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## For Lease

# \$1.75

PSF Modified Gross

### Contact us:

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**Colliers | San Luis Obispo**

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## 3566 S. Higuera Street, Ste 103 San Luis Obispo, CA

### Office/Showroom Space in South San Luis Obispo

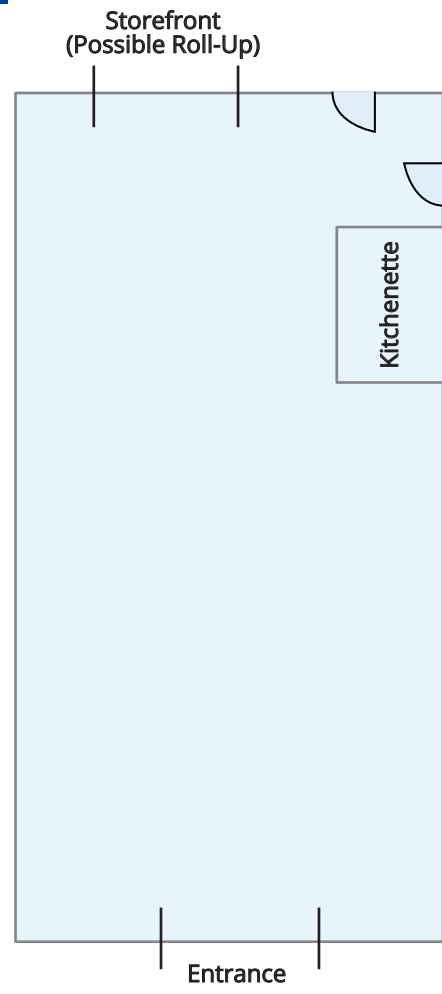
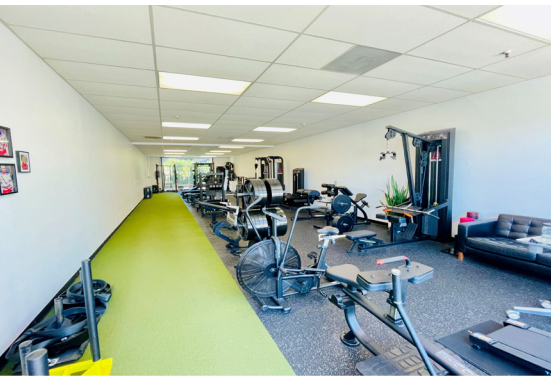
#### Property Summary

Approximately 1,300 SF office/showroom suite. Space includes storefronts and rear access. Layout is an open floor plan. Retail presence. Good parking. Possible to add a roll-up door, in the rear, for warehouse use. Recently painted. Located in a convenient location off South Higuera, a short distance to Highway 101.

<b>Size</b>	±1,300 SF
<b>Exposure</b>	± 17,315 AADT on S. Higuera Street
<b>Rate</b>	\$1.75 PSF Modified Gross
<b>Property Type</b>	Office/Showroom/Possible Warehouse with roll-up
<b>Zoning</b>	C-S Commercial Service (No gym/fitness or auto uses allowed)
<b>Location</b>	South San Luis Obispo, off S. Higuera Street
<b>Parking</b>	4 Spaces

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# Floor Plan



<b>Size</b>	±1,300 SF
<b>Rate</b>	\$1.75 PSF Modified Gross
<b>Property Type</b>	Office/Showroom/Possible Warehouse with roll-up
<b>Zoning</b>	C-S Commercial Service (No gym/fitness or auto uses allowed)
<b>Location</b>	South San Luis Obispo, off S. Higuera Street
<b>Parking</b>	4 Spaces

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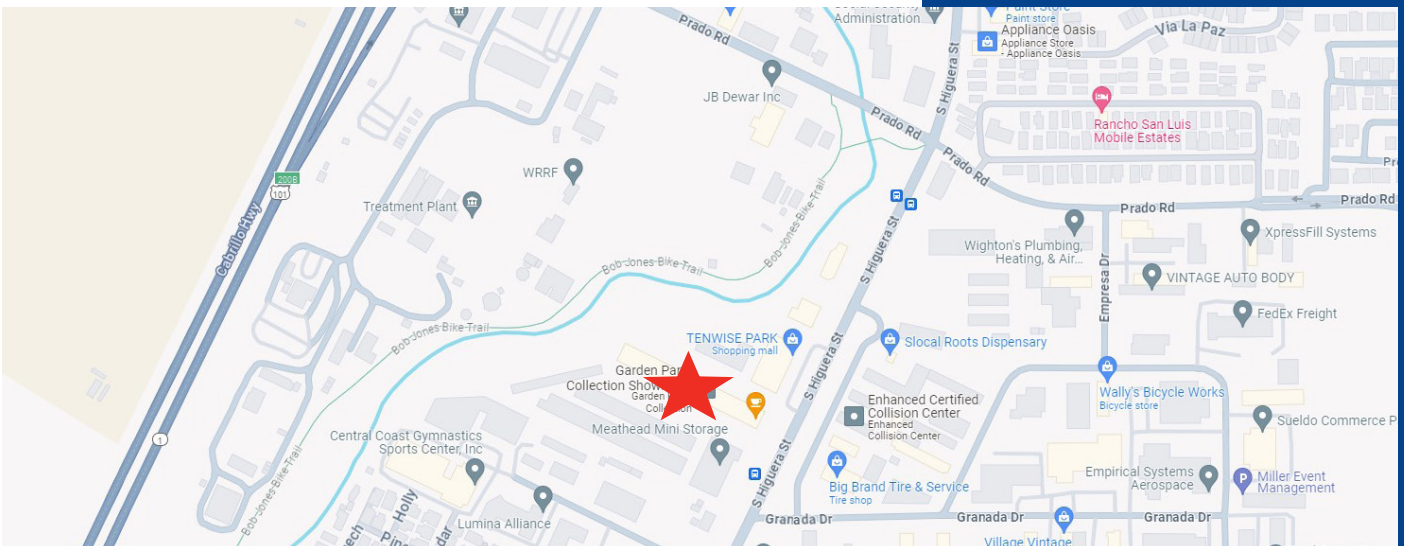


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# Property Gallery

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Demographics by Drive Times (1/3/5 Minutes from Subject)

Distance >	1 Minute Drive Time		3 Minute Drive Time		5 Minute Drive Time	
	Current (2023)	Forecast (2028)	Current (2023)	Forecast (2028)	Current (2023)	Forecast (2028)
Population	5,444	5,776	43,367	44,647	62,274	63,675
Households	2,350	2,522	18,701	19,359	22,652	23,375
Families	1,129	1,207	7,777	8,132	9,457	9,840
Avg. HH Size	2.28	2.26	2.27	2.26	2.30	2.29
Owner Occupied	1,473	1,478	8,486	8,865	10,404	10,830
Renter Occupied	877	1,043	10,215	10,494	12,248	12,545
Median Age	40.2	42.1	33.2	25.2	27.0	28.1
Median HH Income	\$75,317	\$91,436	\$76,861	\$88,650	\$74,584	\$86,187
Avg HH Income	\$121,251	\$141,270	\$123,595	\$141,427	\$124,482	\$142,334

<sup>1</sup> 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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