

# FOR LEASE

OAK PARK OFFICE & RETAIL  
1538 & 1540 W Branch Street  
Arroyo Grande, California



Real Property Investments  
Commercial Investment Real Estate



## Exclusive Agent:

Thomas Swem, CCIM  
Broker  
CDRE #00571580  
805-748-6444(cell)  
[tswemccim@gmail.com](mailto:tswemccim@gmail.com)

11549 LOVR, Suite 104  
San Luis Obispo, CA  
93405  
805.544.4422

- 1538 and 1540 are currently connected and can be leased together or separately. 1538 is shown above and 1540 has similar finishes. Each suite is finished open space and each has one private bathroom.
- Located close to Hwy 101 access, North and South
- Complex of 24 Office and Retail suites with great parking and visibility
- This is the former K-Mart Center with PLANET FITNESS GYM, GROCERY OUTLET, TRUE VALUE HARWARE, PET "ER", STARBUCKS and many other tenants! **Outstanding visibility and business synergy.....**

**Available:** Suite 1538 and 1540 together or separate  
**Lease Rate:** \$1.35 per square foot per month, plus NNN  
**GLA:** 1538 = 1,200 and 1540 = 1,800sqft (3,000sqft total)  
**Zoning:** Regional Commercial R-C (City of Arroyo Grande)  
**Parking:** Shopping Center parking



Scan the QR code for an overview of Oak Park Plaza



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