



For Lease

\$2.95
PSF Modified Gross

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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

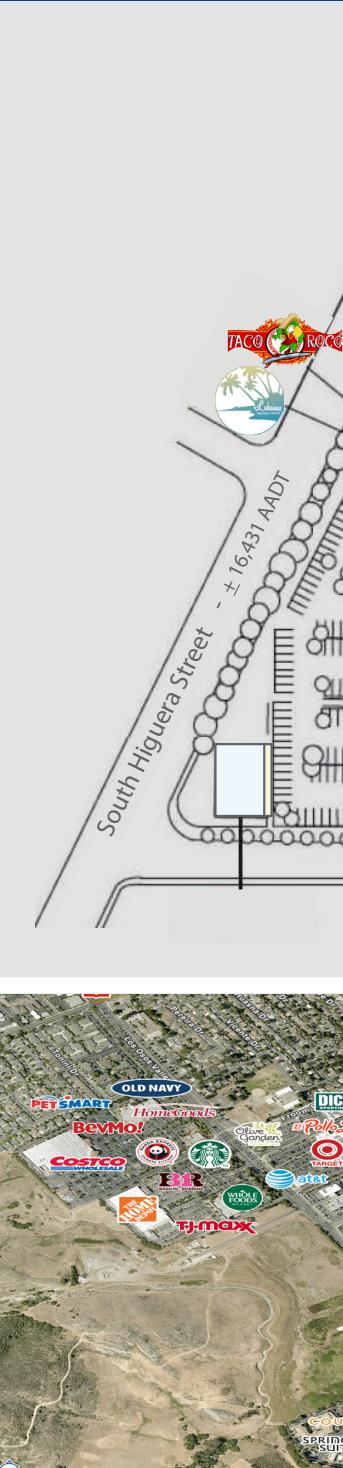
Former Starbucks, end-cap space in San Luis Obispo's popular Higuera Plaza (\pm 2.1 Million visits per year*), a neighborhood/regional center anchored by high volume Trader Joes and Food 4 Less. The available restaurant space features patio space and is located just a few doors down from the Trader Joe's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

Site Plan | The Higuera Plaza



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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

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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