



FOR LEASE > RETAIL SPACE IN NEW REDEVELOPMENT

The Oak Park Plaza

UP TO 25,000 SF | \$16.00 NNN (\$3.40 EST) PSF

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FORMER K MART FOR LEASE

Property Information

1570 W. BRANCH STREET, ARROYO GRANDE, CA

AVAILABLE

1570 W Branch is an approx. 87,000 SF former Kmart building with **25,000 SF of renovated space now available for lease** alongside Grocery Outlet, Planet Fitness, True Value Hardware and Starbucks Coffee. The property is located in the Oak Park Plaza near the southeast corner of W Branch Street and Oak Park Blvd. This property also benefits from HWY 101 visibility, nearby on/off-ramp access, and close proximity to robust retail corridors to the north and south.

| | |
|---------------------|---|
| AVAILABLE FOR LEASE | UP TO 25,000 SF |
| TOTAL BUILDING SF | +/- 87,000 SF |
| RENT | \$16.00 NNN |
| TRIPLE NETS | \$3.40 (est) |
| TRAFFIC COUNTS | HWY 101 (70,100 ADT); Oak Park (19,000 ADT) |

| DEMOGRAPHICS (2017) | 1 MILE | 3 MILES | 5 MILES |
|---------------------------------|-----------|----------|----------|
| Q2 2017 Establishments | 582 | 2,300 | 2,599 |
| Q2 2017 Employees | 4,859 | 17,203 | 19,263 |
| Total Population | 9,127 | 46,818 | 55,126 |
| Total Housing Units | 4,133 | 21,033 | 25,220 |
| Average Household Income | \$101,360 | \$87,296 | \$93,437 |
| Median Household Income | \$71,371 | \$63,486 | \$66,571 |
| Per Capita Income | \$43,013 | \$35,200 | \$37,652 |
| Population Trend 2017-2022 Est. | 4.4% | 2.5% | 3.3% |
| Source: Esite Analytics | | | |



True Value.



Accelerating success.

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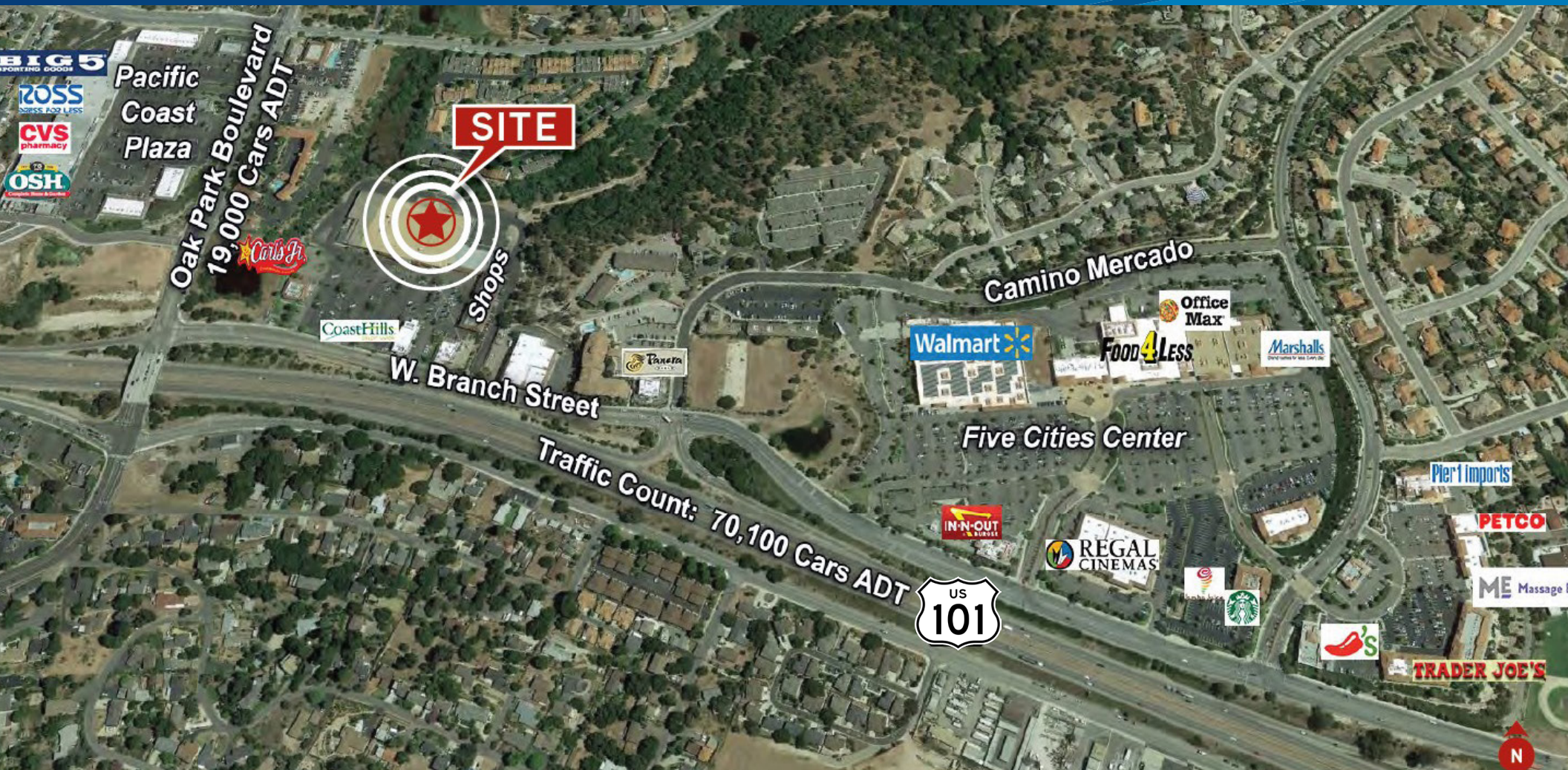
HIGHLIGHTS

- › **HIGH IMAGE RETAIL** - Rare opportunity in supply restricted market to lease high visibility anchor property along Highway 101. More than 70,100 ADT travel along Highway 101, and an additional 19,000 ADT on Oak Park Blvd.
- › **REGIONAL RETAIL HUB** Nearby retailers include: Walmart, Food-4-Less, Marshall's, Trader Joe's, Petco, Pier One, Office Max, OSH, CVS, Ross Dress for Less, Big 5 and Panera Bread.
- › **AFFLUENT DEMOGRAPHICS** - 1 mile Average Household Income exceeding \$100,000 with a 3-mile population of 46,818 residents.
- › **CENTER REMODEL AND REPOSITIONING** - Multiple new retail storefronts provides each tenant their own identity and signage opportunity.
- › **COVERED LOADING DOCK AND TRUCK WELL** - At the rear of building, together with 360° ingress/egress around center.
- › **OCCUPANCY** - Expected 4th Quarter 2019, subject to Landlord's completion of construction now in progress.

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Close Vicinity Arial

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Oblique Arial

1570 W. BRANCH STREET, ARROYO GRANDE, CA

Pacific Coast Plaza



Five Cities Center



1570 W. Branch St.

Oak Park Boulevard - 19,000 Cars ADT

W. Branch Street
70,100 Cars ADT
US 101

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Site Plan

1570 W. BRANCH STREET, ARROYO GRANDE, CA



FORMER K MART FOR LEASE

Image Gallery

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