

Downtown Retail for Sale

669 Higuera Street
San Luis Obispo, CA

Price Improvement: \$3,950,000



Contact:

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641 Higuera Street, Suite 201
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805.543.1801
Updated: 9/24/2024

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Property Overview

McCarty Davis is pleased to offer the opportunity to purchase the Davidson's building at 669 Higuera Street in downtown San Luis Obispo. The building is comprised of three storefronts and has alley access and parking in the rear. Owned by the same family for almost 90 years, this is the first time on the market since the 1930's.

Property Facts

Three store fronts:

- Suite A – 4,340 sq. ft., plus mezzanine
- Building B - 2,200 sq. ft., plus mezzanine
- Building C – 2,925 sq. ft.

16' open wood ceilings with mezzanine removed in the front of the units
Zoning is Downtown Commercial
All storefronts have rear alley access

Financials

Sale Price: \$6,695,000 **Price Improvement: \$3,950,000**

Full Due Diligence Packet is available upon request.

Purchase Opportunities

- The property can continue to be used as a single story building or has the potential to be redeveloped into a multi-story building.
- This location will work well for multiple development scenarios including retail, office, residential, and hospitality.
- The current redevelopment in the City of San Luis Obispo is expanding the downtown core and 669 Higuera is at the epicenter of that new vibrancy and renewal.



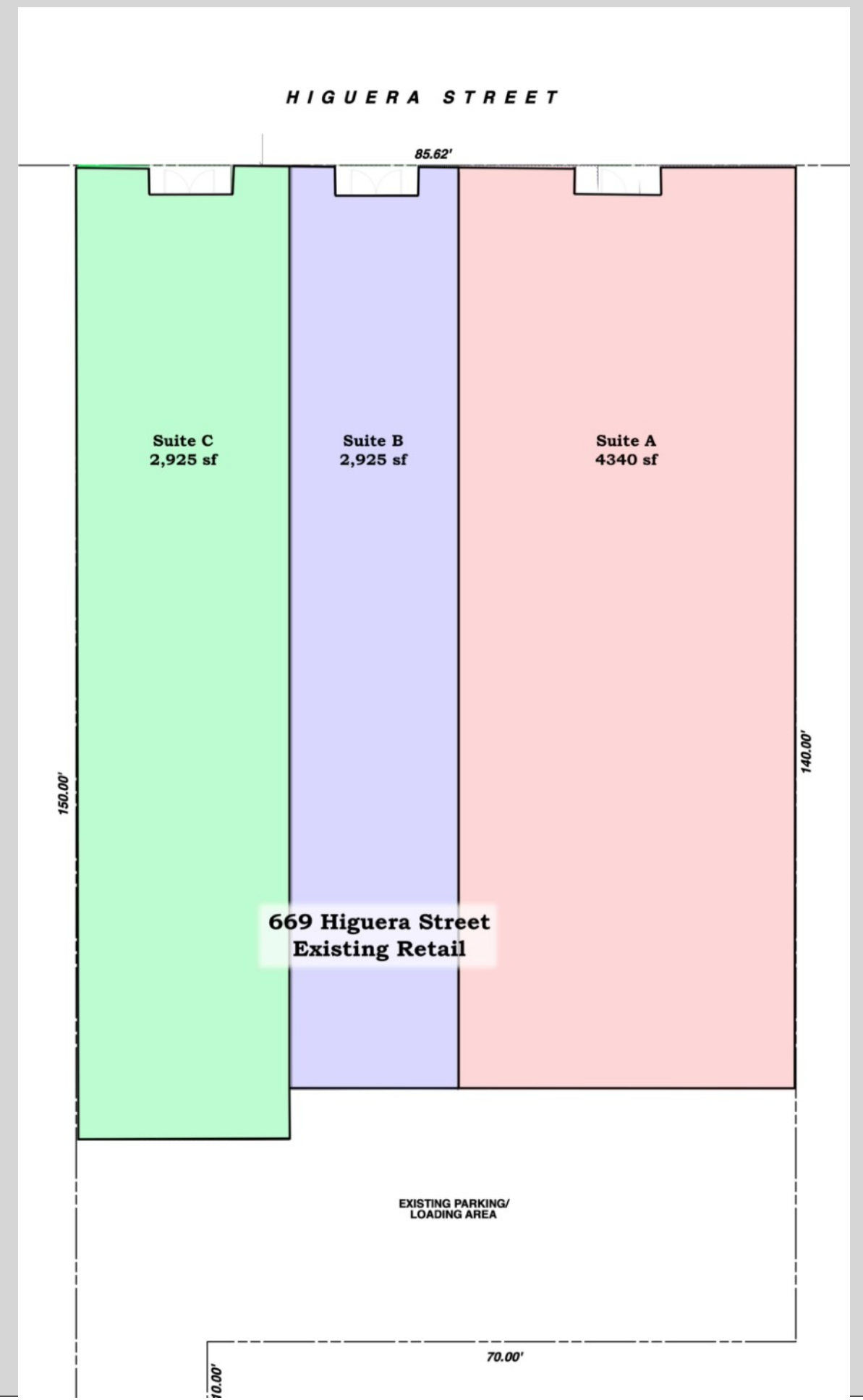
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669 Higuera St.	
Overall Property Description:	APN: 002-422-019 Total Square Footage: 13, 615 Total Ground Floor Square Footage: 9,465 Total Mezzanine Square Footage: 4,150 Rear Parking Spaces: 6
Unit A:	Ground Floor: 4,340 sq ft Mezzanine: 2,550 sq ft Total Floor Area: 6,890 sq ft Rear Door Access: 12' wide
Unit B:	Ground Floor: 2,200 sq ft Mezzanine: 1,600 sq ft Total Floor Area: 3,800 sq ft Rear Door Access: 8' wide
Unit C:	Ground Floor: 2,925 Mezzanine: none Total Floor Area: 2,925 sq ft Rear Door Access: 10' wide



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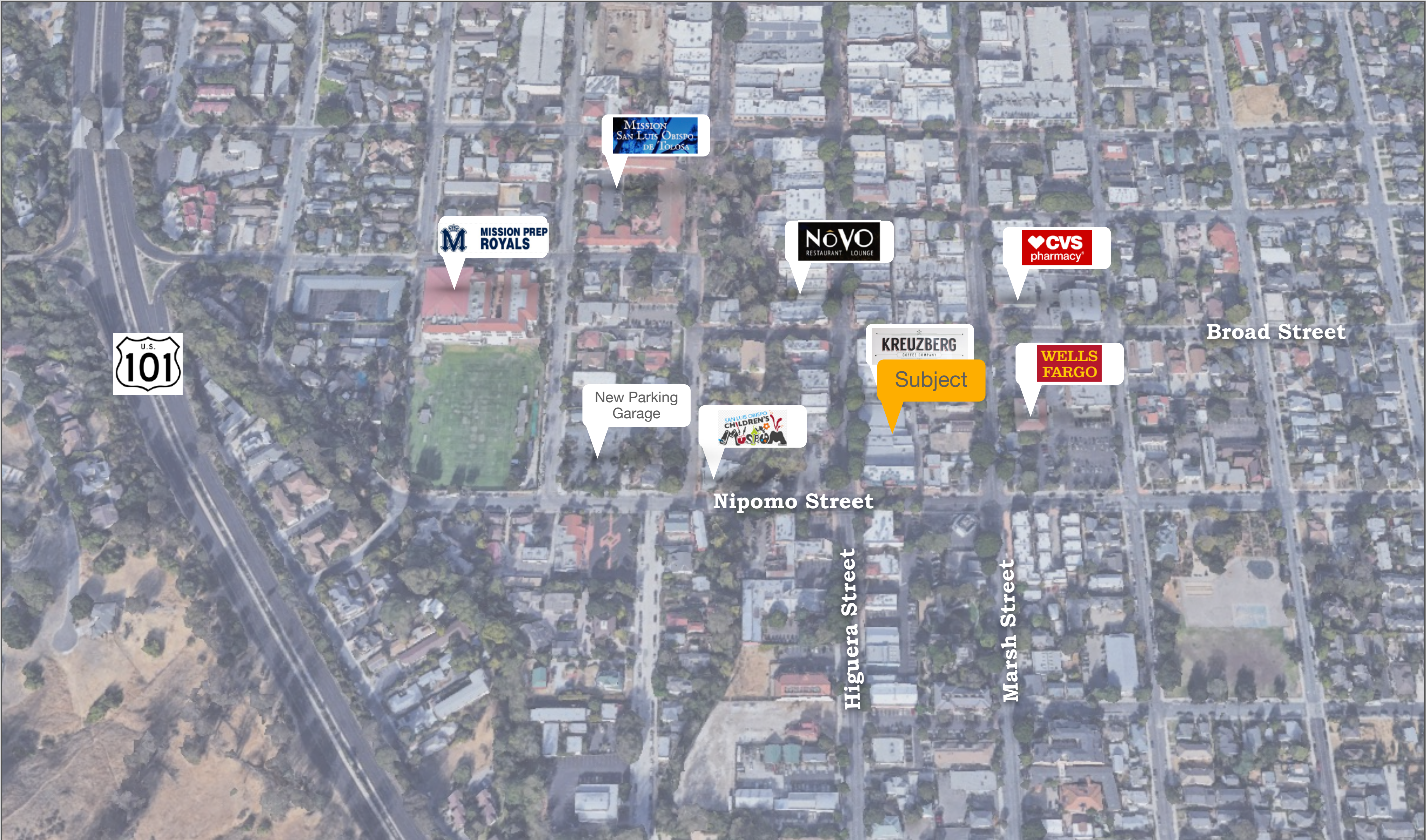
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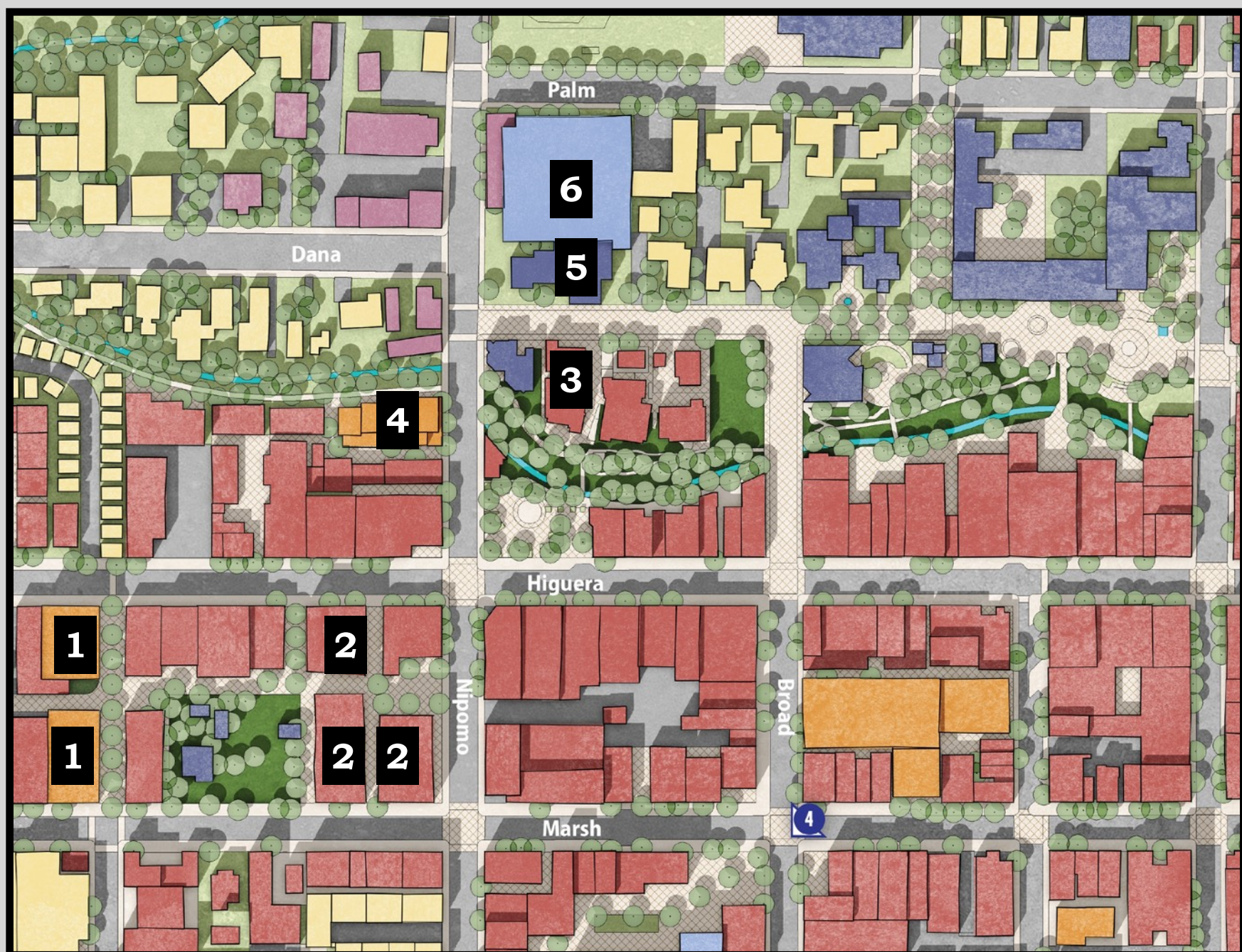
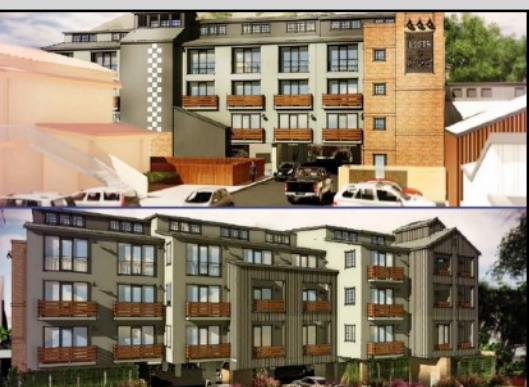
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Development Projects Near 669 Higuera Street

1: 545 Higuera Mixed-Use:
 Mixed-use project consists of four-story structure with +/- 4,649 sq. ft. of commercial/retail space and 64 residential units.



2: San Luis Square: 570 Higuera Street
 Located off Marsh and Nipomo. Development of a new mixed-use project that includes three, four-story structures with +/- 19,792 sq. ft. of commercial space, 63 residential units, 36 hotel rooms, and a two-level underground parking garage with 136 parking spaces.



3: Monterey Place:
 Located between Broad and Nipomo. Development of a mixed use project consisting of 29 residential units, a 3-room bed and breakfast, +/- 12,255 sq. ft. of commercial/retail space, and a +/- 5,710 sq. ft. parking garage.

4: Lofts at the Creamery:
 Located off Higuera, just past Nipomo. A four-story mixed-use project consisting of 36 residential dwellings and 68 sq. ft. of commercial space.



6: Palm Nipomo Parking Garage:
 The Cultural Arts District Parking Structure. Located off Palm and Nipomo. Development project consisting of a five-story, public parking garage and 396 spaces.



5: SLO Repertory Theatre
 Located off Palm and Nipomo. Development consisting of two-story structure with +/- 23,344 sq. ft. of commercial space for the SLO Repertory Theatre.



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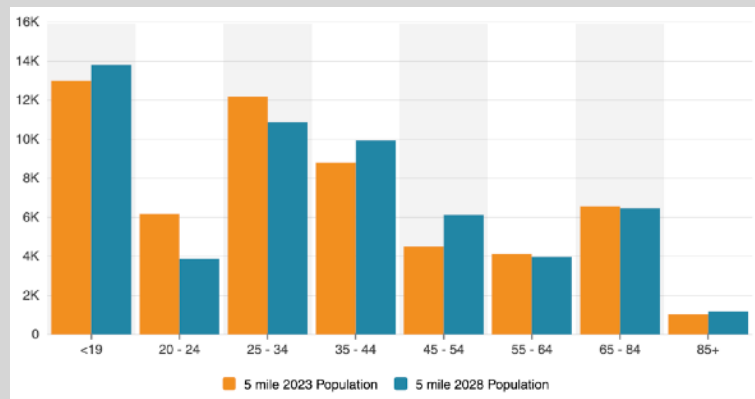
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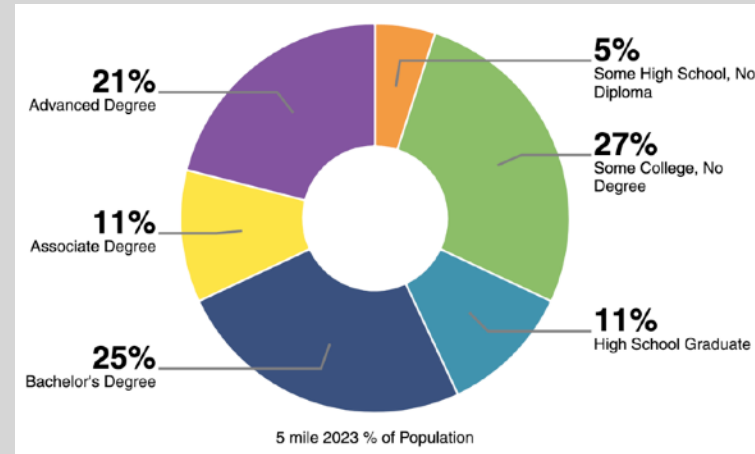
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Demographics

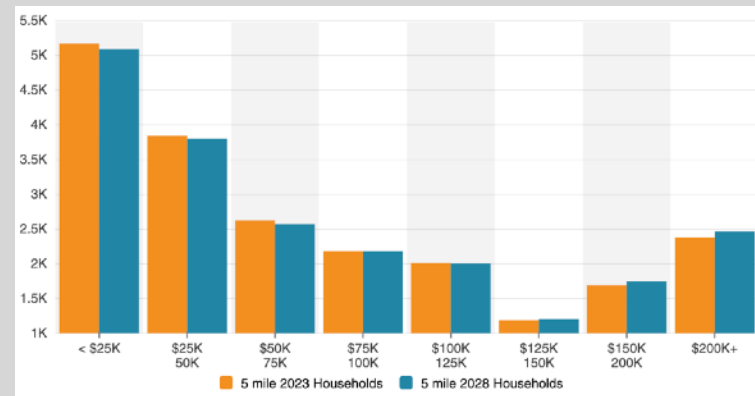
Population By Age



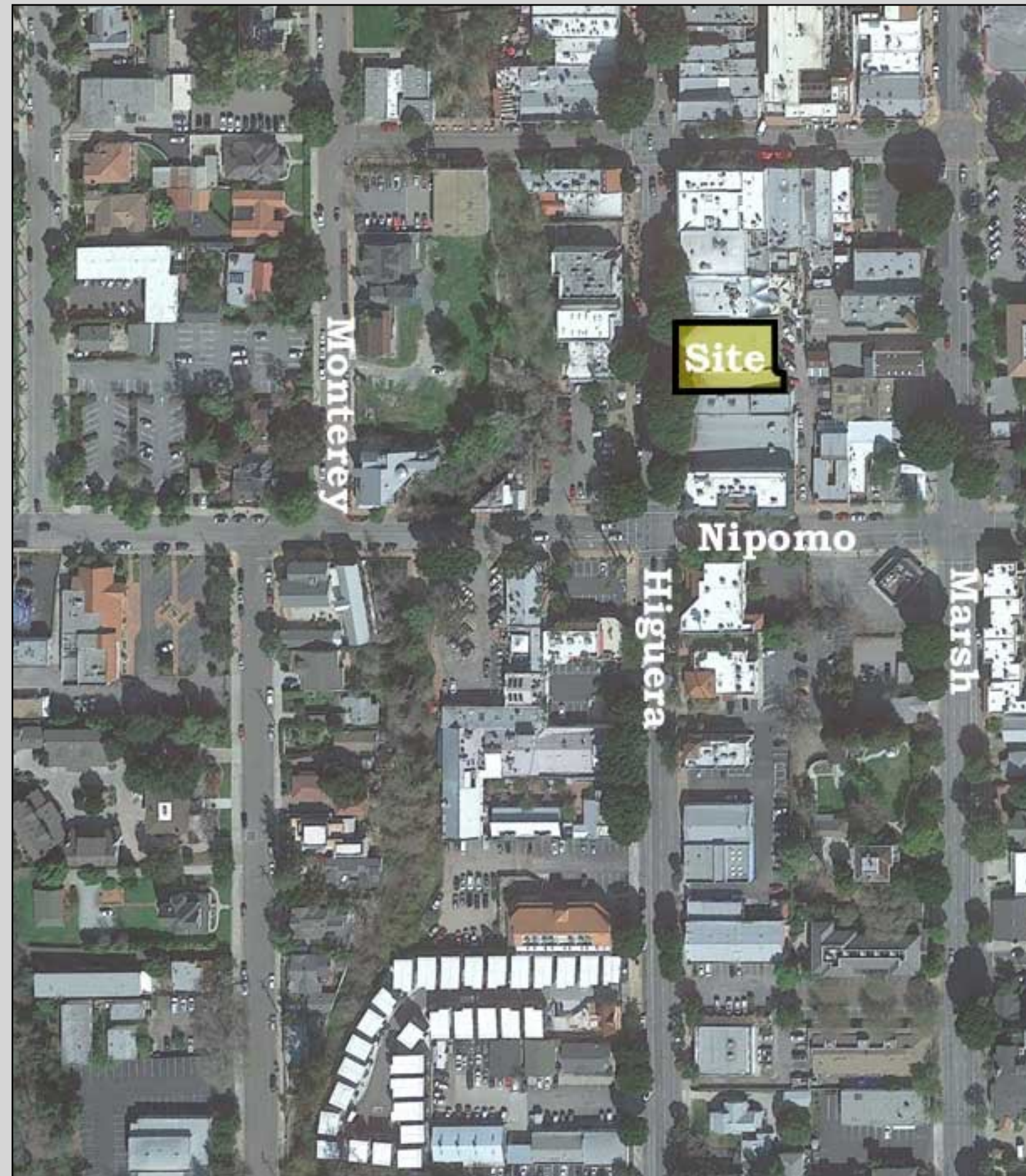
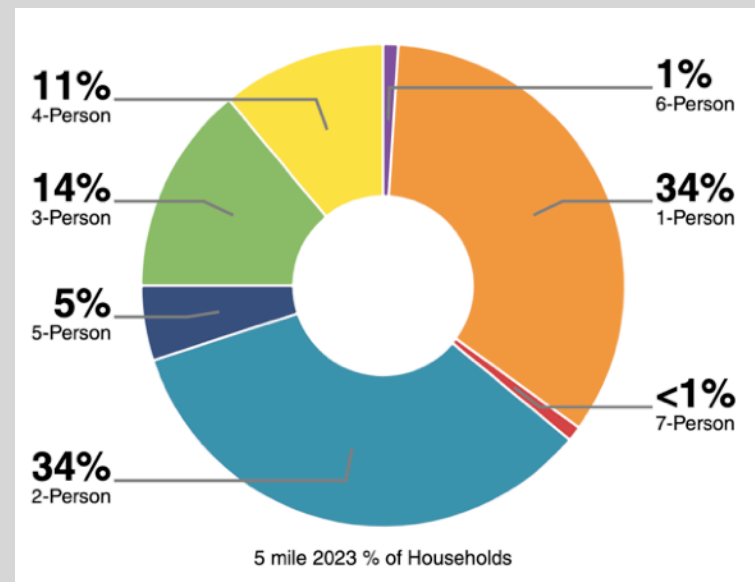
Educational Attainment



Household Income



Household Size



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For More Information

To receive more information please call or email us. Our contact information is below and we look forward to talking to you.

Full Due Diligence Packet is available upon request for qualified buyers.



The information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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