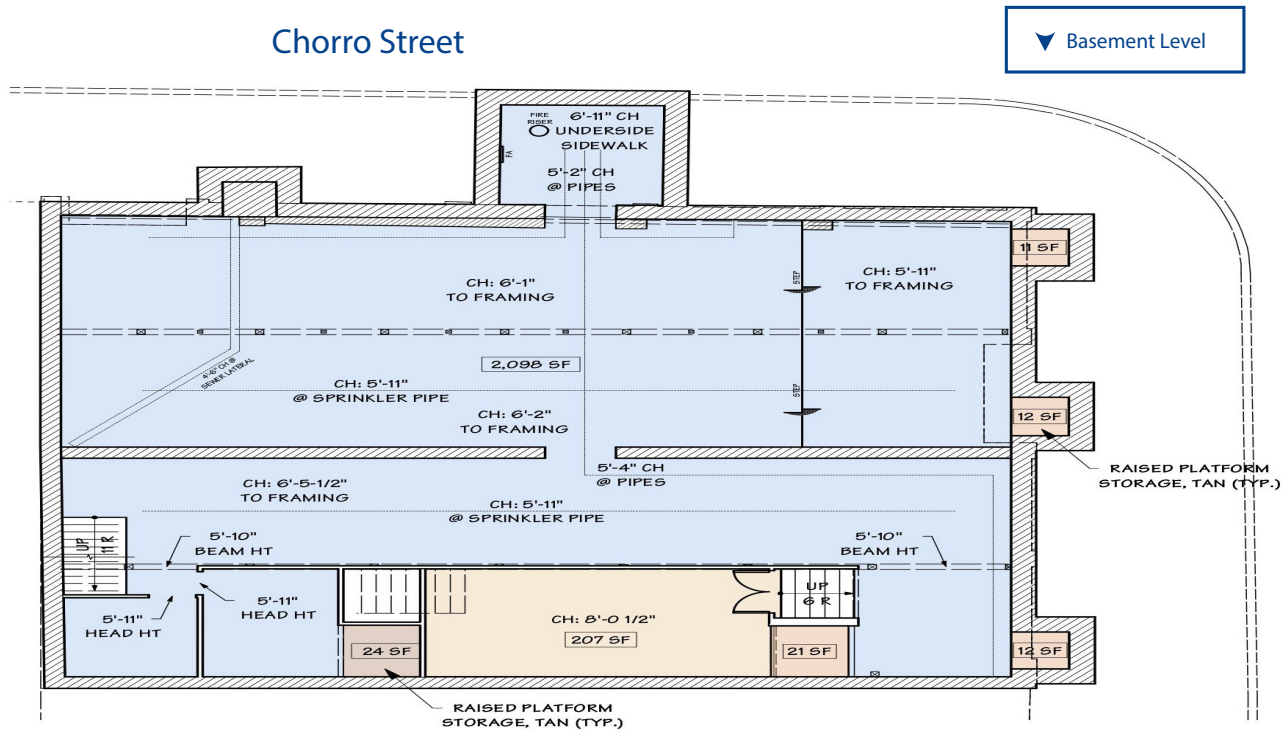
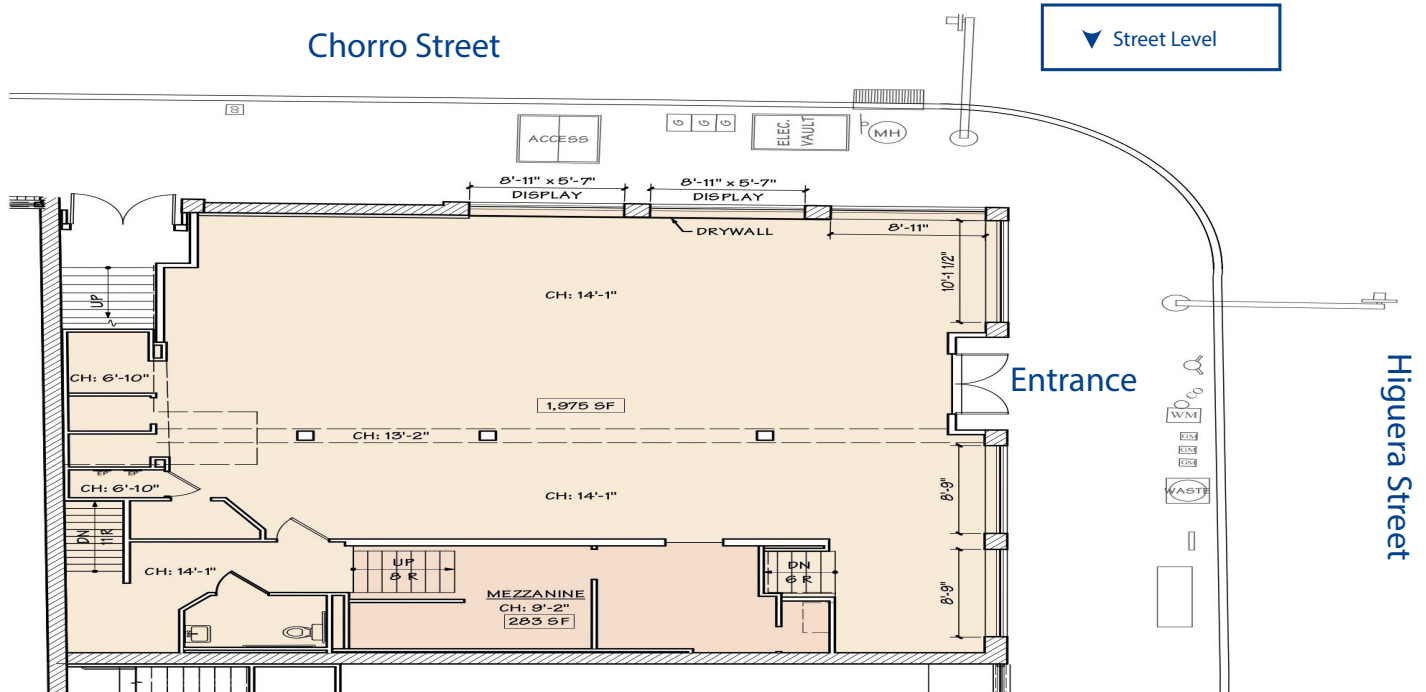
Property Summary

The best retail space in Downtown San Luis Obispo. Located at the intersection of Higuera and Chorro. This site sits at "Main and Main" for Downtown retail. An iconic retail women's clothing store for over 30 years, this site benefits from high exposure with its large display windows, in the most foot traffic heavy portion of Higuera.

Area	Street Level: \pm 1,975 SF Basement Level: \pm 2,098 SF
Rate	Inquire
Property Type	Downtown Retail Storefront
Availability	January 2026
Zoning	Downtown Commercial (C-D)
Use	General Retail - No Food or Restaurant Uses

Floorplan

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Photo Gallery





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.