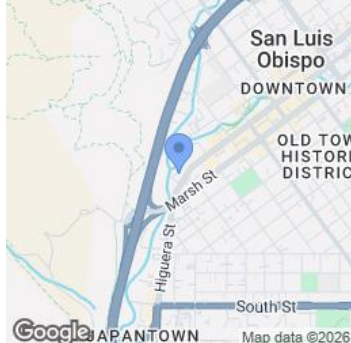


452 Higuera Street, San Luis Obispo, CA 93401

Listing

452 Higuera St, San Luis Obispo 93401STATUS: **Active**LIST PRICE: **\$2,750,000**

Near corner of Higuera & Carmel streets.



BED / BATH: **10/4,0,0,0**
 SQFT(src): **4,266 (A)**
 PRICE PER SQFT: **\$644.63**
 LOT(src): **25,700/0.59 (D)**
 LEVELS: **One**
 GARAGE: **0**
 YEAR BUILT(src): **1901 (PUB)**
 PROP SUB TYPE: **COMRES/D**
 DAM / CDAM: **35/35**
 SLC: **Standard**
 PARCEL #: **002511017**
 SECONDARY PARCEL #: **002511016**
 LISTING ID: **SC26131654**



DESCRIPTION

An extraordinary development opportunity awaits in the heart of Downtown San Luis Obispo at 452 Higuera Street. This rare, creekside property spans two adjacent APNs and represents a premier acquisition for developers, contractors, and investors looking to capitalize on a highly prized location. While the site currently features four income-generating residential units (three 3-bedroom/1-bathroom homes and one 1-bedroom/1-bathroom home), the true value of this offering is in the land and its highest and best use as a high-density, mixed-use project. Zoned CR Retail Commercial and allowing for up to 36 density units per acre, the lot is perfectly positioned to support the City of SLO's long-term initiative for urban infill housing. Future residents will enjoy a vibrant lifestyle in the absolute center of downtown, surrounded by thriving shops, offices, and restaurants. To fast-track your development plans, a professional feasibility study by RRM Design Group has already been completed, highlighting two lucrative pathways: a boutique 11-unit luxury for-sale townhome development, or a higher-density 20-unit condo or apartment complex. Opportunities in this tightly held downtown corridor are exceptionally rare—bring your vision to this premier location and shape the future of San Luis Obispo.

EXCLUSIONS:

INCLUSIONS:

AREA: **SLO - San Luis Obispo**
 SUBDIVISION: **San Luis Obispo(380)/San Luis Obispo(380)**
 COUNTY: **San Luis Obispo**
 SENIOR COMMUNITY?: **No**
 CERTIFIED 433A?:

LIST \$ ORIGINAL: **\$2,750,000**
 BASEMENT SQFT:
 COMMON WALLS: **No Common Walls**
 PARKING:
 HORSE:
 PROBATE AUTHORITY:

SELLER WILL CONSIDER CONCESSIONS IN OFFER: **Yes**
 ROOM TYPE: **All Bedrooms Up**
 EATING AREA:

COOLING: **None**
 HEATING: **Wall Furnace**
 VIEW: **Neighborhood**
 WATERFRONT:
 LAUNDRY: **None**

PROP SUB TYPE:

Commercial/Residential (Detached)STRUCTURE TYPE: **Mixed Use**COMMON INTEREST: **None**

INTERIOR

INTERIOR:
 MAIN LEVEL BEDROOMS: **10**
 MAIN LEVEL BATHROOMS: **4**

ACCESSIBILITY:
 APPLIANCES:
 KITCHEN FEATURES:
 BATHROOM FEATURES:

FLOORING:
 ENTRY LOC/ENTRY LVL: **Street/1**
 FIREPLACE: **None**

EXTERIOR

EXTERIOR:
 FENCING:
 DIRECTION FACES:

SECURITY:
 SEWER: **Public Sewer**

LOT: **Level**
 POOL: **None**

PATIO/PORCH:
 SPA:

BUILDING

BUILDER NAME:
 MAKE:
 BUILD MODEL:
 TAX MODEL:

ARCH STYLE:
 DOOR:
 WINDOW:

ROOF:
 FOUNDATION DTLS:
 PROP COND:

CONSTR MTLs:
 OTHER STRUCT:
 NEW CONSTRUCTION YN: **No**

GARAGE AND PARKING

ATTACHED GARAGE?:
 UNCOVERED SPACES:

PARKING TOTAL: **0**
 # REMOTES:

GARAGE SPACES: **0**
 RV PARK DIM:

CARPORT SPACES:

GREEN

GREEN ENERGY GEN:
 WALK SCORE:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

POWER PRODUCTION

POWER PRODUCTION: **No**

GREEN VERIFICATION: **No**

COMMUNITY

HOA FEE: **\$0**
 HOA FEE 2:
 HOA FEE 3:
 OTHER FEES:
 COMMUNITY: **Sidewalks, Street Lights**
 HOA MANAGEMENT NAME:

HOA NAME:
 HOA NAME 2:
 HOA NAME 3:
 HOA AMENITIES:

HOA PHONE:
 HOA PHONE 2:
 HOA PHONE 3:

OF UNITS: **4**
 # UNITS IN COMMUNITY:
 STORIES TOTAL: **1**

HOA MANAGEMENT NAME 2:
HOA MANAGEMENT NAME 3:

LAND

LAND LEASE?: **No**
PARCEL #: **002511017**
ADDITIONAL APN(S): **002511016**

LAND LEASE AMOUNT:
LAND LEASE AMT FREQ:
LAND LEASE PURCH?:
LAND LEASE RENEW:
LAND LEASE EXP DATE:

UTILITIES:
ELECTRIC:
WATER SOURCE: **Public**
LOT SIZE DIM:
ASSESSMENTS: **Unknown**

TAX LOT: **31**
TAX BLOCK: **61**
TAX TRACT #:
ZONING:
TAX OTHER ASSESSMENT: **\$0**
TAX OTHER ASSESS SOURCE: **Unknown**

SCHOOL

HIGH SCHOOL DISTRICT: **San Luis**
Coastal Unified
HIGH SCH DIST SOURCE:

ELEMENTARY:
ELEM SOURCE:
ELEMENTARY OTHER:

MIDDLE/JR HIGH:
MIDDLE/JR SOURCE:
MIDDLE/JR HIGH OTHER:

HIGH SCHOOL:
HIGH SOURCE:
HIGH SCHOOL OTHER:

LISTING

DATES

BAC:
BAC RMRKS:
DUAL/VARI COMP?: **No**
LEASE CONSIDERED?: **No**
CURRENT FINANCING: **None**
POSSESSION: **See Remarks**
SIGN ON PROPERTY?: **No**
CONTINGENCY LIST:

TERMS: **1031 Exchange, Cash, Cash to New Loan**
LIST AGRMT: **Exclusive Right To Sell**
LIST SERVICE: **Full Service**
AD NUMBER:
DISCLOSURES:
INTERNET, AVM?/COMM?: **Yes/Yes**
INTERNET?/ADDRESS?: **Yes/Yes**
NEIGHBORHOOD MARKET REPORT YN?: **Yes**

LIST CONTRACT DATE: **06/16/26**
START SHOWING DATE:
ON MARKET DATE: **06/16/26**
PRICE CHG TIMESTAMP:
STATUS CHG TIMESTAMP: **06/16/26**
MOD TIMESTAMP: **06/17/26**
EXPIRED DATE: **12/31/26**
PURCH CONTRACT DATE:
ENDING DATE:

CONTINGENCY:

PRIVATE REMARKS: Supplements available upon request to interested parties. All units are currently leased out on annual leases generating a combined monthly income of \$8,275. Tenants pay utilities. Escrow shall be with Kim MacDonald at Fidelity National Title. All offers shall be submitted with Verification of Funds and Loan Pre-Approval Letter (if applicable). Please call with any questions, looking forward to working with you.

SHOWING INFORMATION

SHOW CONTACT TYPE: **Agent**
SHOW CONTACT NAME: **M. Farid Shahid**
SHOW CONTACT PH: **818-961-6508**

LOCK BOX LOCATION: **None**
LOCK BOX TYPE: **None**

OCCUPANT TYPE: **Tenant**
OWNER'S NAME:

SHOW INSTRUCTIONS: **Do not disturb tenants or walk exterior of the property without notice. No showings without submitting a Letter of Intent and Verification of Funds. Minimum 3 Business Day advance notice required for showings. Listing Agent shall provide a detailed tour of the premises to qualified and serious Buyers only. Thank you for showing!**

DIRECTIONS: **Near corner of Higuera & Carmel streets.**

AGENT / OFFICE

CONTACT PRIORITY

Listing Team: (275649875) [Sotello & Shahid Real Estate Group](#)

LA: (**SP02025653**) [Farid Shahid](#)
CoLA: [Walker Sotello](#)
LO: (**SL1267**) [Eighty20 Group](#)
LO PHONE: **805-457-5781**
CoLO: **Eighty20 Group**
CoLO PHONE: **805-457-5781**

LA State License: **02025653**
CoLA State License: **02054410**
LO State License: **02092190**
LO FAX:
CoLO State License: **02092190**
CoLO FAX:
Offers Email: farid@eighty20.group

1.LA CELL: **818-961-6508**

4.LA EMAIL: farid@eighty20.group

AGENT FULL: Residential LISTING ID: SC26131654

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