

# FOR LEASE at Oak Park Plaza

1510-1566 W Branch Street, Arroyo Grande CA 93420

Oak Park Plaza Office and Retail Availability





# THE SPACE

Location	1510-1566 W Branch Street, Arroyo Grande, CA, 93420
COUNTY	San Luis Obispo
APN	007771/070
Cross Street	Oak Park
Traffic Count	2006 9,500+



# HIGHLIGHTS

- Fantastic location with easy Hwy 101 North and South access
- High visibility at the corner of Oak Park and W Branch
- The Shopping Center offers wonderful synergy with multiple tenants.

Suite	Tenant	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
1520	Vacant	1st	1200	\$16.20	NNN	New paint and carpet... Turnkey and ready for your new Office or Retail location.....
1532	Vacant	2nd	1800	\$16.20	NNN	Corner unit with windows on 3 walls... perfect for most all professional offices.....
1538-1540	Vacant	2nd	1200-1800	\$16.20	NNN	New flooring and ceiling tiles. These suites can be leased together or separately. Currently both suites are wide open floorplans each with a private restroom.

### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
10,072	45,982	53,666

### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$117,951	\$116,883	\$120,386

### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
4,228	18,826	22,071







POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	9,156	43,494	49,587
2010 Population	9,731	44,755	51,947
2022 Population	10,072	45,982	53,666
2027 Population	9,975	46,136	53,864
2022 African American	120	466	505
2022 American Indian	101	561	640
2022 Asian	450	1,743	1,979
2022 Hispanic	2,270	12,024	13,175
2022 Other Race	820	4,494	4,808
2022 White	7,103	31,489	37,652
2022 Multiracial	1,465	7,165	8,014
2022-2027: Population: Growth Rate	-0.95 %	0.35 %	0.35 %

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	222	944	1,097
\$15,000-\$24,999	277	1,150	1,295
\$25,000-\$34,999	254	1,136	1,331
\$35,000-\$49,999	471	1,954	2,226
\$50,000-\$74,999	569	2,601	2,956
\$75,000-\$99,999	522	2,542	3,002
\$100,000-\$149,999	928	4,137	4,769
\$150,000-\$199,999	523	2,438	2,946
\$200,000 or greater	460	1,923	2,449
Median HH Income	\$88,719	\$89,372	\$91,261
Average HH Income	\$117,951	\$116,883	\$120,386

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	4,076	19,276	22,209
2010 Total Households	4,123	18,129	21,183
2022 Total Households	4,228	18,826	22,071
2027 Total Households	4,189	18,887	22,148
2022 Average Household Size	2.36	2.42	2.41
2000 Owner Occupied Housing	2,344	10,856	12,588
2000 Renter Occupied Housing	1,489	6,558	7,379
2022 Owner Occupied Housing	2,625	12,128	14,438
2022 Renter Occupied Housing	1,603	6,698	7,633
2022 Vacant Housing	478	3,002	3,691
2022 Total Housing	4,706	21,828	25,762
2027 Owner Occupied Housing	2,634	12,270	14,597
2027 Renter Occupied Housing	1,555	6,617	7,551
2027 Vacant Housing	517	3,110	3,809
2027 Total Housing	4,706	21,997	25,957
2022-2027: Households: Growth Rate	-0.95 %	0.30 %	0.35 %



2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	610	2,830	3,211
2022 Population Age 35-39	661	2,899	3,292
2022 Population Age 40-44	576	2,602	2,974
2022 Population Age 45-49	513	2,563	2,967
2022 Population Age 50-54	607	2,835	3,343
2022 Population Age 55-59	719	3,278	3,940
2022 Population Age 60-64	752	3,627	4,454
2022 Population Age 65-69	708	3,252	4,073
2022 Population Age 70-74	605	2,623	3,245
2022 Population Age 75-79	484	1,911	2,294
2022 Population Age 80-84	336	1,318	1,563
2022 Population Age 85+	356	1,422	1,650
2022 Population Age 18+	8,233	37,368	43,980
2022 Median Age	45	45	46

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$84,023	\$86,857	\$88,354
Average Household Income 25-34	\$105,873	\$106,625	\$109,475
Median Household Income 35-44	\$104,099	\$106,072	\$107,190
Average Household Income 35-44	\$130,801	\$131,690	\$134,817
Median Household Income 45-54	\$111,443	\$112,098	\$114,499
Average Household Income 45-54	\$143,882	\$142,007	\$147,152
Median Household Income 55-64	\$106,812	\$103,282	\$105,201
Average Household Income 55-64	\$139,124	\$132,154	\$136,551
Median Household Income 65-74	\$89,362	\$85,225	\$87,769
Average Household Income 65-74	\$118,278	\$114,365	\$117,661
Average Household Income 75+	\$81,380	\$79,460	\$81,820

2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	606	2,914	3,269
2027 Population Age 35-39	601	2,837	3,247
2027 Population Age 40-44	668	3,016	3,430
2027 Population Age 45-49	578	2,672	3,094
2027 Population Age 50-54	513	2,679	3,141
2027 Population Age 55-59	597	2,820	3,379
2027 Population Age 60-64	676	3,218	3,957
2027 Population Age 65-69	681	3,319	4,153
2027 Population Age 70-74	686	3,010	3,719
2027 Population Age 75-79	538	2,260	2,731
2027 Population Age 80-84	406	1,598	1,904
2027 Population Age 85+	416	1,528	1,783
2027 Population Age 18+	8,206	37,665	44,342
2027 Median Age	46	45	47

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$99,763	\$101,201	\$102,167
Average Household Income 25-34	\$122,297	\$124,632	\$128,173
Median Household Income 35-44	\$117,969	\$120,152	\$121,963
Average Household Income 35-44	\$152,825	\$154,237	\$158,195
Median Household Income 45-54	\$124,290	\$125,813	\$129,441
Average Household Income 45-54	\$162,885	\$163,333	\$169,927
Median Household Income 55-64	\$119,300	\$116,790	\$119,465
Average Household Income 55-64	\$160,480	\$155,940	\$161,490
Median Household Income 65-74	\$107,321	\$104,259	\$105,072
Average Household Income 65-74	\$140,680	\$138,576	\$142,457
Average Household Income 75+	\$105,644	\$106,899	\$109,110



**Thomas C. Swem, CCIM**  
Broker-REALTOR® EMERITUS

Thomas Swem is currently the Owner/Broker of Real Property Investments in San Luis Obispo California and has been in local Real Estate since 1976. Mr. Swem received his GRI (Graduate Realtor's® Institute) designation in 1981 and received his CCIM (Certified Commercial Investment Member) designation in 2004. He was accepted into the State Faculty for the California Association of Realtors® as an instructor for the GRI Series teaching Investment Analysis and Professional Standards in 1986 and, as a Master Faculty Member, is also an approved instructor with the California Department of Real Estate.

In brokerage, Real Property Investments is a full-service real estate office dealing in commercial sales, leasing, residential multi-family sales, and investment counseling. The nature of the practice is consulting-oriented in that much time is, initially, given to discussing "Who, What, and Why" a prospective client is considering doing what they came in for. Hourly Consultation, Professional Consulting, and Buyers Brokerage can also be offered in this environment.

Mr. Swem has personally represented buyers and sellers in hundreds of real estate purchases in the San Luis Obispo area as well as brokered hundreds of commercial/industrial and office leases. His specialty has been office and industrial sales and leasing. Over the years he has continually participated in the San Luis Obispo Association of Realtors® in numerous committees including two terms as Education Chairman, two terms as Multiple Listing chairman, ten terms as Professional Standards Chairman, two terms as Association Vice-President, President of the San Luis Obispo Association of Realtors® in 1983 and "Realtor® of the Year" for the Association in 1994. In 2016 he was designated REALTOR® EMERITUS by the National Association of REALTORS® for 40 years of continuous membership which included positions with Local and State AORs.

It should also be noted that he is a mediator and an arbitrator for the San Luis Obispo and the California Associations of Realtors® and has sat as the presiding officer in many Arbitration, Ethics, and Multiple Listing Service (MLS) hearings.

Mr. Swem has also been qualified as an expert witness in real estate with the Federal Bankruptcy Court in Santa Barbara California and the Superior Court System in San Luis Obispo California dealing with broker liability, duty of care, valuation, and real estate contract analysis issues.

In the community, Tom has given much time to the San Luis Obispo County Division of the American Heart Association (where he was President in 1992), the Chamber of Commerce working on many committees and task forces, and the San Luis Obispo Downtown Association (where he was the President in 2001), the City of San Luis Obispo working hand-in-hand with the Police Chief on community issues and chairing the Mobile Home Rent Review Board.

In January 2003 he was appointed to a year-long task force to update the local Housing Element. He is also a founding member of the San Luis Obispo Property Owners Association, was the 1993 President of the San Luis Obispo Executives Association, was a founding member of Big Brothers Big Sisters of San Luis Obispo County, and has been a member of the San Luis Obispo Chapter of the National Exchange Club where he was the President in 2002, and is the 2014 Staff Commodore at the San Luis Yacht Club in Avila Beach, California. In addition, Tom was the founding member of Friends of Avila Pier in Avila Beach where he was President and helped raise over \$300,000 for the repair of Avila Pier. Tom has been a guitar player for his whole life and has a collection of vintage guitars and amps.

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*Exclusively Marketed by:*

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