



The
San Luis Obispo
COLLECTION

THE HEART OF DOWNTOWN SAN LUIS OBISPO

The
San Luis Obispo
COLLECTION



THE NEIGHBORHOOD



THE COLLECTION



AVAILABILITY

With its ideal placement along San Luis Obispo's two historic Main Streets, the San Luis Obispo Collection offers an authentic Coastal California retail/lifestyle experience in the heart of a bustling, dynamic, and historic downtown.



Daytime Population

100,000

SLO DOWNTOWN CORE



alo

ARRIVING
FALL 2026



Coming
GORJANA
Soon



HOME

NEIGHBORHOOD

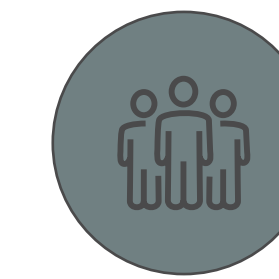
THE NEIGHBORHOOD

energetic • eclectic • surprising

It would be easy to frame San Luis Obispo by talking about its historic Spanish Mission, built in 1774, which brings millions of visitors to the downtown each year, but that would be missing the point. This is a city that has always punched well above its weight, and has always looked forward just as much as it treasures its unique place in California history. Today's SLO (as locals call it) is experiencing a renaissance on many fronts, from the phenomenal growth of its tech sector, to the completion of numerous premier hotel properties in and around the downtown core, and to Cal Poly's growing status as a leading tech-focused university, which has brought a younger, well-heeled demographic to the region. Its pleasant year-round climate, beautiful coastline, pristine beaches, and an increasingly energetic wine and spirits industry has made San Luis Obispo a magnet for visitors across the full range of seasons.



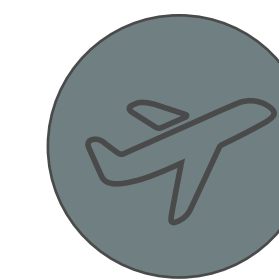
San Luis Obispo Collection offers over **280,000sf** of national lifestyle retail



Downtown Daytime Population over **100,000**



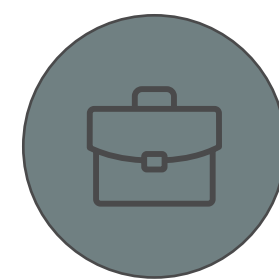
75 minute Average On-Site Dwell Time



Direct connections to Los Angeles, San Francisco, San Diego, Seattle, Denver, Dallas, Phoenix, & Portland



Average Household Income **\$96,000**



Booming Tech Industry with over **7800 new jobs** and 20% year over year growth.

DOWNTOWN SLO MAP

PROPERTY

AVAILABILITY

DOWNTOWN SLO MAP

COURT STREET

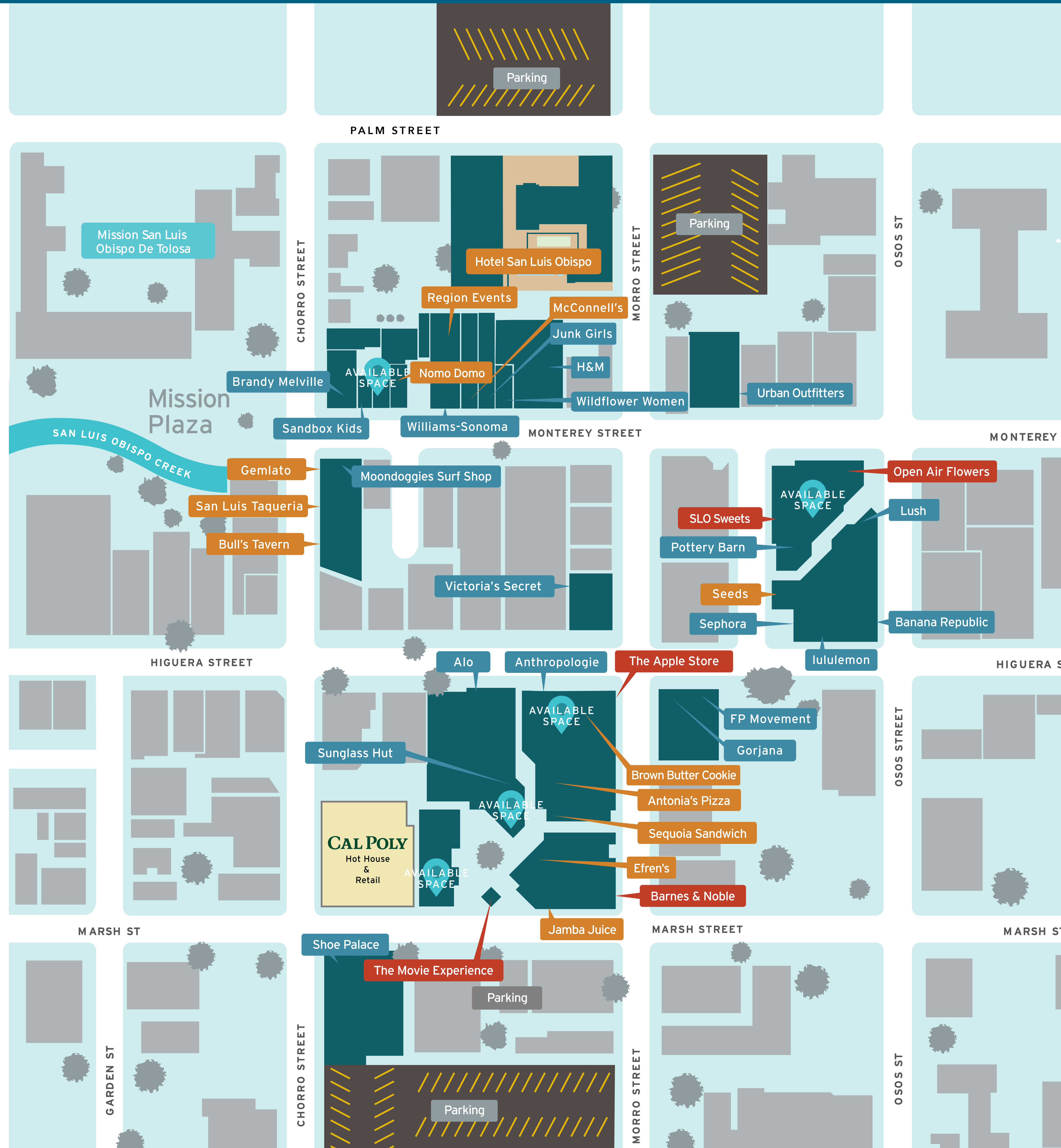
- SEPHORA
- BANANA REPUBLIC
- LULULEMON
- GORJANA
- FREE PEOPLE MOVEMENT
- LUSH
- OPEN AIR FLOWERS
- POTTERY BARN
- SEEDS
- SLO SWEETS
- URBAN OUTFITTERS

DOWNTOWN CENTRE

- APPLE
- ANTHROPOLOGIE
- ANTONIA'S PIZZA
- ALO OPENING Q3 2026
- BROWN BUTTER COOKIE CO.
- EFREN'S
- JAMBA JUICE
- THE MOVIE EXPERIENCE
- SEQUOIA SANDWICH
- SUNGLASS HUT
- VICTORIA'S SECRET

MONTEREY STREET

- WILLIAMS SONOMA
- BRANDY MELVILLE
- H&M
- JUNGGIRLS
- MCCONNELL'S FINE ICE CREAMS
- GEMPLATO
- BULL'S TAVERN
- SAN LUIS TAQUERIA
- MOONDOGGIES BEACH CLUB
- REGION
- SANDBOX KIDS
- WILDFLOWER WOMEN
- NOMO DOMO



ABOUT THE COLLECTION

Nestled amongst many of San Luis Obispo's historic buildings, the San Luis Obispo Collection is comprised of three distinct retail complexes with over a thousand feet of main street frontage. Encompassing more than 280,000sf of mixed use space that includes residential and premium office



[SHOPPER DEMOGRAPHICS](#)

[DOWNTOWN SLO MAP](#)

[HOME](#)

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SHOPPER DEMOGRAPHICS



San Luis Obispo is the cultural hub of the central coast of California, and the city features unique blend of historic architecture and walkable, multi-generational neighborhoods, along with diverse, well-educated population. San Luis Obispo embodies the classic California lifestyle, and that combined with it's proximity to miles of pristine coastline and world-class vineyards makes it a magnet for visitors from within the region and across the globe.

Cal Poly's reputation as one of the nation's best technology universities brings with it a dynamic, diverse, and prosperous student population that hails from all corners of the country. Year-round visits from parents and prospective students make up a growing segment of the city's tourist population and has spurred the growth of the luxury hotel segment in the downtown corridor. Additionally, San Luis Obispo's status as a tech education center has led to significant growth in technology related start-ups, and top-tier companies setting



up shop. Companies like Amazon, Rosetta, and iFixit have joined homegrown success stories like MindBody fueling double-digit annual growth in the sector. This expansion has led to a new population of young, upwardly mobile consumers within the city.



30,000
COLLEGE STUDENTS

1 Million
Visitors Attend
Downtown SLO
Events



WORLD CLASS
Wine Region

\$96,000
Average
Household
Income

75 minute
AVERAGE
Dwell Time

[HOME](#)

[NEIGHBORHOOD](#)

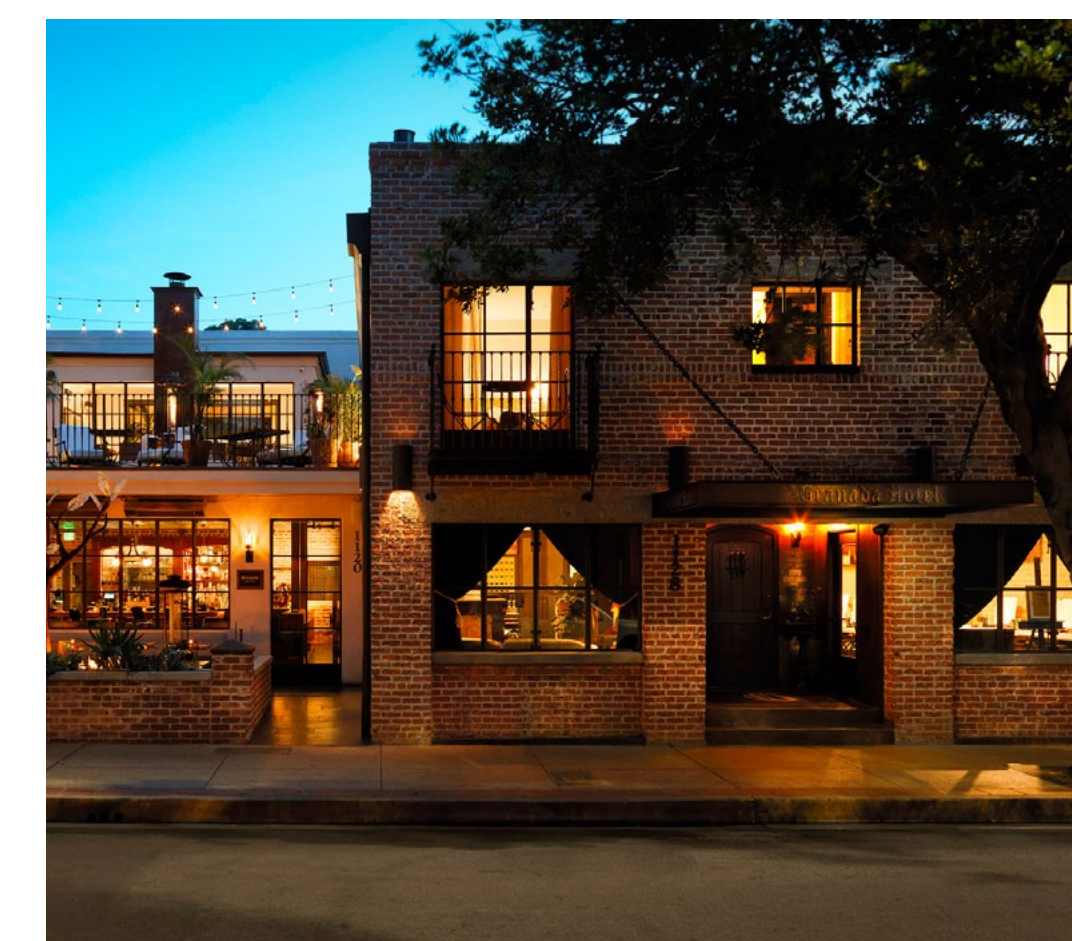
[PROPERTY](#)

[AVAILABILITY](#)



5 Star Hotel Invasion

At the forefront of a hospitality renaissance in downtown San Luis Obispo, 2019 saw the debut of the ultra-modern **Hotel San Luis Obispo** adjacent to Jamestown's Monterey Street Development. Piazza Hospitality, creators of the award-winning Hotel Healdsburg and LEED certified h2hotel in Sonoma Wine County, plays host to an artfully designed, eco-conscious hotel offering 78 guest rooms, two on-site restaurants, a full-service spa and conference facilities, bringing a new style of hospitality to San Luis Obispo. Alongside 3 other downtown hotel projects, that together add more than 300 rooms, Hotel SLO serves as both a welcoming way-station and home base for travelers to explore the region and a vibrant community hub for locals as well.



From Top: The chic **Hotel San Luis Obispo** is part of Jamestown's Monterey Street development. Nestled between Court Street and Downtown Centre, the **Granada Hotel & Bistro** has brought a touch of downtown elegance to Morro Street. Ultra-modern **Hotel Monterey** opened in 2019, and the elegant **Hotel Cerro** has become another premiere hotel property in downtown SLO.

[HOME](#)

[NEIGHBORHOOD](#)

[PROPERTY](#)

[AVAILABILITY](#)



HOME NEIGHBORHOOD

AVAILABILITY

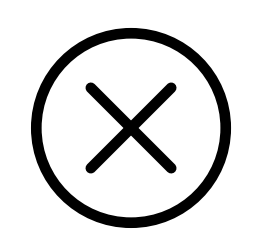
COURT STREET

MONTEREY STREET

DOWNTOWN CENTRE

PROPERTY

AVAILABILITY

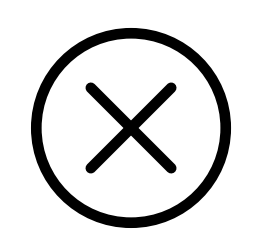


COURT STREET

- SEPHORA
- POTTERY BARN
- LULULEMON
- GORJANA
- FREE PEOPLE MOVEMENT
- LUSH
- BANANA REPUBLIC
- OPEN AIR FLOWERS
- SEEDS
- SLO SWEETS
- URBAN OUTFITTERS

- Lease Draft
- Retail
- Available
- Office



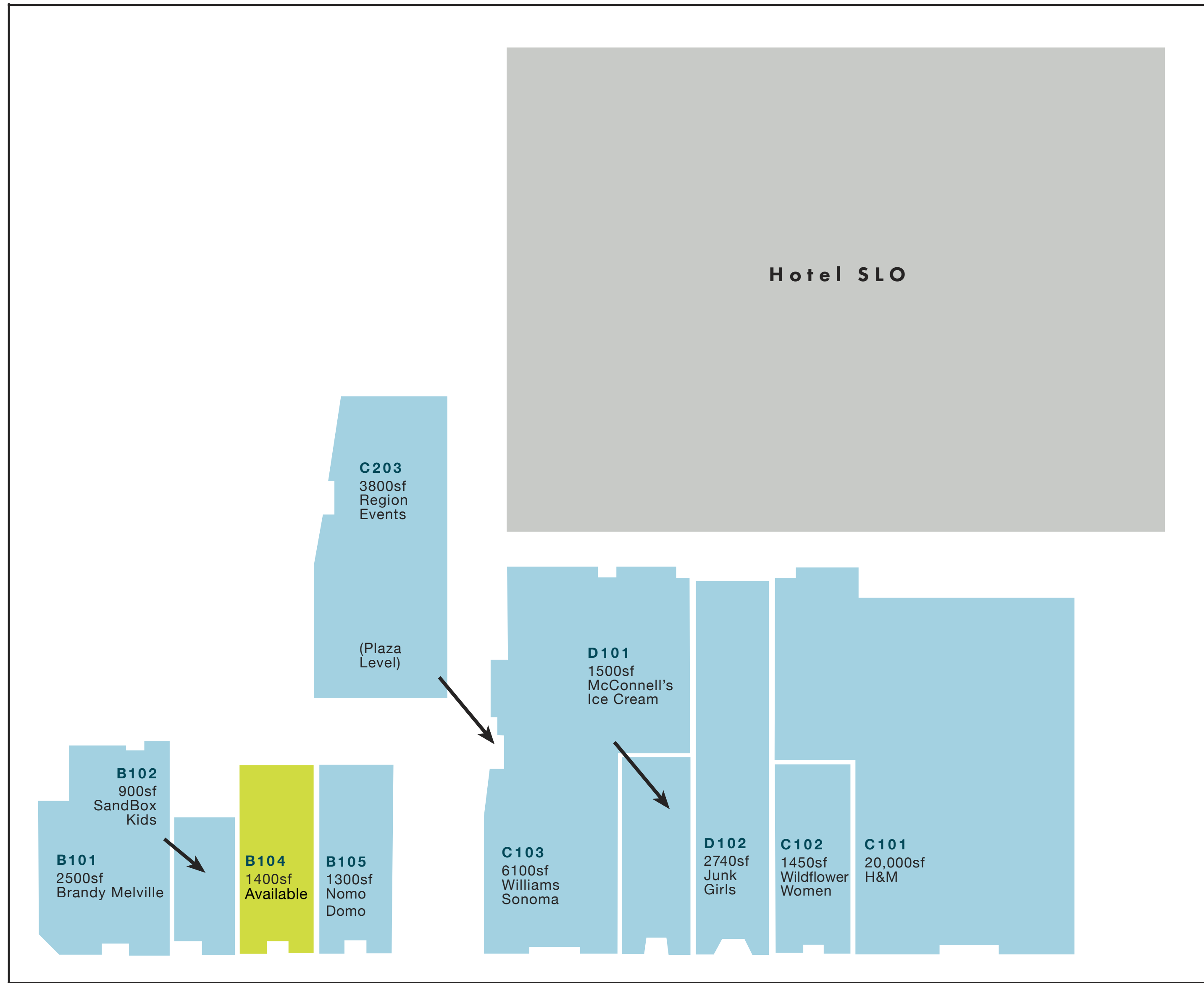


MONTEREY STREET

- WILLIAMS SONOMA
- BRANDY MELVILLE
- H&M
- JUNGGIRLS
- MCCONNELL'S FINE ICE CREAMS
- GEMPLATO
- MOONDOGGIES BEACH CLUB
- BULL'S TAVERN
- REGION EVENTS
- SAN LUIS TAQUERIA
- SANDBOX KIDS
- WILDFLOWER WOMEN
- NOMO DOMO



palm street



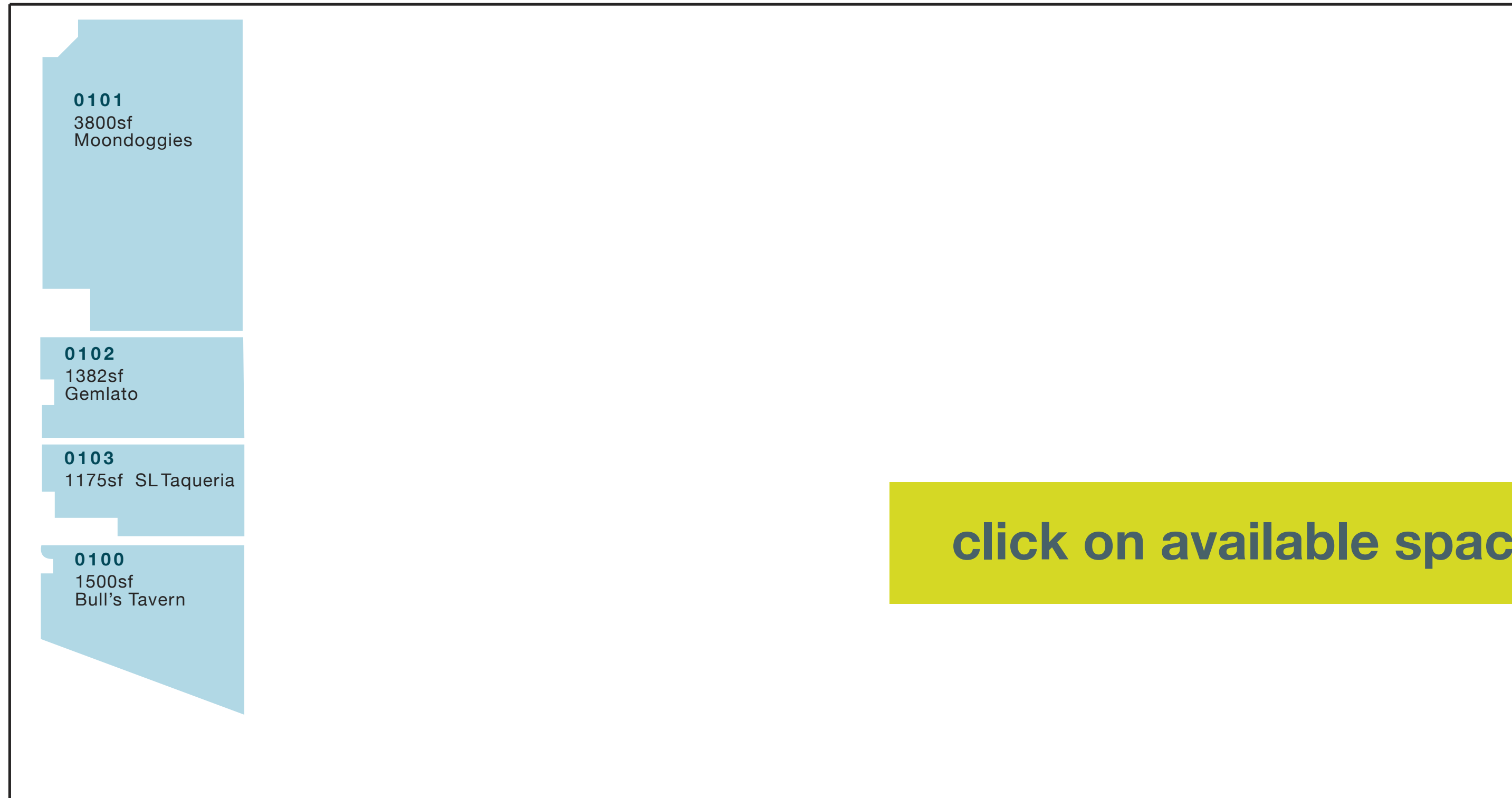
chorro street

morro street



chorro street

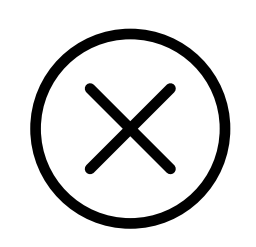
monterey street



[click on available spaces to learn more](#)

Retail

Available



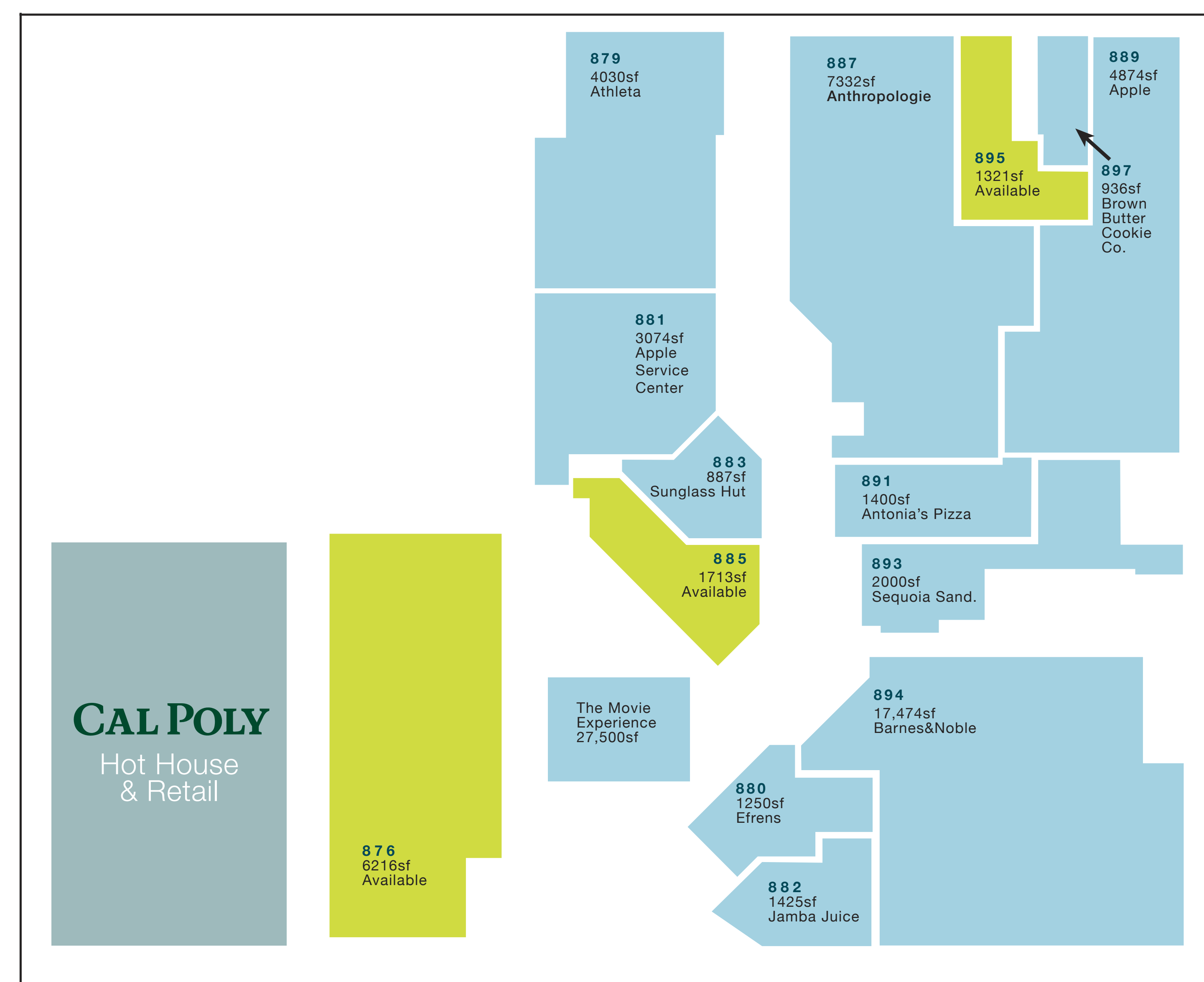
DOWNTOWN CENTRE

- APPLE
- ANTHROPOLOGIE
- ANTONIA'S PIZZA
- ATHLETA
- BARNES & NOBLE
- BROWN BUTTER COOKIE
- EFREN'S
- JAMBA JUICE
- THE MOVIE EXPERIENCE
- SEQUOIA SANDWICH
- SHOE PALACE
- SUNGLASS HUT
- VICTORIA'S SECRET



higuera street

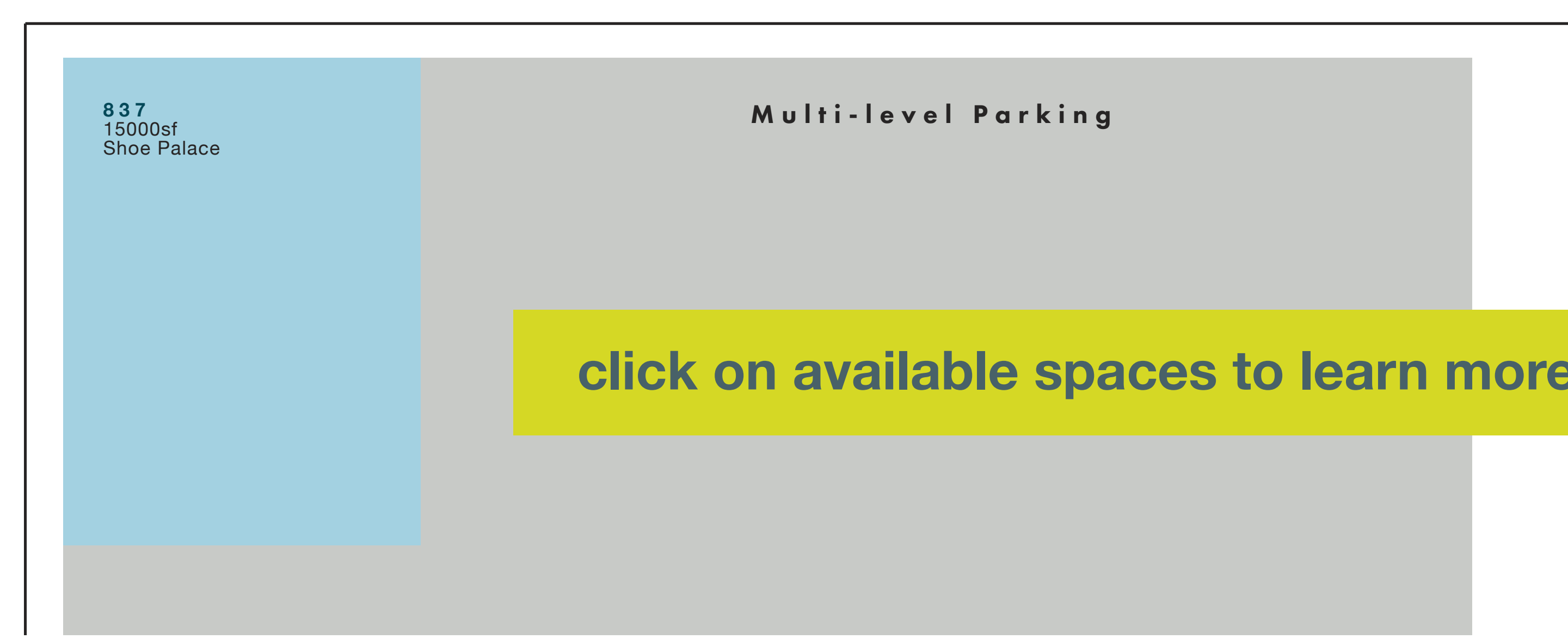
h



chorro street

morro street

Marsh street



orro street

orro street

Retail

Available

New Development



ABOUT JAMESTOWN

Jamestown is a global real estate investment and management company with over 40 years of experience creating places that foster innovation and build community. As of September 30, 2025, Jamestown manages \$14.4 billion in assets across the U.S., Europe, and Latin America. Jamestown employs more than 600 people globally across 11 offices, including headquarters in Atlanta and Cologne. Through its vertically integrated platform, Jamestown brings a design-focused, hospitality approach to diverse product types, including retail, office, residential, mixed-use, and grocery-anchored shopping centers. Jamestown's current and previous projects include One Times Square and Chelsea Market in New York, Industry City in Brooklyn, Ponce City Market in Atlanta, and Groot Handelsgebouw in Rotterdam. For more information, visit www.jamestownlp.com.

PROPERTY

AVAILABILITY



895 Higuera Street Available Now

1310sf in the Heart of Downtown San Luis Obispo

PREMIUM RETAIL SPACE WITH WORLD CLASS CO-TENANCY

Premium retail location

Space is in pristine condition, move in ready

Adjacent to The Apple Store, Anthropologie, Free People Movement, Lululemon and Sephora

Interior Ceiling height 18'

Steps away from 3 city parking garages with a 4th to be completed in 2026



SAN LUIS OBISPO BY THE NUMBERS

400,000 trade Area, drive time 25 minutes

100,000 daytime population

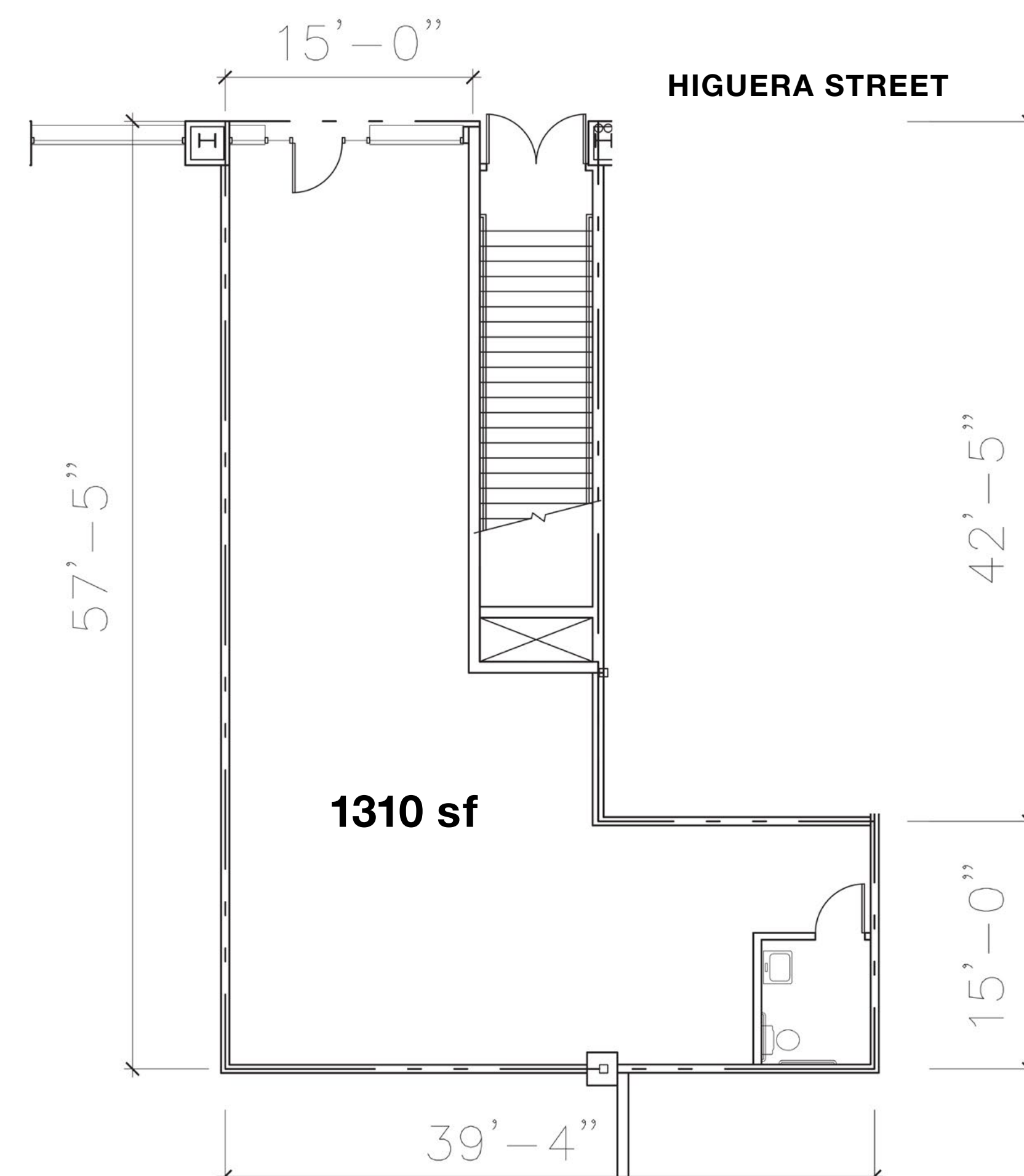
36,000 students, Cal Poly & Cuesta College

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

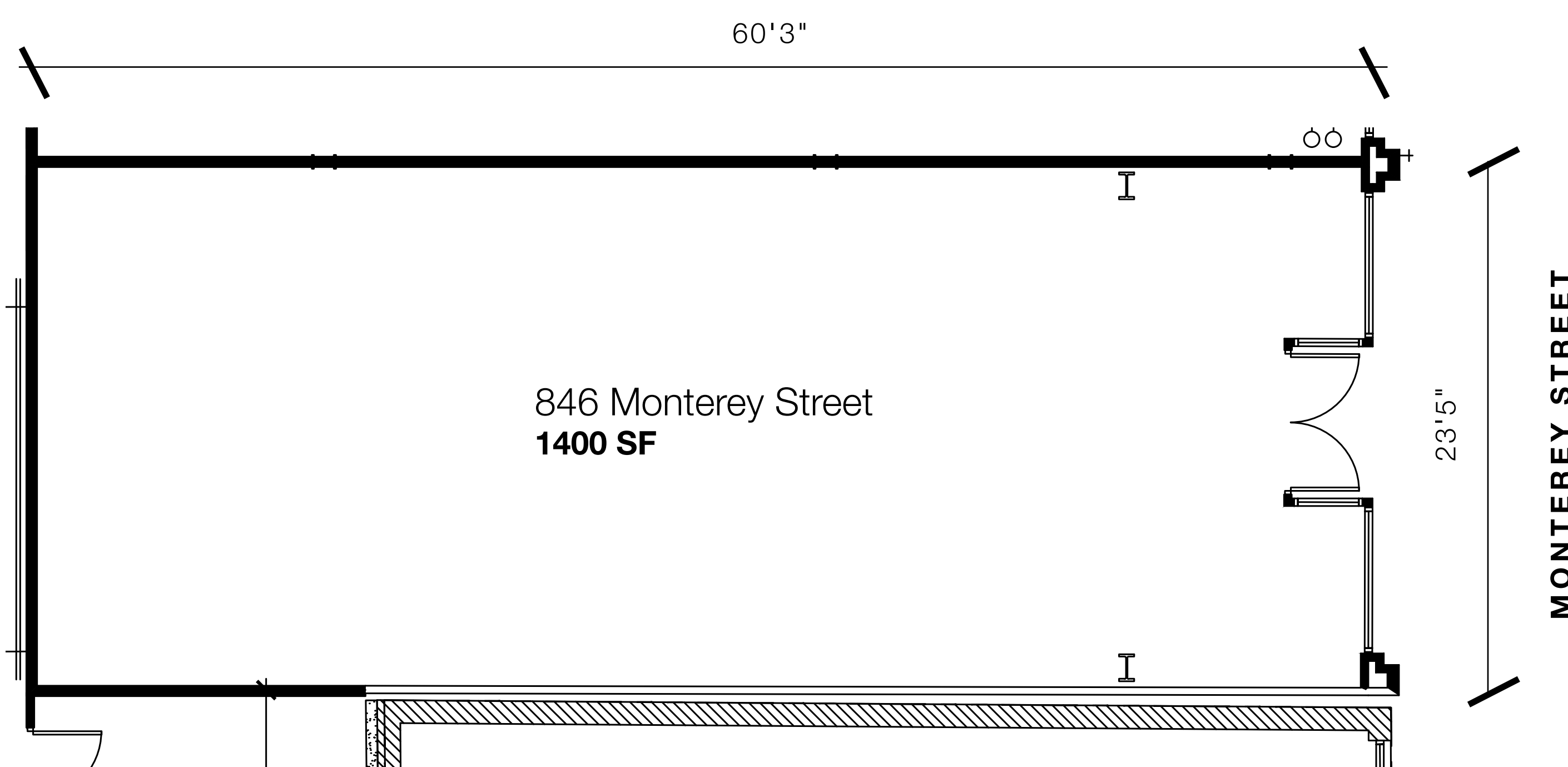


895 Higuera Street represents a unique opportunity for an outstanding retail concept. High visibility and positioning at the entrance to San Luis Obispo's premier retail district create high foot traffic day and night.

846 Monterey Street Available Soon

1400sf in the Heart of Downtown San Luis Obispo

- Premiere retail location on San Luis Obispo's Historic Monterey Street
- Adjacent to 5-star Hotel San Luis Obispo
- Located within 2 blocks of city/county government complexes and SLO County Courthouse
- Monterey Street recently converted to bicycle-friendly lifestyle zone with increased footfall
- Across the street from Historic Mission San Luis Obispo de Tolosa, a primary tourist destination
- Premium Co-Tenancy with Brandy Melville, Williams-Sonoma, McConnell's Fine Ice Cream, H&M
- Neighborhood includes Apple, Amazon Prime, Anthropologie, FP Movement & Lululemon



With a large number of working professionals, premium residential, and 5-star hotels located within walking distance, 846 Monterey Street represents an opportunity for a unique Retail Concept.



SAN LUIS OBISPO BY THE NUMBERS

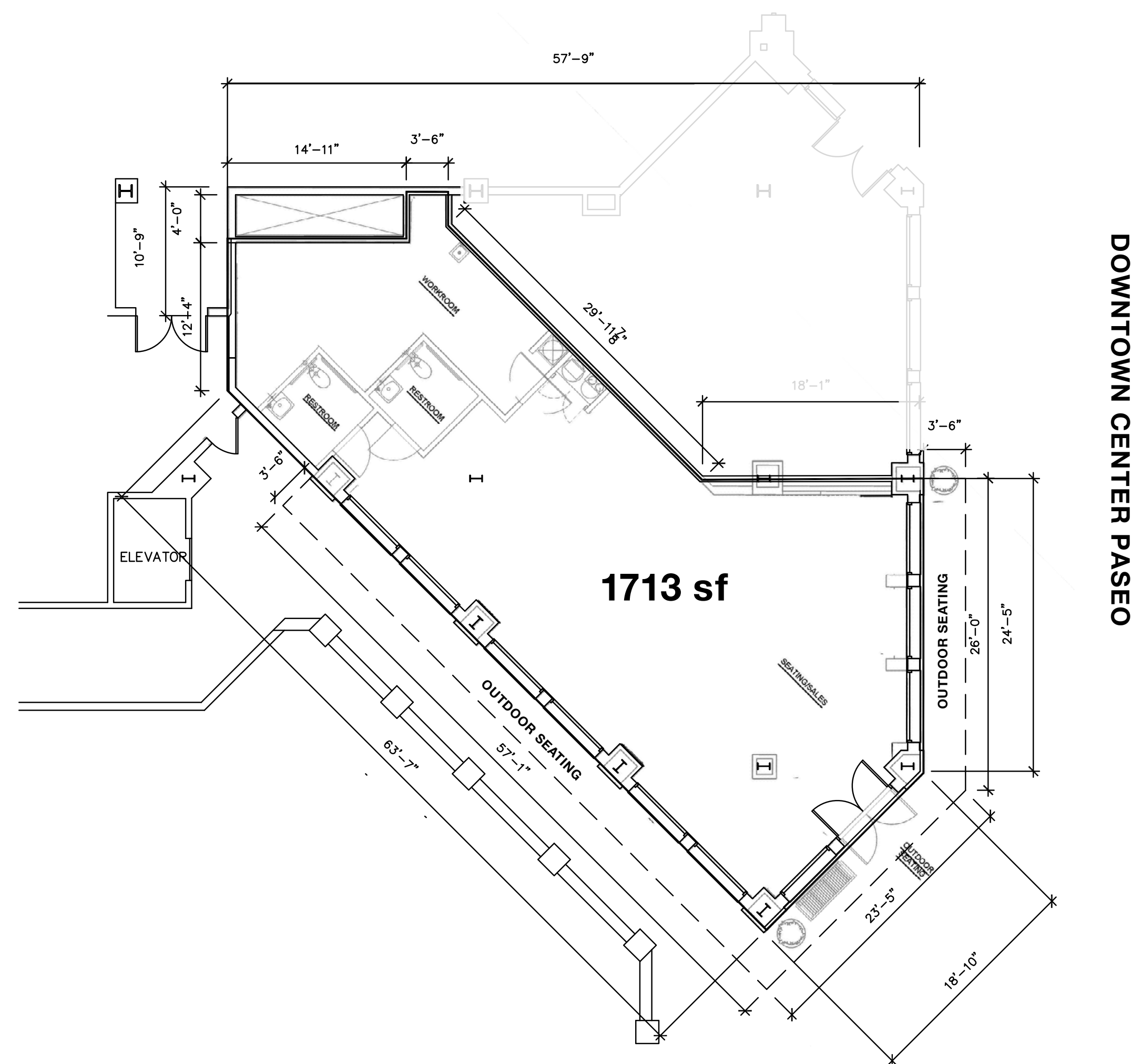
- 400,000 trade Area, drive time 25 minutes
- 100,000 daytime population
- 33,000 students, Cal Poly & Cuesta College
- 75 minute average dwell time
- \$90,000 average household Income
- 750,000 annual visitors attend world famous thursday night Farmer's Market
- 3 million people visit Mission San Luis Obispo de Tolosa each year

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

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- 100,000 daytime population
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- 75 minute average dwell time
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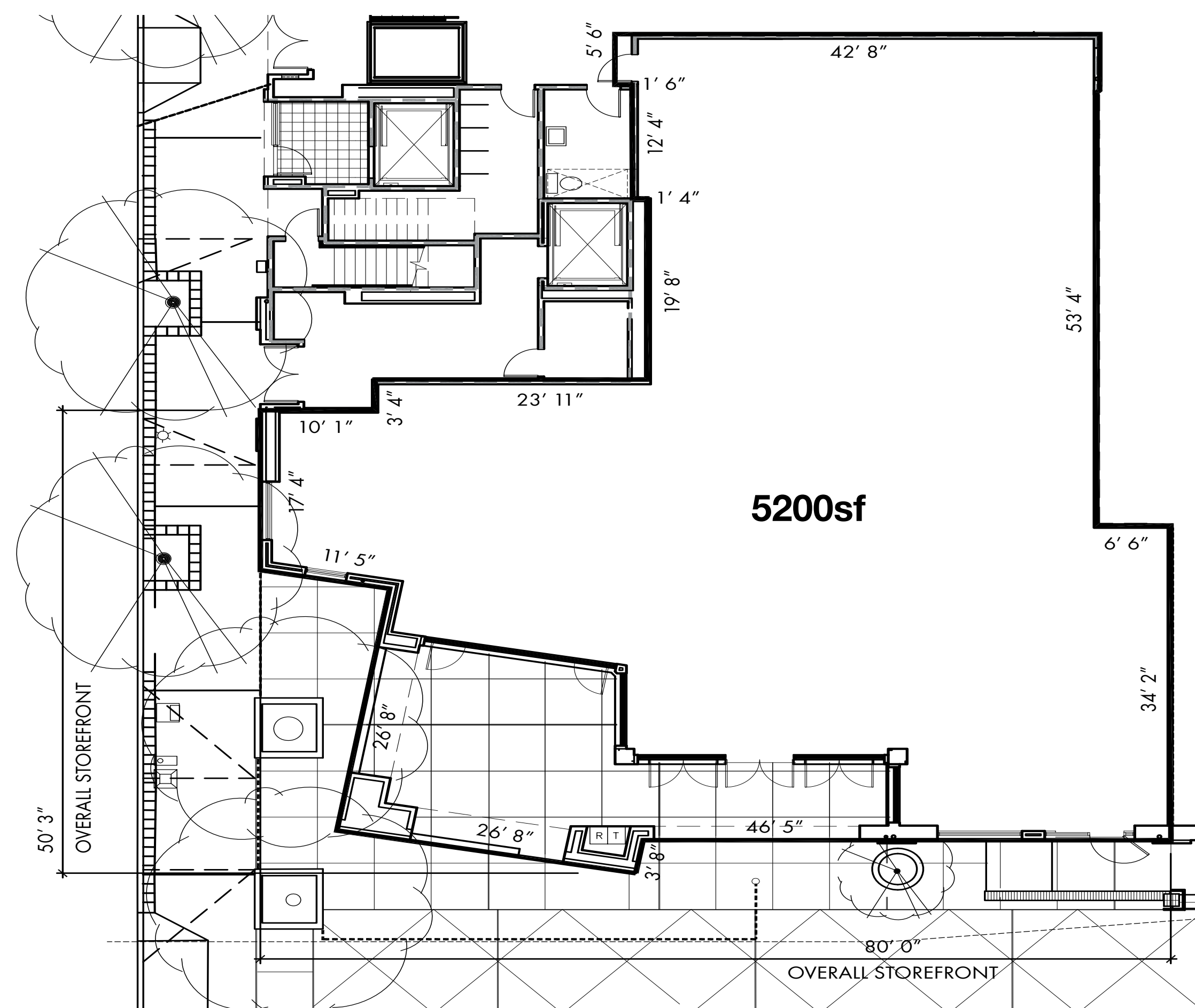
1010 Court Street

Financial Institution / Office
5,200sf divisible in the Heart of Downtown San Luis Obispo

- Situated at the intersection of San Luis Obispo's historic main street & a busy pedestrian paseo
- Entrances on both Monterey Street and Court Street paseo
- Attractive outdoor seating area for more than 50 diners
- Located adjacent to the government seat, Pottery Barn, Lush and Sephora
- Frontage ranges from 50-80ft. Ceiling Height approx 12ft.
- Downtown core is highly activated with productive full service and fast casual concepts



With a large number of working professionals, premium residential, and 5-star hotels located within walking distance, 1010 Court Street represents an opportunity for a unique Restaurant or Retail Concept.



SAN LUIS OBISPO BY THE NUMBERS

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THE HEART OF DOWNTOWN SAN LUIS OBISPO

LEASING INFORMATION

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