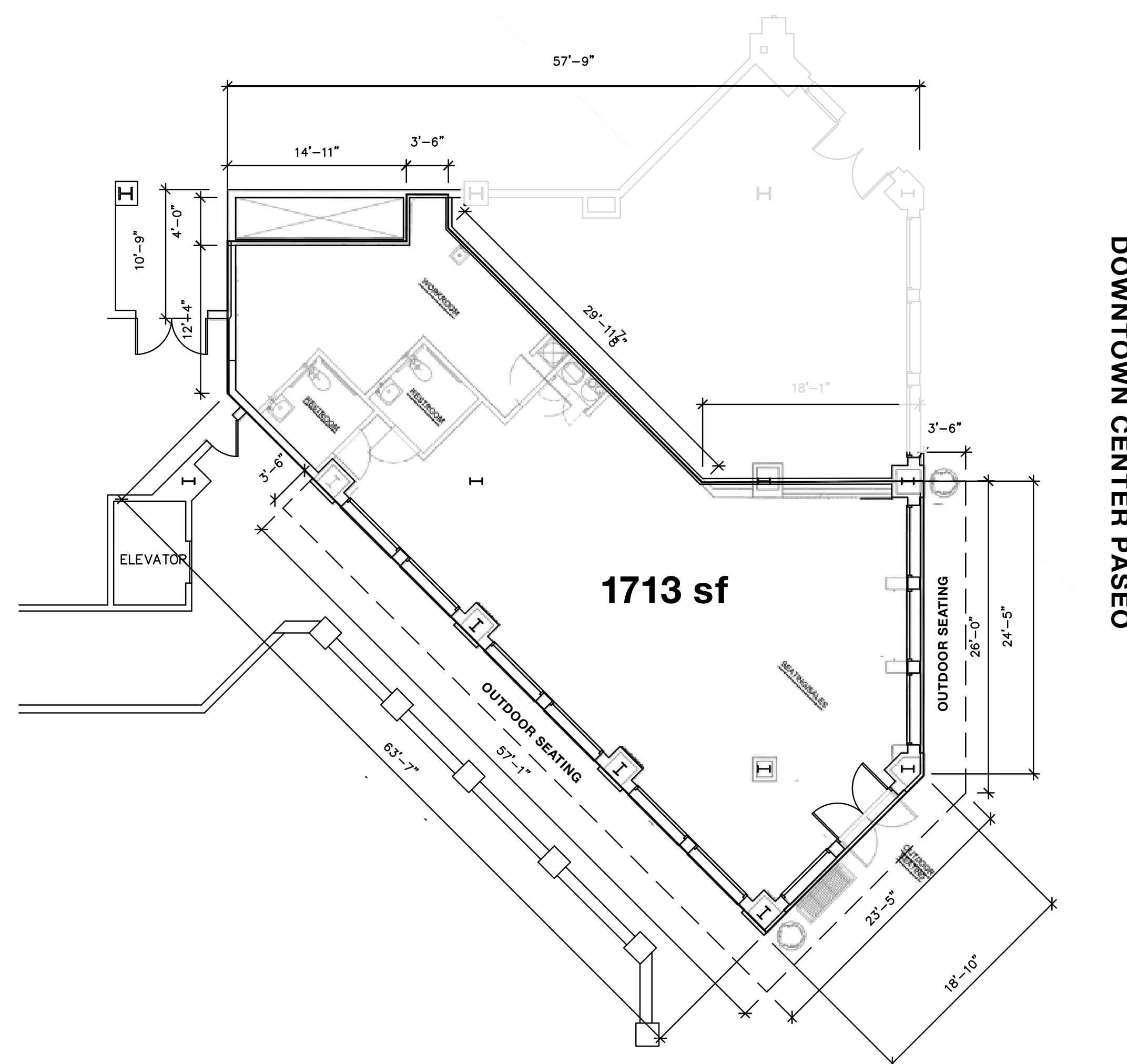


885 Higuera Street Available Now

1713sf in the Heart of Downtown San Luis Obispo

OUTSTANDING FAST-CASUAL RESTAURANT OR RETAIL OPPORTUNITY

- Second generation coffee shop, restaurant, or specialty retail space at the center of downtown San Luis Obispo's retail corridor
- Expansive outdoor seating along attractive outdoor Paseo
- Premier co-tenancy: The Movie Experience, Barnes and Noble, Anthropologie, Apple, Jamba and Efen's Mexican Restaurant
- Steps away from the Marsh Street parking garage which includes over 400 parking spots



885 Higuera Street represents a unique opportunity for an outstanding fast-casual restaurant concept. High visibility and positioning at the entrance to San Luis Obispo's premier retail district create high foot traffic day and night.



SAN LUIS OBISPO BY THE NUMBERS

- 400,000 trade Area, drive time 25 minutes
- 100,000 daytime population
- 36,000 students, Cal Poly & Cuesta College
- 75 minute average dwell time
- \$90,000 average household income
- 750,000 annual visitors attend world famous thursday night Farmer's Market
- 3 million people visit Mission San Luis Obispo de Tolosa each year