

For lease

1539 & 1595
E Grand Ave

Arroyo Grande,
CA

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Colliers | San Luis Obispo
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Site Plan and Specifications



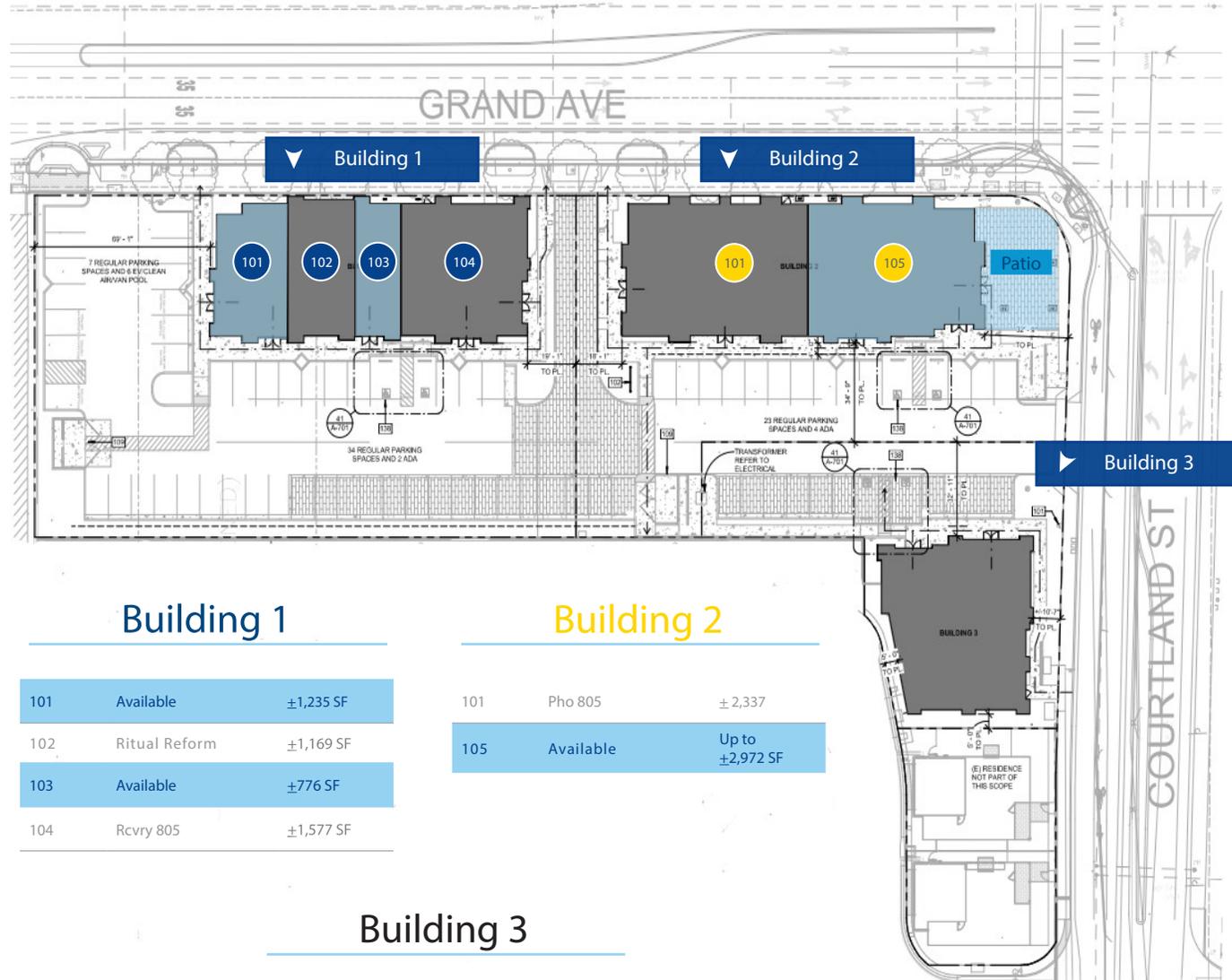
1539 & 1595 E Grand Ave
Arroyo Grande, CA

The Opportunity

Colliers | SLO is proud to present the retail leasing opportunity at 1539 & 1595 E Grand Avenue in Arroyo Grande, California.

This Class A, new construction retail center consists of three modern buildings offering flexible suite configurations for **retail, restaurant, and service users**. The project features strong curb appeal, contemporary storefronts, and excellent visibility, providing tenants with a high-quality presence along a major commercial corridor.

Located on E Grand Avenue, the property benefits from strong traffic counts, convenient access, and proximity to established retailers, dining, and daily convenience amenities. Arroyo Grande's continued growth and central location within South San Luis Obispo County provide tenants with access to a strong and expanding consumer base.



Building 1

101	Available	±1,235 SF
102	Ritual Reform	±1,169 SF
103	Available	±776 SF
104	Rcvry 805	±1,577 SF

Building 2

101	Pho 805	±2,337
105	Available	Up to ±2,972 SF

Building 3

100	5 Cities Vet Hospital	±3,600 SF
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ASKING RATE:

\$3.25

PSF NNN

Tenant Improvement Allowance
Negotiable.

Local Retail



Hwy 101

Hwy 101

E Grand Avenue - ± 23,486 AADT





Building 1



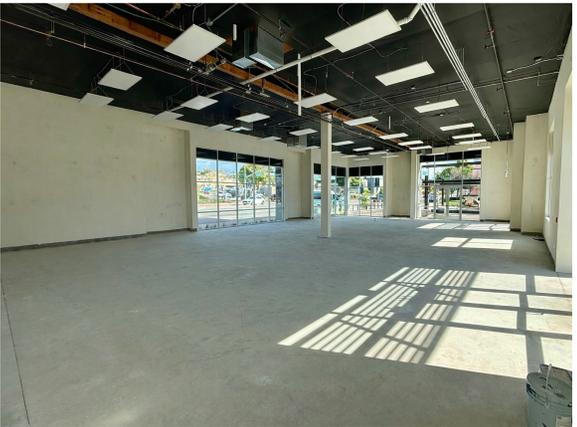
Building 2



Building 2



Building 3





Arroyo Grande, CA

Trade Area

30,409
Population

12,271
Households

2.45
Avg size household

49.1
Median age

\$110,678
Median household income

\$935,530
Median home value

154
Wealth index

47
Housing affordability

Welcome to Arroyo Grande, just off the 101 in SLO County is a place where small-town charm meets wide-open adventure. Trade beachside crowds for lakeside fun as you hike, bike, and swim at Lopez Lake. Wander our historic, tree-lined downtown where Michelin-recognized chefs and family-owned restaurants make Arroyo Grande a true foodie gem.

With vineyards that stretch beyond your expectations and starry night skies that expand your sense of wonder, Arroyo Grande offers a place—and a pace—made just for you.

Arroyo Grande Unified School District

4,651 students for 245 Teachers; representing an impressive 19:1 teacher-to-student ratio

8 Schools which are ranked in California's top 35% for overall reading and mathematics proficiency scores

91% graduation rate, a full 5% above the California State average

Reported by:



Arts and Culture

- The Clark Center for the Performing Arts
- The Gallery
- Barn Museum
- Paulding History House

Hiking and Biking

- James Way Preserve
- High Ridge Trail Loop
- Clover Ridge Trail
- Dune Vista Trail
- Big Falls Trail
- Turkey Ridge

Wine and Dine

- Talley Vineyards
- Center of Effort
- DePaola Winery
- Ember

Entertainment and Attractions

- Black Lake Golf Resort
- Centaur Health Resort and Spa
- Cypress Ridge Golf Course
- Greener Pastures Farm Sanctuary
- Heritage House Museum and Gardens



Local Demographics

Population Trend



25,026

2000 Total Population



28,708

2010 Total Population



30,409

Current Total Population



30,306

5 Yr Projected Total Population

Median Household Income



\$110,678

Current Median HH Income



\$125,573

5 Yr Projected Median HH Income

Average Household Income



139,390

Current Average HH Income



153,281

5 Yr Projected Avg HH Income

Per Capita Income



\$56,286

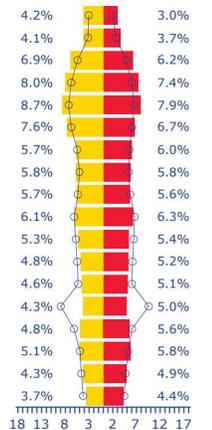
Current Per Capita Income



\$62,501

5 Year Projected Per Capita Income

Current Age Pyramid

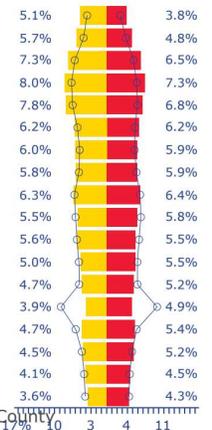


The largest group: **2025 Females Age 65-69: Percent**

The smallest group: **2025 Males Age 85+: Percent**

Dots show comparison to San Luis Obispo County

5 Yr Projected Age Pyramid

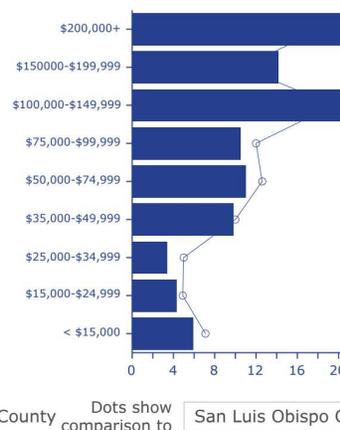


The largest group: **2030 Females Age 70-74**

The smallest group: **2030 Females Age 0-4**

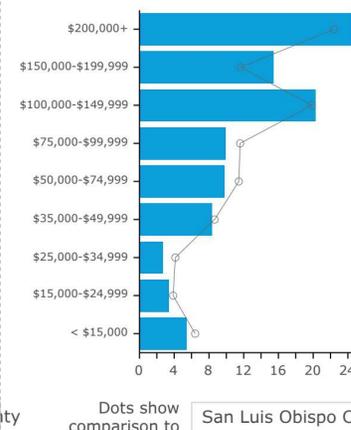
Dots show comparison to San Luis Obispo County

Current HH By Income



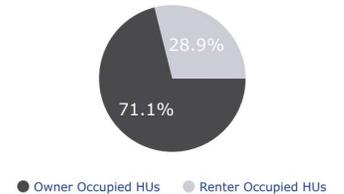
Dots show comparison to San Luis Obispo County

5 Yr Projected HH By Income

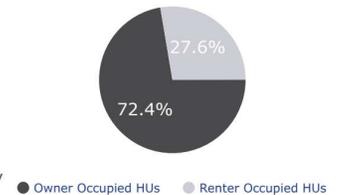


Dots show comparison to San Luis Obispo County

Current Housing By Ownership



5 Yr Projected Housing By Ownership



2025 Race and ethnicity (Esri)

The largest group: White Alone (73.98)

The smallest group: Pacific Islander Alone (0.07)

Indicator ▲	Value	Diff
White Alone	73.98	+5.61
Black Alone	0.84	-0.75
American Indian/Alaska Native Alone	0.98	-0.15
Asian Alone	3.74	-0.29
Pacific Islander Alone	0.07	-0.08
Other Race	6.47	-3.96
Two or More Races	13.93	-0.37
Hispanic Origin (Any Race)	20.28	-5.36

Bars show deviation from San Luis Obispo County

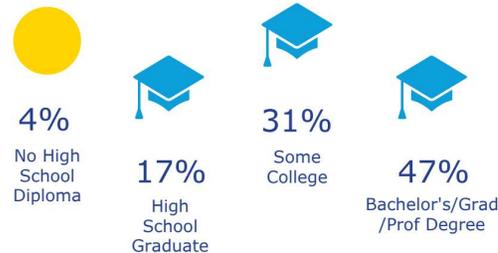
Current Year Population By Race



Current Annual Household Spending



EDUCATION



Current Year Housing Stats



Geography: ZIP Code

Population, Income & Housing Trends





City of Arroyo Grande General Plan

November 2025

East Grand Corridor Focus Area

Through discussions with community members and stakeholders, specific areas of the city were identified for their potential to accommodate growth and development through 2045. These areas are referred to as Focus Areas.

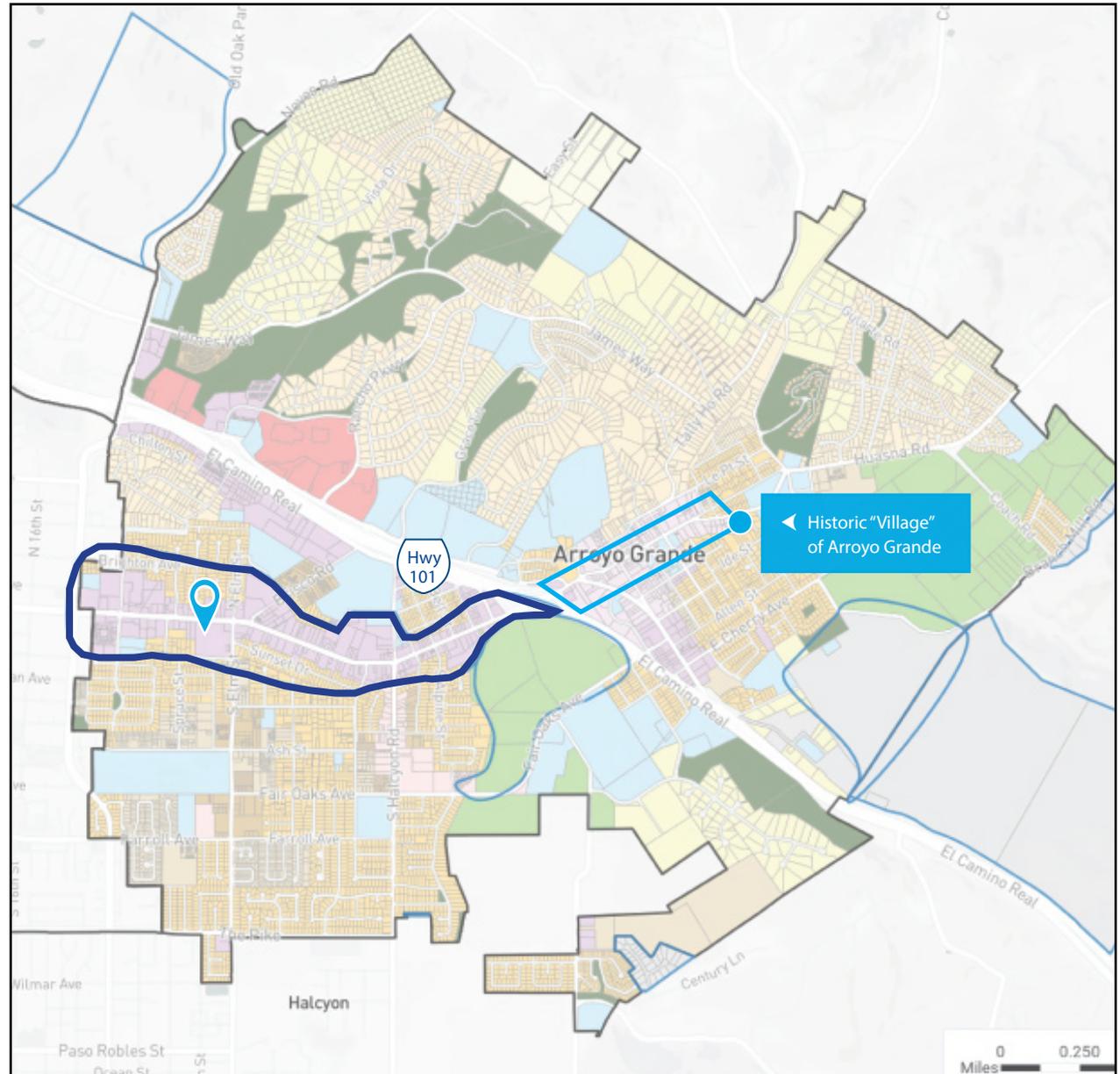
The East Grand Corridor Focus Area encompasses the parcels along and around East Grand Avenue within the Arroyo Grande city limits. This focus area emphasizes the infill and redevelopment potential of East Grand Avenue, envisioning a lively, vibrant, walkable, and safe corridor that provides abundant housing and economic opportunities.

Key Priorities

Complete Streets. Improve pedestrian and bicyclist infrastructure that creates a walkable and inviting environment for pedestrians and bicyclists and connects the East Grand Corridor with adjoining neighborhoods.

Infill Development. Emphasize infill developments on underutilized or vacant lots to promote densification near retail, transit, and community amenities. The Corridor Mixed Use land use designation allows for and encourages higher-density, infill style development.

A Diverse Mix of Uses. A corridor that incorporates a diverse mix of uses including a variety of affordable housing options, retail, office, community facilities, and public spaces.



Local Demographics | Executive Summary

Due to the landscape of San Luis Obispo's South County, generic radius rings fail to capture the true extent of the Subject Property's accessible trade area. Instead, the following demographics are presented in terms of 1, 5 and 10 minute drive time polygons. Please do not hesitate to contact our research team for additional demographic parameters.

	1 mile radius	5 mile radius	10 mile radius
Population			
2000 Population	17,426	49,683	78,721
2010 Population	18,420	52,296	86,415
2025 Population	18,654	53,142	92,305
2030 Population	18,509	52,751	93,402
2010-2020 Annual Rate	0.28%	0.29%	0.58%
2020-2025 Annual Rate	-0.30%	-0.25%	0.15%
2025-2030 Annual Rate	-0.16%	-0.15%	0.24%
2025 Male Population	49.0%	49.0%	49.2%
2025 Female Population	51.0%	51.0%	50.8%
2025 Median Age	42.5	47.0	46.4

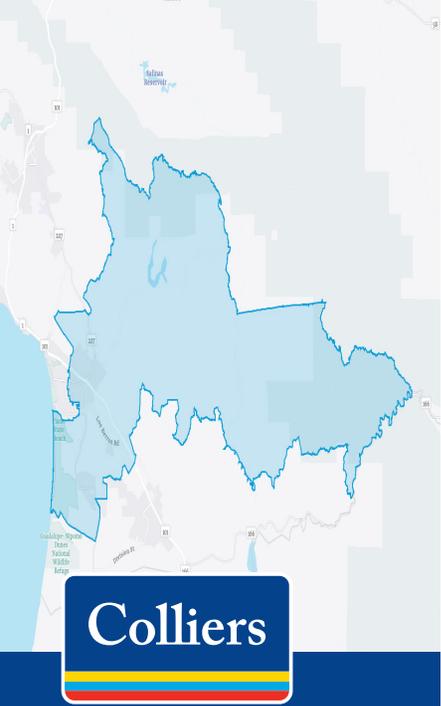
Population In Summary

In the identified area, the current year population is 30,409. The 2010 Census population count in the area was 28,708, and 30,666 in 2020, a 0.7% annual growth rate. The rate of growth since 2020 was -0.2% annually. The five-year projection for the population in the area is 30,306 representing a change of -0.1% annually. Currently, the population is 49.1% male and 50.9% female. The median age in this area is 49.9, compared to U.S. median age of 39.6. Persons of Hispanic origin represent 20.3% of the population in the identified area compared to 19.7% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 61.3 in the identified area, compared to 72.7 for the U.S. as a whole.

Households	
	93420 (Arroyo...)
2025 Wealth Index	154
2000 Households	9,915
2010 Households	11,582
2020 Households	12,181
2025 Households	12,271
2030 Households	12,350
2010-2020 Annual Change (CAGR)	0.51%
2020-2023 Annual Change (CAGR)	0.14%
2024-2029 Annual Change (CAGR)	0.13%
2025 Average Household Size	2.45

Households In Summary

The household count in this area has changed from 12,155 in 2020 to 12,271 in the current year, a change of 0.14% annually. The five-year projection of households is 12,350, a change of 0.13% annually from the current year total. Average household size is currently 2.45, compared to 2.49 in the year 2020. The number of families in the current year is 8,374 in the specified area.



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Mortgage Income	
2025 Percent of Income for Mortgage	52.9%
Median Household Income	
2025 Median Household Income	\$110,678
2030 Median Household Income	\$125,573
2025-2030 Annual Change (CAGR)	2.56%
Average Household Income	
2025 Average Household Income	\$139,390
2030 Average Household Income	\$153,281
2025-2030 Annual Change (CAGR)	1.92%
Per Capita Income	
2025 Per Capita Income	\$56,286
2030 Per Capita Income	\$62,501
2025-2030 Annual Change (CAGR)	2.12%
Households by Income	

Household Income In Summary

Current median household income is \$86,159 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$100,365 in five years, compared to \$92,476 for all U.S. households. Current average household income is \$107,380 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$121,026 in five years, compared to \$128,612 for all U.S. households. Current per capita income is \$44,351 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$50,567 in five years, compared to \$50,744 for all U.S. households.

Housing	5 minutes	10 minutes	15 minutes
2025 Housing Affordability Index			47
2010 Total Housing Units			12,636
2010 Owner Occupied Housing Units			8,021
2010 Renter Occupied Housing Units			3,561
2010 Vacant Housing Units			1,054
2020 Total Housing Units			13,233
2020 Owner Occupied Housing Units			8,508
2020 Renter Occupied Housing Units			3,673
2020 Vacant Housing Units			1,052
2025 Total Housing Units			13,496
2025 Owner Occupied Housing Units			8,722
2025 Renter Occupied Housing Units			3,549
2025 Vacant Housing Units			1,225
2030 Total Housing Units			13,630
2030 Owner Occupied Housing Units			8,936
2030 Renter Occupied Housing Units			3,414
2030 Vacant Housing Units			1,280

Housing In Summary

Currently 54.3% of the 8,554 housing units in the area are owner occupied; 45.7% renter occupied; and 9.5% are vacant. 64.2% of the housing units in the US are owner occupied; 35.8% are renter occupied; and 9.8% are vacant. In 2010, there were 8,129 housing units in the area - 46.6% owner occupied, 44.5% renter occupied, and 8.9% vacant. The annual rate of change in housing units since 2020 is 0.3%. Median home value in the area is \$735,276, compared to a median home value of \$370,578 for the U.S. In five years, median home value in the area is projected to change to \$858,420, compared to a median home value of \$440,921 in the US.





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