



Accelerating success.

For Lease

\$2.50-3.00
PSF MG

Contact us:

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444 Higuera Street Downtown San Luis Obispo

High Exposure $\pm 1,040$, $\pm 2,374$ and $\pm 3,414$ SF
Second Floor Suites Close to Freeway

Property Summary

Prime second floor office suites in a modern Mediterranean style building located in the Southern portion of Downtown.

Floor plan includes conference rooms, hard offices, several built-in work areas, as well as large open bullpen area. Creek views. Convenient location, close to the freeway and walking distance to the Downtown core. On-site parking. Suites can be combined for one large 3,414 SF suite or leased separately in 1,040 SF and 2,374 SF configurations. Office suites like this are hard to come by near the Downtown core.

Size	$\pm 1,040$, $\pm 2,374$ and $\pm 3,414$ SF
Exposure	$\pm 10,105$ AADT on Higuera Street
Rate	\$2.50 PSF MG for 2,374 and 3,414 SF Suites \$3.00 PSF MG for 1,040 SF Suite
Property Type	(O) Office
Location	Downtown San Luis Obispo, between Carmel and Archer Streets
Parking	Eight spaces on-site

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Floorplan

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▼ Suite 201
2,374 SF



▲ Suite 202
1,040 SF

Size ± 1,040, ± 2,374 and ± 3,414 SF

Exposure ± 10,105 AADT on Higuera Street

Rate \$2.50 PSF MG for 2,374 and 3,414 SF Suites
\$3.00 PSF MG for 1,040 SF Suite

Property Type (O) Office

Location Downtown San Luis Obispo, between Carmel and Archer Streets

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Property Gallery



Reception



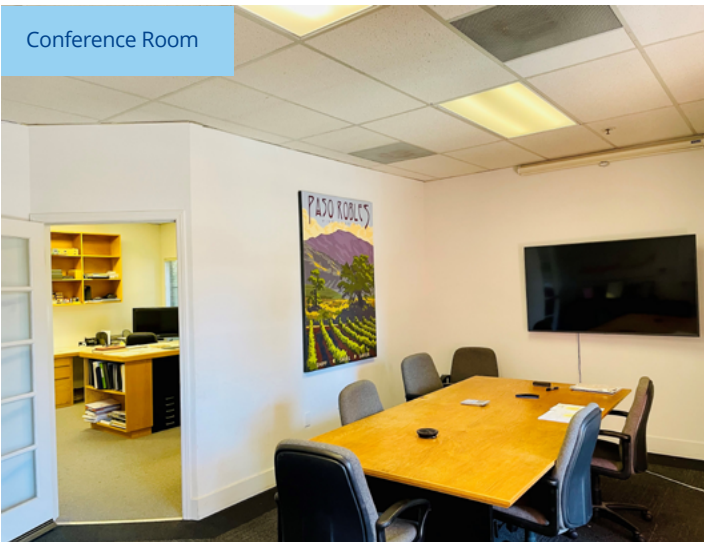
Open Work Area



Higuera Street Frontage



Conference Room



Conference Room/Office





444 Higuera Street



Demographics by Drive Times (1/5/10 Minutes from Subject)

Distance >	1 Minute Drive Time		5 Minute Drive Time		10 Minute Drive Time	
	Current (2021)	Forecast (2026)	Current (2021)	Forecast (2026)	Current (2021)	Forecast (2026)
Population	9,984	10,303	61,360	62,952	83,838	85,880
Households	4,779	4,925	21,303	21,965	31,124	31,981
Families	1,442	1,487	8,794	9,069	14,786	15,165
Avg. HH Size	2.04	2.05	2.33	2.33	2.31	2.31
Owner Occupied	1,526	1,563	10,151	10,461	17,034	17,516
Renter Occupied	3,253	3,363	11,152	11,504	14,090	14,465
Median Age	30.1	31.1	28.2	29.0	33.6	35.2
Median HH Income	\$55,170	\$63,178	\$60,140	\$69,140	\$68,655	\$78,532
Avg HH Income	\$82,862	\$93,543	\$92,046	\$103,568	\$99,837	\$112,821

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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