



THE BRICKHOUSE · RESTAURANT SPACE

581 HIGUERA STREET

San Luis Obispo, California 93401

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FOR LEASE

\$3.50 / SF / mo · NNN

AVAILABLE

±4,000 SF Shell

TERM

5+ Years

OUTDOOR

Patio Seating Available



THE SPACE

A dedicated ground-floor restaurant opportunity within The Brickhouse – a dynamic mixed-use development featuring 29 luxury residential condominiums. Approximately 4,000 SF of shell space awaits your custom concept, with additional outdoor patio seating to extend your guest experience.

PROPERTY TYPE

Restaurant

ground floor

AVAILABLE

±4,000 SF

shell condition

OUTDOOR SEATING

Patio Available

LEASE TERM

5+ Years

LOCATION

Downtown SLO

main Higuera corridor

LEASE RATE

\$3.50 / SF / mo

Triple Net (NNN)

TENANT IMPROVEMENTS

TI Allowance

Competitive rate with an improvement allowance

HIGHLIGHTS

- ±4,000 SF shell space – a blank canvas for your concept and design
- Located on the main downtown corridor of San Luis Obispo
- Directly across from the Creamery Marketplace – an established restaurant & retail hub
- Anchors the southern end of the weekly farmers' market
- One block from SLO's newest parking garage – abundant guest parking
- Competitive lease rate with a tenant improvement allowance
- Outdoor patio seating available for expanded covers

RECENT RESTAURANT ACTIVITY – SLO

RESTAURANT	STATUS
SLO Fish Market	Coming July 2026
Shake Shake Fresh Noodle	Open Now
Shake Shake Crab	Opening Soon
Bangkok Street	Opening July 2026 · Creamery





LEASING INQUIRIES

Exclusively Listed By:



Bill Carpenter

Broker Associate · CA DRE# 00881534

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All information provided is from sources deemed reliable but is not guaranteed. Square footages and lease rates are approximate (±) and should be independently verified by prospective tenants. Shell space is delivered in as-is condition; tenant improvement allowance, delivery condition and permitted use to be negotiated. This is not an offer to lease and is subject to change, prior lease or withdrawal without notice. Broker of Record: Archer Wilkinson, Inc. CA DRE# 02125991.