



For Lease

\$2.95

PSF Modified Gross

Contact us:

Tony Andreini
Vice President
License #02039290
Office: +1 805 544 3900
Direct: +1 805 801 1924
tony.andreini@colliers.com

Preston Thomas ^{SIOR}
Senior VP | Principal
License #01378821
Office: +1 805 544 3900
preston.h.thomas@colliers.com

Colliers | San Luis Obispo
1031 Chorro Street
San Luis Obispo, CA 93401
P: +1 805 544 3900
www.colliers.com

3971 S Higuera, Suite 110 San Luis Obispo, California

Former Starbucks Space in High-Identity Center on the Corner of S. Higuera and Tank Farm Road

Property Summary

Former Starbucks, end-cap space in San Luis Obispo's popular Higuera Plaza (\pm 2.1 Million visits per year*), a neighborhood/regional center anchored by high volume Trader Joes and Food 4 Less. The available restaurant space features patio space and is located just a few doors down from the Trader Joe's anchor site.

Suite Area	\pm 1,600 SF
Rate	\$2.95 PSF Modified Gross
Property Type	Restaurant Space (Former Starbucks)
Zoning	C-C Commercial
Parking	Large common area lot, ample for food service use
Exposure	\pm 16,431 AADT on South Higuera \pm 18,917 AADT on Tank Farm Road

Anchors

TRADER JOE'S **Food4Less**

* Annual visits according to Placer.ai

Accelerating success.



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Higuera Plaza

 AVILA
RANCH

Avila Ranch Development Plan ±720 Residential Units

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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	4,943	5,194	62,674	64,548	102,950	104,575
Households	2,056	2,127	23,452	24,544	39,018	40,188
Families	1,101	1,143	10,939	11,533	20,549	21,183
Avg. HH Size	2.38	2.42	2.27	2.24	2.28	2.25
Owner Occupied	1,474	1,567	11,024	11,913	20,686	21,828
Renter Occupied	582	560	12,428	12,631	18,332	18,360
Median Age	41.1	42.9	29.4	31.4	36.9	28.2
Median HH Income	\$97,213	\$106,185	\$83,148	\$97,340	\$90,767	\$103,754
Avg HH Income	\$130,277	\$147,122	\$125,891	\$139,624	\$129,024	\$142,964

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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.

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