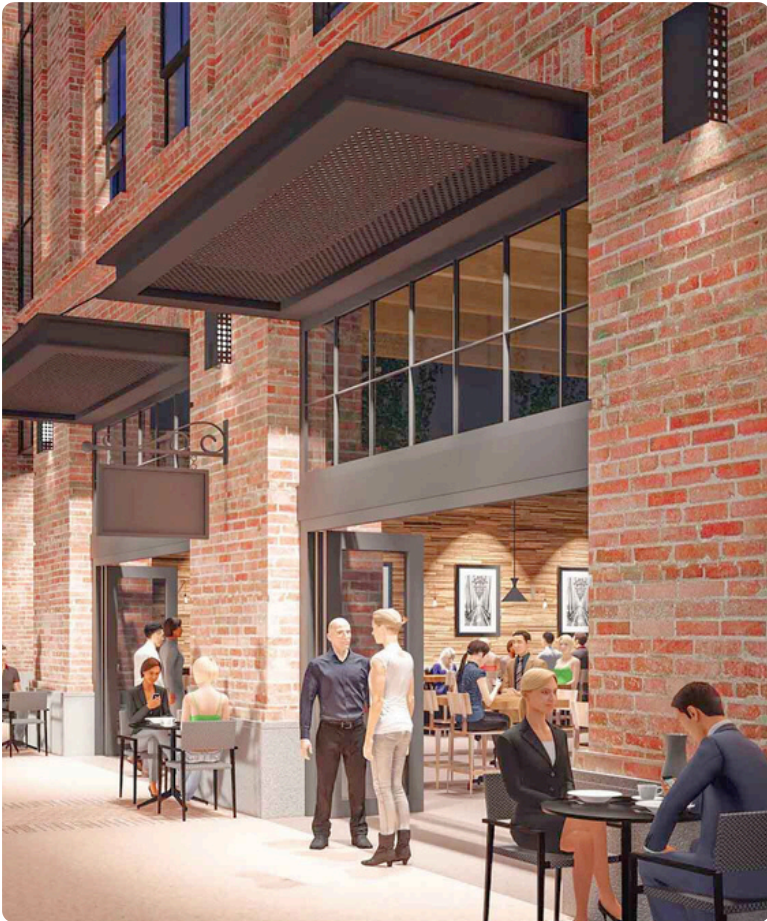




**FOR LEASE**  
RESTAURANT SPACE





# 581 HIGUERA ST, STE 100 SAN LUIS OBISPO, CA

LEASE TYPE: **DIRECT**

OCCUPANCY: **AVAILABLE NOW**

FLOOR: **1ST**

SUITE: **100**

SPACE AVAILABLE: **4,052.67 SF (USABLE)**

DIVISIBLE: **NO**

RENT (\$/SF/MONTH): **\$3.25**

CAM (\$/SF/MONTH): **\$0.50**

SERVICE TYPE: **TRIPLE NET (NNN)**

USE: **RETAIL (FULL-SERVICE RESTAURANT)**

TERM: **NEGOTIABLE**

FINISHED CEILING HEIGHT: **STANDARD**

SPACE POSITION: **END CAP**

EXISTING BUILD-OUT: **SHELL SPACE (VANILLA SHELL  
WITH TENANT IMPROVEMENT ALLOWANCE)**

## LISTING DESCRIPTION:

The Restaurant at Brickhouse offers a rare flagship opportunity for a full-service dining experience in the heart of downtown San Luis Obispo. This approximately 4,000 SF space anchors the ground floor of Brickhouse, a brand new luxury development featuring 29 luxury condominiums above. The project sits directly across from the Creamery District and steps from Higuera Street, San Luis Obispo's primary downtown corridor. Featuring expansive storefront glass, a courtyard patio option, dedicated restaurant venting (16' hood possible), and a generous \$40/SF Tenant Improvement Allowance, this space is perfectly suited for a high-end dining concept seeking visibility, foot traffic, and a turnkey location in SLO's most vibrant new development. Parking for guests and staff is available on-site via a secure mechanical lift system.

# SPACE HIGHLIGHTS

- BRAND NEW CONSTRUCTION (BRICKHOUSE, DOWNTOWN SLO)
- 4,052 USABLE SF FULL-SERVICE RESTAURANT SPACE
- END CAP LOCATION WITH COURTYARD PATIO SEATING
- 16' MAXIMUM HOOD ALLOWANCE (GREASE DUCT INSTALLED)
- \$40/SF TENANT IMPROVEMENT ALLOWANCE
- WALKING DISTANCE TO CREAMERY DISTRICT AND HIGUERA STREET
- SECURE PARKING VIA MECHANICAL LIFT SYSTEM
- APPROX. 4,052 USABLE SF
- \$40/SF TENANT IMPROVEMENT ALLOWANCE (REIMBURSABLE WITHIN 30 DAYS OF CERTIFICATE OF OCCUPANCY)
- MAXIMUM 16' HOOD ALLOWED WITH GREASE DUCT PRE-INSTALLED
- COURTYARD PATIO SEATING AVAILABLE — NO ADDITIONAL RENT
- DELIVERY CONDITION: VANILLA SHELL
- DYNAMIC STOREFRONT PRESENCE DIRECTLY ACROSS FROM THE CREAMERY DISTRICT
- LOCATED IN A BRAND NEW LUXURY MIXED-USE PROJECT FEATURING RESIDENTIAL CONDOS ABOVE
- PARKING AVAILABLE WITH STATE-OF-THE-ART MECHANICAL LIFT SYSTEM



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