

736

HIGUERA ST.
SAN LUIS OBISPO, CA

FOR LEASE

MARTY INDVIK
mindvik@lee-associates.com
D 805.440.6861
CalDRE: #0961882

JEFF ALLEN
805.801.7676
jallen@lee-associates.com
License ID# 01313074

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
CENTRAL CALIFORNIA

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

PROPERTY OVERVIEW

Right in the core of downtown San Luis Obispo! Dynamic location along the creek across from the Mission San Luis Obispo de Tolosa. Close proximity to the new San Luis Obispo Museum of Art and the site for the new San Luis Obispo Repertory Theatre. Truly the dynamic part of town!

Offering is for the entire 18,000 square foot building or it can be broken up into downstairs restaurant/retail and upstairs residences/offices.





Downstairs/mezzanine: Approximately 9,500 square feet

Fully built out restaurant consisting of 7,200 square feet of ground floor space, 2,262 square feet of mezzanine and an approximately 800 square foot outdoor patio along the creek.

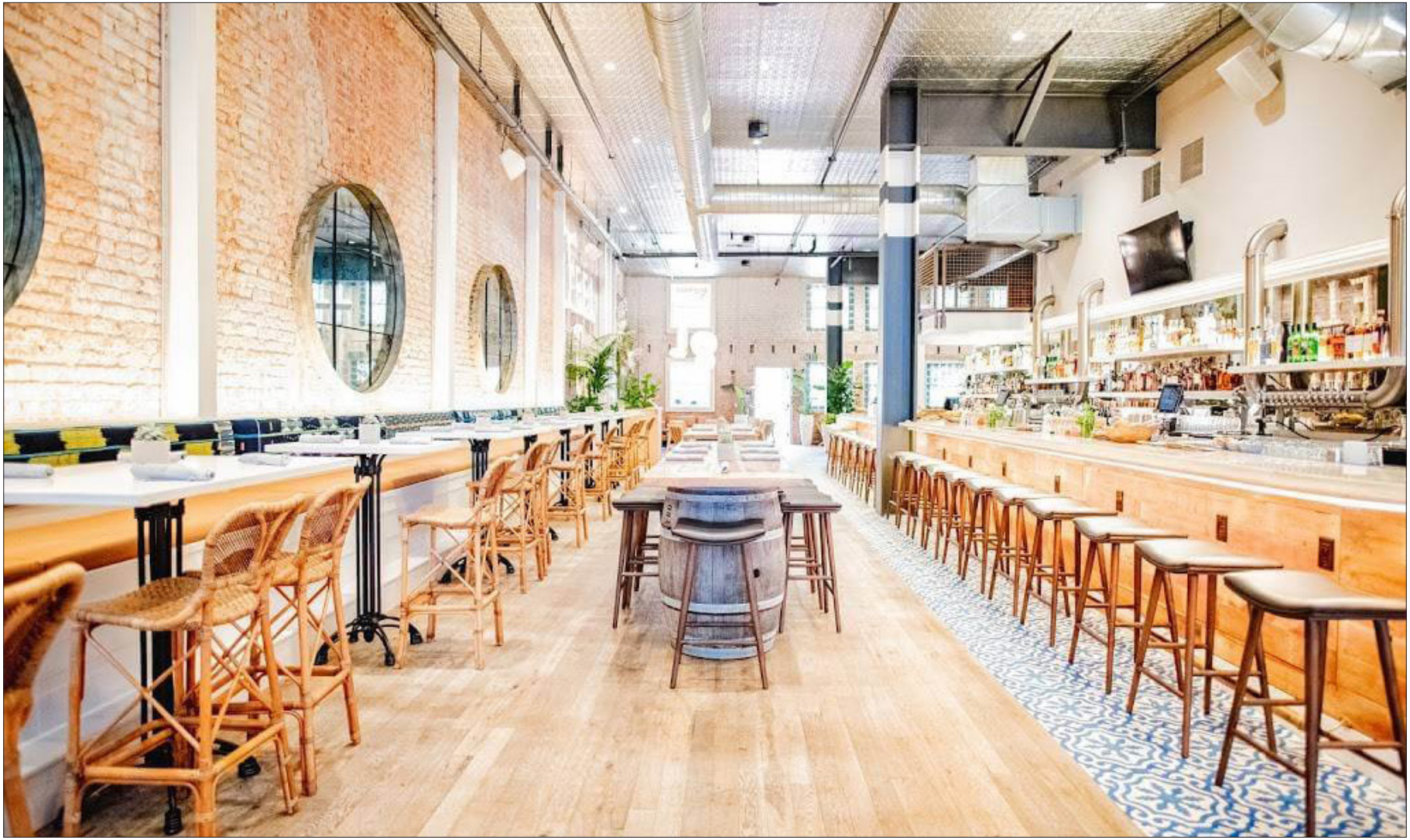
Upstairs: Approximately 7,200 square feet

Currently used for hospitality consisting of 11 room, 10 bathrooms, 5 living areas,, 5 kitchens, dining areas, washer and dryer hook ups and 600 square foot rooftop patio.

Lease Rate	Term	Downstairs SF	Upstairs SF	APN
$3.50/SF/Mo/NNN	Negotiable	±9,500 SF	±7,200 SF	002-423-016

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

DOWNSTAIRS



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

DOWNSTAIRS - PATIO



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

UPSTAIRS - LOFTS



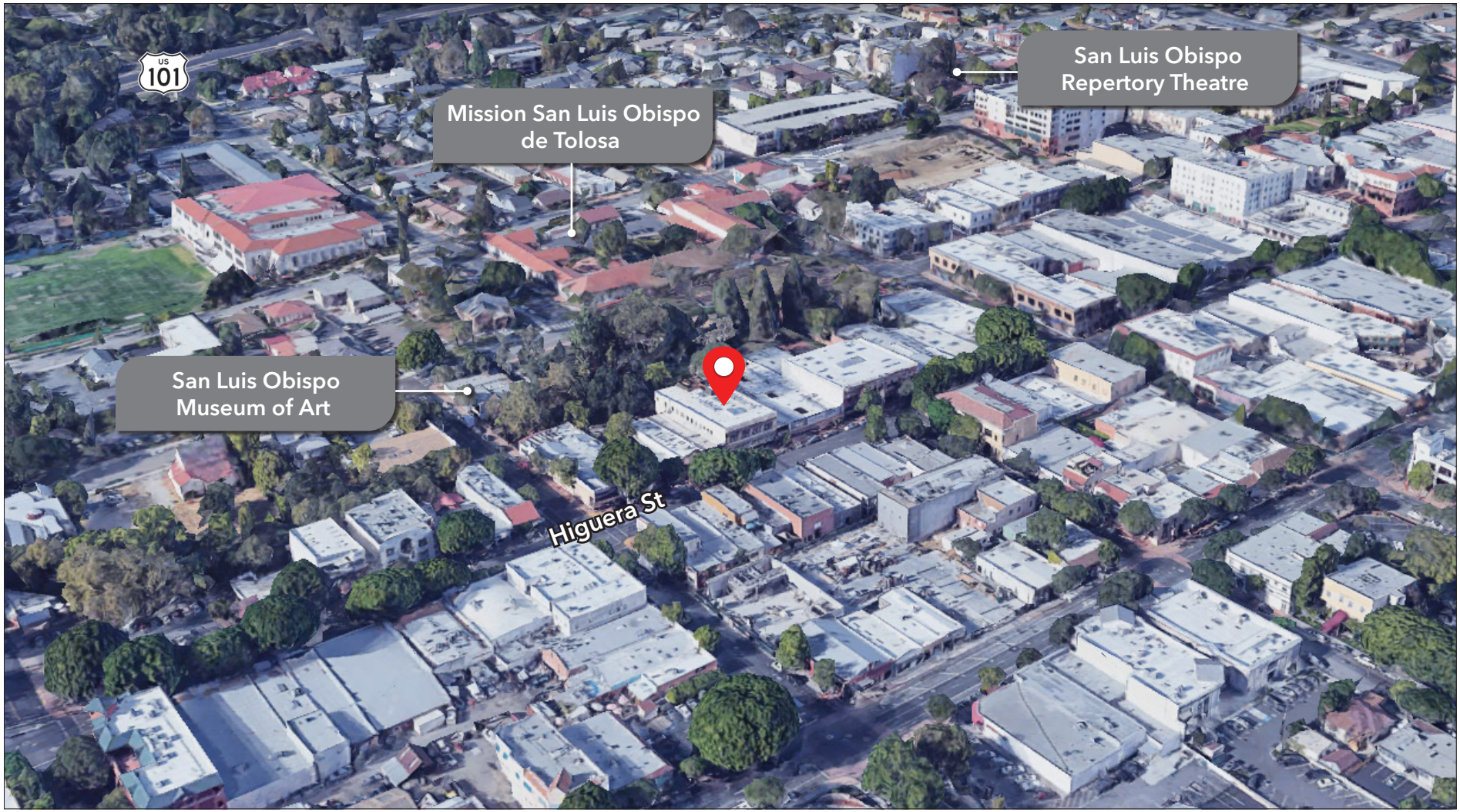






All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

AERIAL



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

RETAIL MAP



MAP KEY

Nearby food & drink

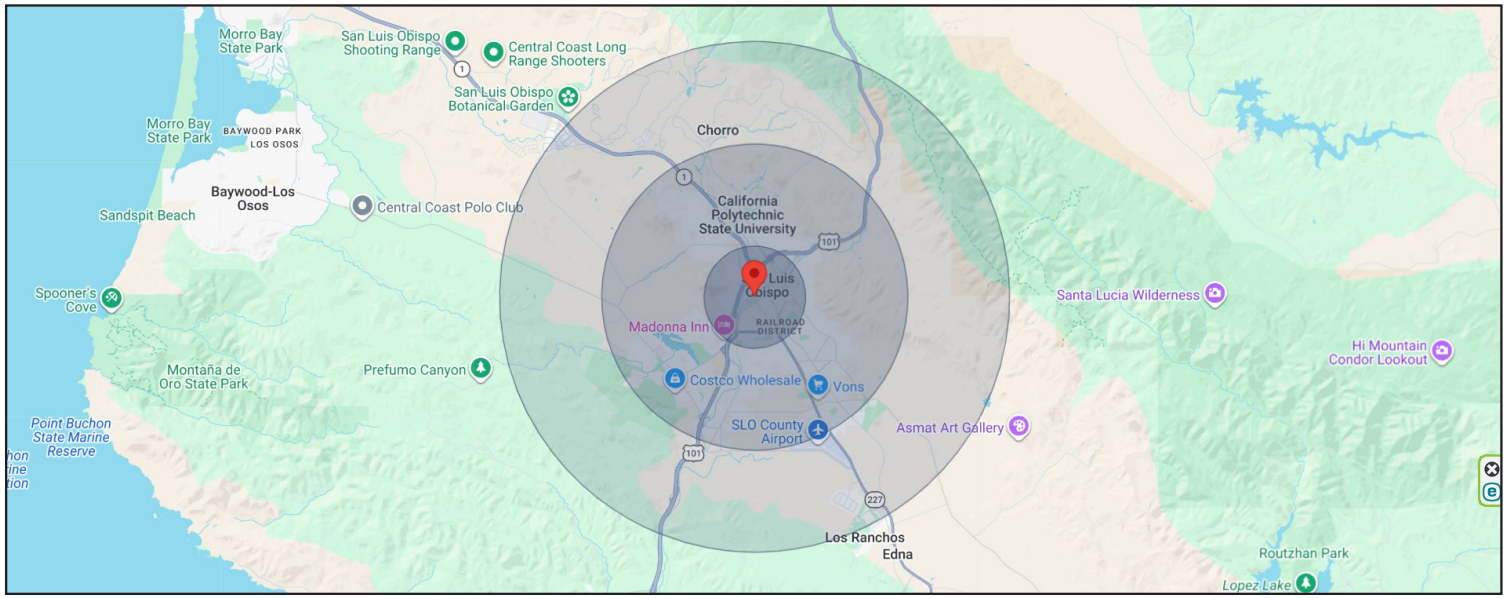
- Restaurant
- Bar / pub
- Brewery / taproom

01 **Flour House SLO** 690 Higuera
02 **Uma's** 698 Higuera
03 **Old San Luis BBQ Co.** 670 Higuera
04 **The Mark** 673 Higuera
05 **Feral Kitchen + Lounge** 725 Higuera
06 **Mother's Tavern** 725 Higuera
07 **The Library** 723 Higuera
08 **Frog & Peach Pub** 728 Higuera
09 **Nick the Greek / Blast 825** 733 Higuera
10 **Novo Restaurant** 726 Higuera
11 **Kiko Restaurant** 746 Higuera
12 **201 Kitchen** 857 Higuera
13 **The Habit Burger Grill** 839 Higuera
14 **Antonia's Pizza** 891 Higuera
15 **Arigato Sushi** 667 Marsh
16 **Café Crepes de SLO** 785 Marsh
17 **Mee Heng Low** 815 Palm
18 **Giuseppe's Cucina Rustica** 849 Monterey
19 **Finney's Crafthouse** 857 Monterey
20 **Anderson Social** 951 Monterey
21 **SLO Cider Taproom** 750 Monterey
22 **Sidecar SLO** 1040 Broad
23 **La Esquina Taqueria** 1049 Nipomo
24 **La Locanda** 1137 Garden
25 **The Oak Grill** 1119 Garden
26 **Luna Red** 1023 Chorro
27 **Libertine Brewing Co.** 1234 Broad
28 **High Bar** 877 Palm
29 **Buona Tavola** 1037 Monterey
30 **Firestone Grill** 1001 Higuera
31 **Louisa's Place** 964 Higuera
32 **Koberl at Blue** 998 Monterey
33 **Lure Fish House** 1101 Monterey
34 **Moe's Mediterranean** 1035 Chorro
35 **Nomo Domo** 848 Monterey
36 **Park 1039** 1039 Chorro
37 **San Luis Taqueria** 1032 Chorro
38 **Sequoia Sandwich Co.** 893 Higuera
39 **Shin's Sushi** 1023 Monterey
40 **Thai Delight** 1011 Higuera
41 **Tonitas Mexican Food** 1024 Nipomo
42 **Urbane Cafe** 952 Higuera
43 **Woodstock's Pizza** 1000 Higuera
44 **Coya Peruvian Restaurant** 851 Higuera
45 **Pure Green** 848 Higuera
46 **Bear & The Wren** 570 Higuera
47 **Goshi Japanese Restaurant** 570 Higuera
48 **Mama's Meatball** 570 Higuera
49 **Gold Land BBQ** 570 Higuera
50 **Mistura** 570 Higuera
51 **Central Coast Wines** 712 Higuera
52 **McCarthy's Irish Pub** 600 Marsh
53 **Bull's Tavern** 1040 Chorro

Business listings checked Nov 2026 • verify hours before visiting

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

DEMOGRAPHICS



RADIUS DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	14,716	51,897	60,161
Average Age	28.5	30.0	31.4
HOUSEHOLDS & INCOME			
Total Households	6,336	18,903	20,825
# of Persons per HH	2.3	2.7	2.9
Average HH Income	$95,026	$106,772	$111,196
Average House Value	$924,706	$859,993	$897,018

Demographics data derived from AlphaMap

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

Lee & Associates, the largest broker-owned firm in North America, has been providing seamless, consistent execution and value-driven market-to-market services for our clients since 1979.

Our real estate services are tailored to exceed the needs of our local, national, and international clients by combining the latest technology, resources, and market intelligence with over 40 years of expertise to optimize results.

MARTY INDVIK
805.440.6861
mindvik@lee-associates.com
License ID# 0951882

JEFF ALLEN
805.801.7676
jallen@lee-associates.com
License ID# 01313074



Central California, Inc. -
Lee & Associates
Corporate ID #02215506
A Member of the Lee & Associates
Group of Companies
5401 Business Park South, Suite 123
Bakersfield, CA 93309

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.