



FOR LEASE

24,000 sq/ft Anchor Space, End Cap and In-Line Opportunities

Five Cities Center

1160 W Branch St, Arroyo Grande, CA, 93420

PROPERTY DETAILS

- Exceptional demographics, freeway visibility, and traffic counts.
- Directly off of the US 101 which had over 60,000 ADT in 2021*
- Anchors include Wal-Mart (ranked in Top 1% nationally for annual visitors), Marshalls, Food 4 Less, and Trader Joe's.
- Arroyo Grande's highest trafficked shopping center with 6.5M visitors annually and ample parking of 5 per 1000 sf.



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B-2: 1,996 sf

- \$2.65 NNN (\$0.82)

B-5: 1,233 sf

- \$2.65 NNN (\$0.82)

D: 24,000 SF

- \$2.00 NNN (\$0.52)
- Located between Food4Less and Marshalls

F-0: 7,225 sf

- \$2.65 NNN (\$0.90)

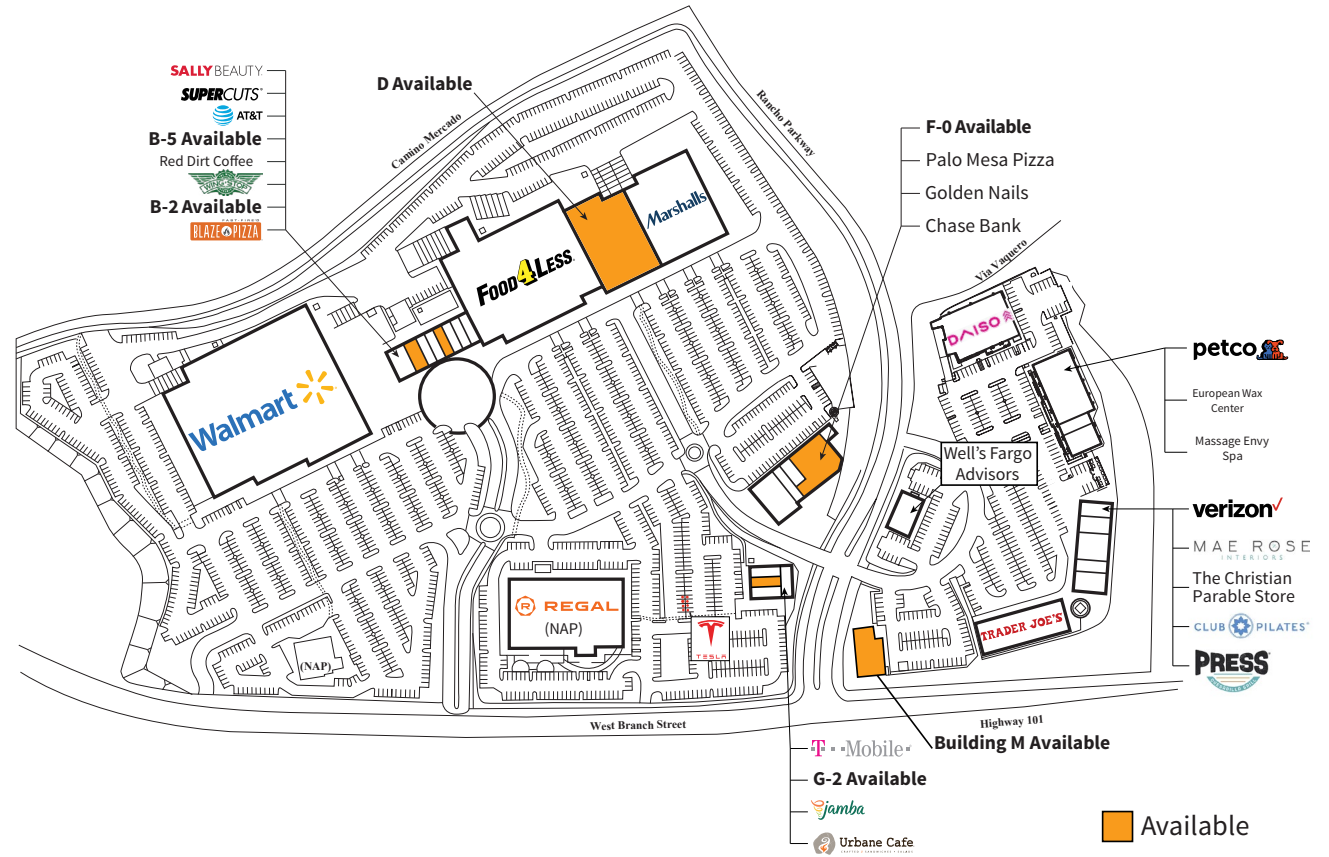
G-2: 1,500 sf

- \$2.65 NNN (\$0.89)
- 2nd-Gen restaurant space

M: 6,300 sf

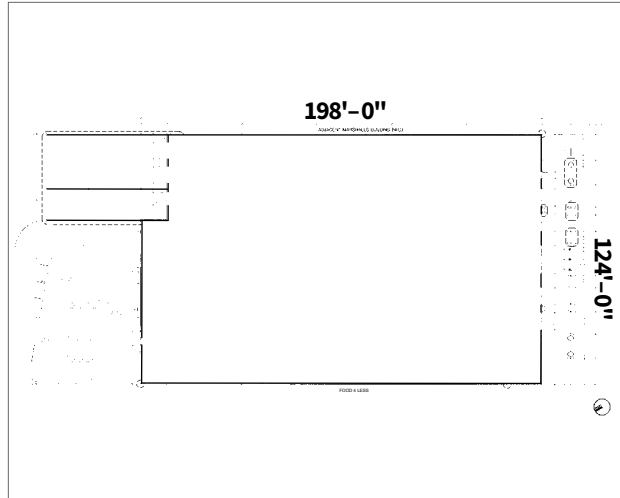
- Standalone restaurant
- \$2.30 NNN (\$0.65)

SITE PLAN



SUITE D

- 24,000 square feet
- Rate: \$2.00 NNN (\$0.52)
- Includes loading dock with pit for dock leveler
- Located between Food4Less and Marshalls, which serve a combined 1.4M visitors annually
- 124 feet of frontage



01 – Existing floorplan buildout



02 – Aerial of Suite D located between Food4Less and Marshalls



03 – 24,000 SF Anchor Space Frontage



04 – Trader Joe's anchors Phase II of the Center



05 – Marshall's anchors the eastern building of Phase I



06 – Arroyo Grande Five Cities Center & surrounding area



07 – 60,000 SF Food 4 Less

DEMOGRAPHIC INFORMATION



Population Within Driving Time

5 minutes: 14,128
10 minutes: 49,546
20 minutes: 200,313



Avg. Household Income of Visitors

\$89K



Avg. Weekly Visitors

(1/4/25 – 1/3/26)

123,076

Number of Visitors

6.5M

All Data provided by Placer Labs
Inc.



08 – Aerial view of Five Cities Center



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