



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 KMArt 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)

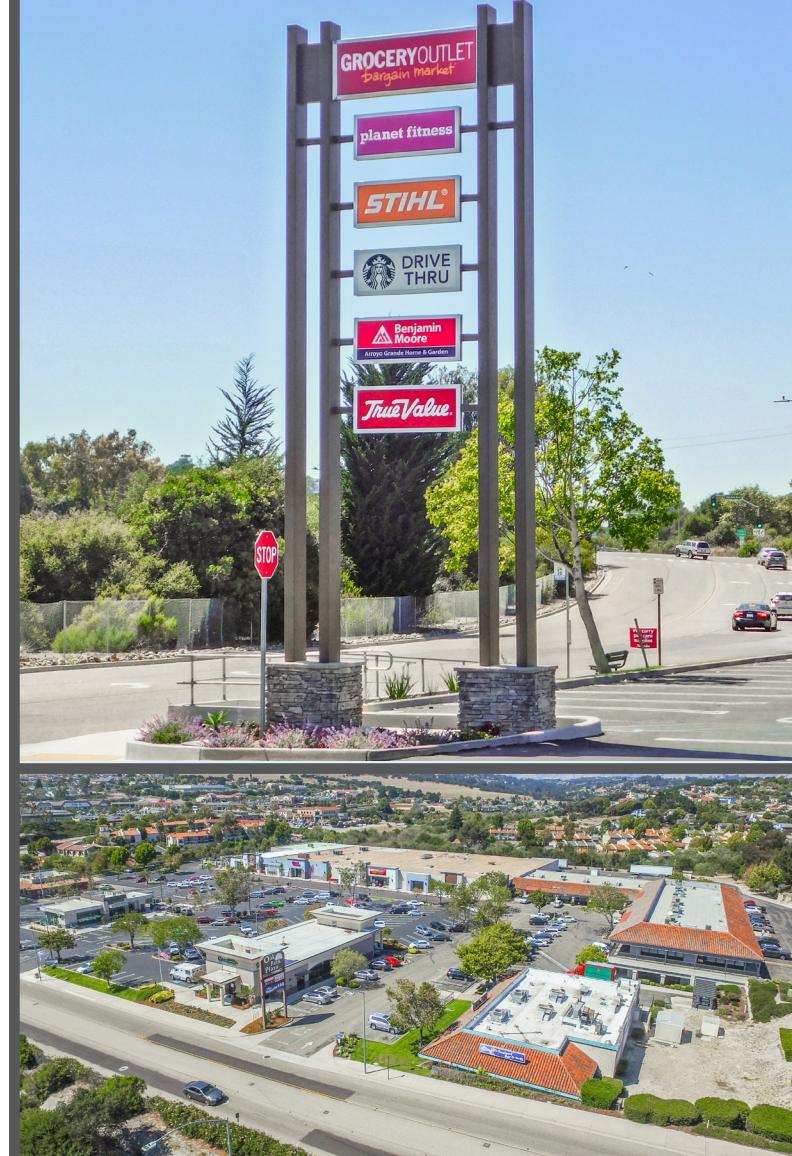
DEMOGRAPHICS (2017)	1 MILE	3 MILES	5 MILES
Q2 2017 Establishments	582	2,300	2,599
Q2 2017 Employees	4,859	17,203	19,263
Total Population	9,127	46,818	55,126
Total Housing Units	4,133	21,033	25,220
Average Household Income	\$101,360	\$87,296	\$93,437
Median Household Income	\$71,371	\$63,486	\$66,571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



TrueValue

Carl's Jr.

CoastHills  
FEDERAL CREDIT UNION



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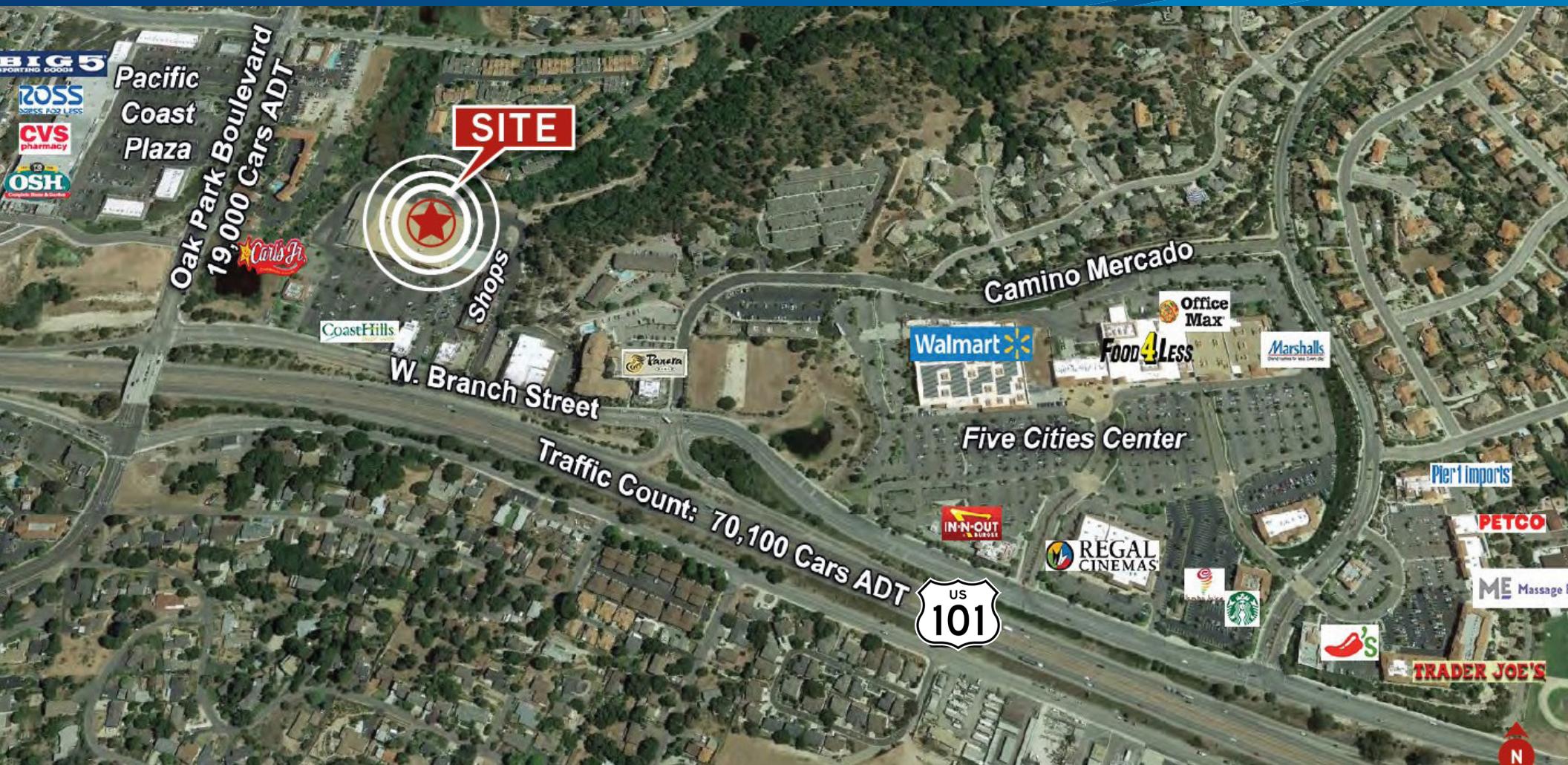
## HIGHLIGHTS

- › **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.

## FORMER KMART FOR LEASE

### Close Vicinity Aerial

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# Oblique Arial

1570 W. BRANCH STREET, ARROYO GRANDE, CA



### Pacific Coast Plaza



### Five Cities Center



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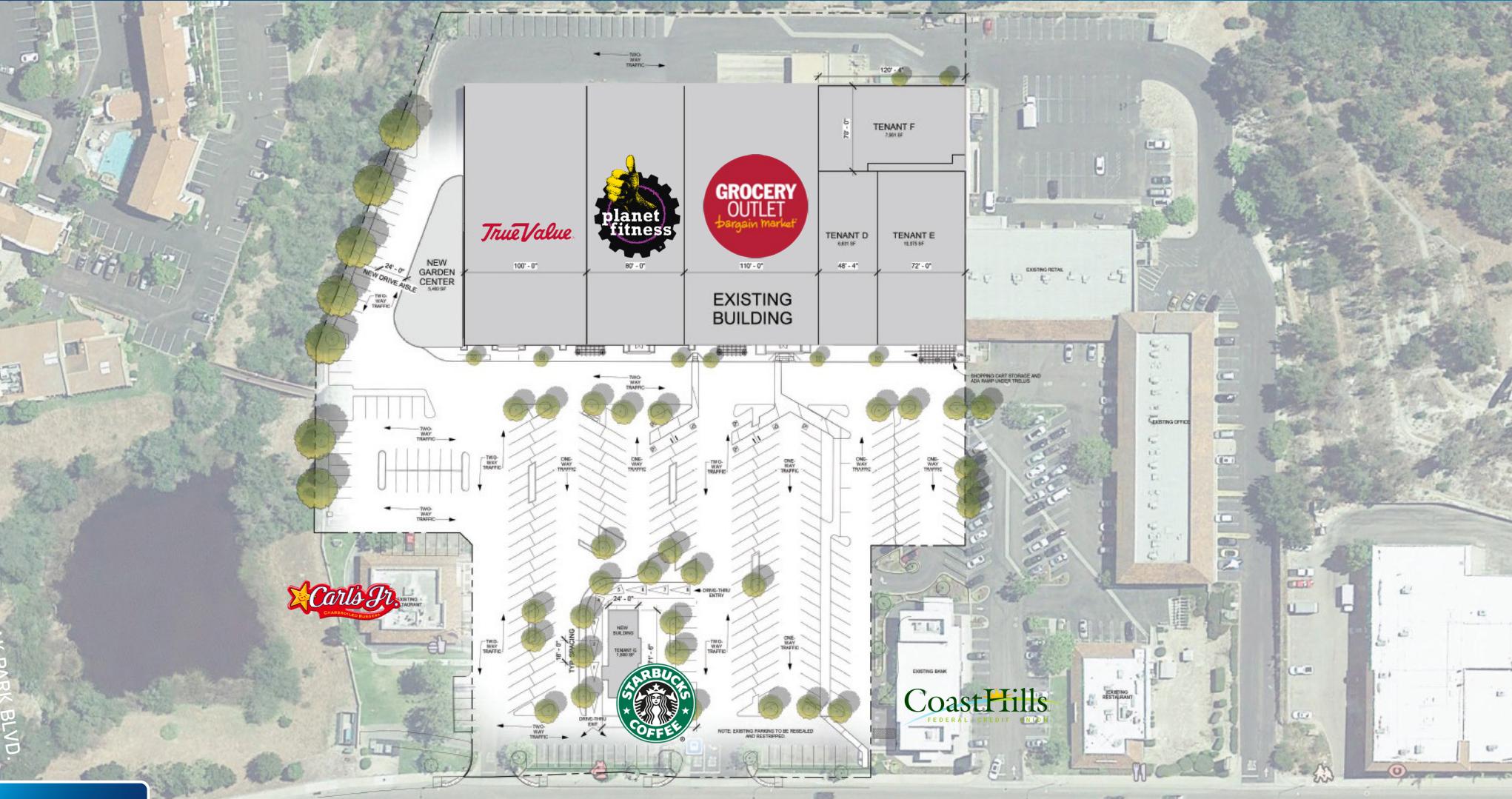
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## FORMER KMArt FOR LEASE

### Site Plan

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### Image Gallery

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