

GRAND &  
ELM PROPERTIES, LLC

AVAILABLE  
For Lease

Grand & Elm  
Shopping Center

SWC  
East Grand Avenue  
& Elm Street  
Arroyo Grande, CA

#### Property Highlights

- Completely remodeled shopping center
- Primary intersection within trade area
- Traffic counts exceed 35,000 cars per day
- Limited shop space available
- Excellent parking
- Great visibility & signage



The information contained herein may have been obtained from sources other than Grand Elm Properties, LLC. We have not verified such information and make no guarantees, warranties or representations about such information. It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.



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## Property Information

SWC Grand Avenue & Elm Street  
Arroyo Grande, CA

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### Site Summary

- Total GLA 85,757 SF
- Monument signage available
- 381 parking stalls
- Co-tenancy includes Aldi Market, Napa Auto Parts, Community Hospital Ugent Care, Five Guys, Chipotle, Dominos, Menchie's, Starbucks, and other excellent & established local retailers



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## Site Plan

SWC Grand Avenue & Elm Street  
Arroyo Grande, CA

### Available

- Suite 101
- 900 SF



### Available

- 1207 E. Grand Avenue
- 19,118 SF

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## Property Photo

SWC Grand Avenue & Elm Street  
Arroyo Grande, CA



GRAND *ELM* PROPERTIES, LLC

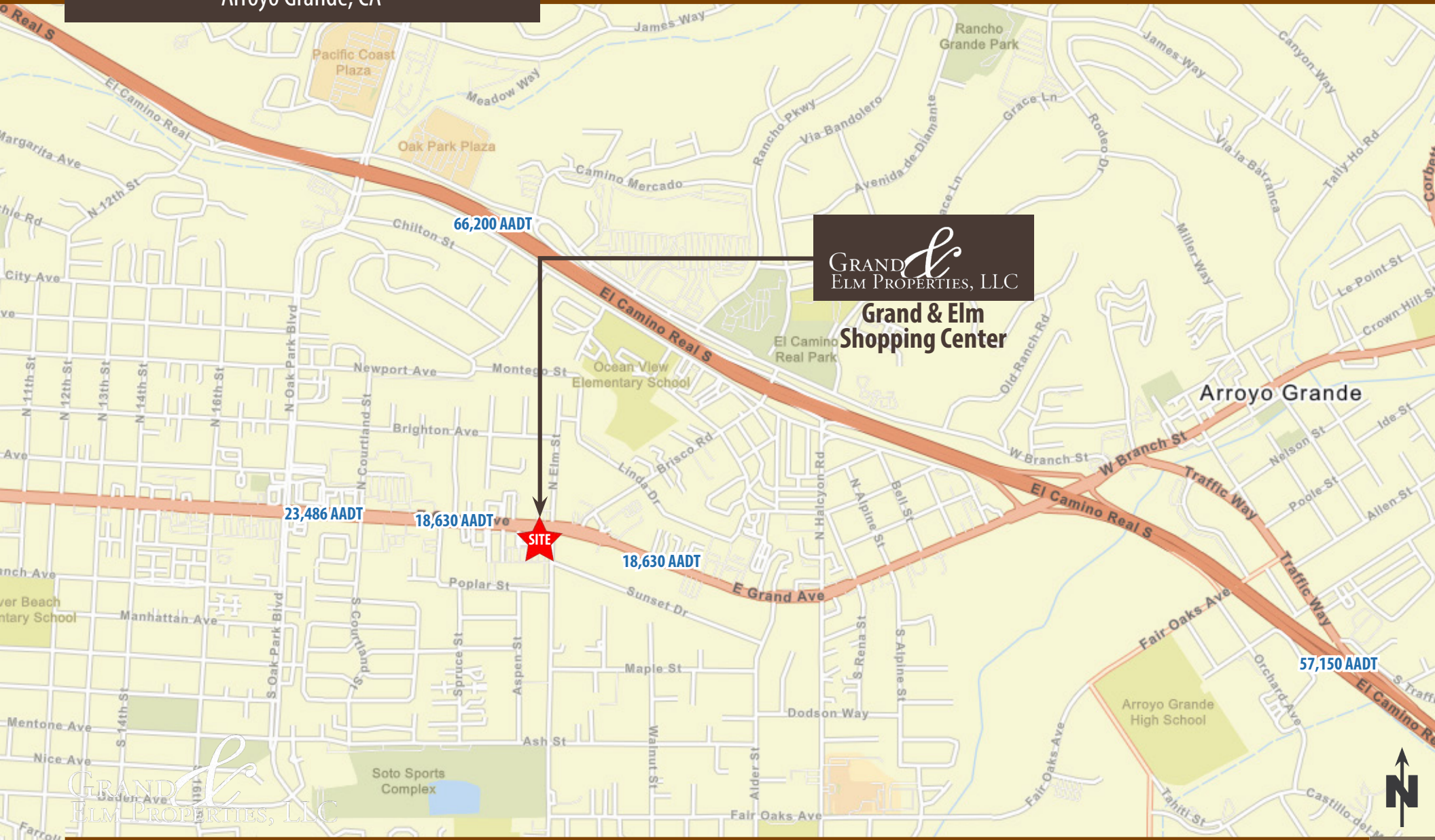


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## Traffic Counts

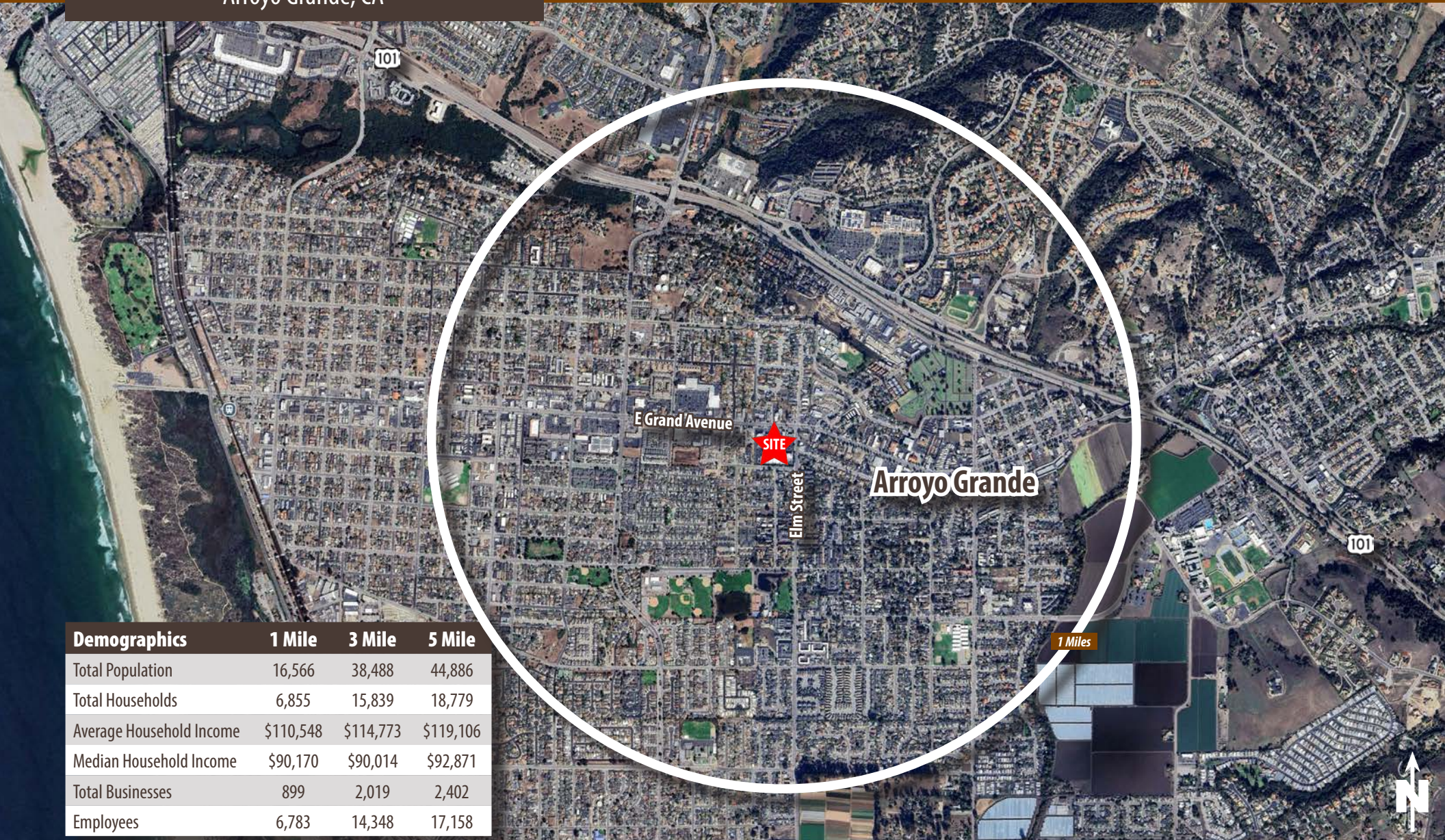
SWC Grand Avenue & Elm Street  
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## Aerial Map

SWC Grand Avenue & Elm Street  
Arroyo Grande, CA



Demographics	1 Mile	3 Mile	5 Mile
Total Population	16,566	38,488	44,886
Total Households	6,855	15,839	18,779
Average Household Income	\$110,548	\$114,773	\$119,106
Median Household Income	\$90,170	\$90,014	\$92,871
Total Businesses	899	2,019	2,402
Employees	6,783	14,348	17,158