

PROPERTY INFORMATION

FOR SALE

1140-1148 E. Grand Avenue
6,000 SQ. FT. Rental Space

Property :
1140-1148 E Grand Avenue,
Arroyo Grande, CA

Sale Price: \$1,399,000

Price/SF: 250/SF

Zoning: Mixed Use

Built: 1959, Mixed use project with Residential
units and Commercial units.

Parking: Ample, on site

Parcel #: 077-113-015

Occupancy 100%

Highlights:

Prime mixed-use investment opportunity located on Arroyo Grande's main commercial corridor. This ±6,000 SF property features a strong mix of residential and commercial units with 100% occupancy, providing immediate and stable cash flow.

Ideally situated with excellent visibility, easy Highway 101 access, and ample on-site parking, the property is surrounded by established businesses including Nova Coffee and Adventist Health.

Offered at \$1,399,000 with a 7.41 cap rate, this is a turnkey asset in one of the Central Coast's most sought-after locations.



CONTACT:

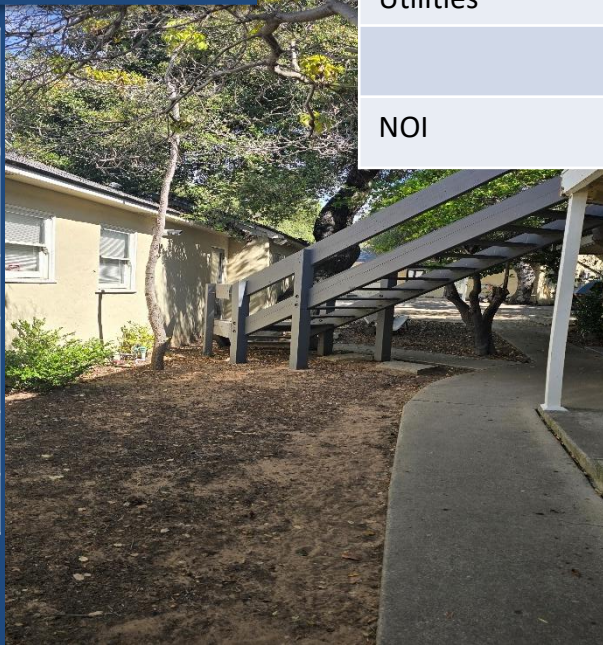
ROD TRUJILLO
OWNER/BROKER
DRE #01388764
CELL: 805.703.0999

ROD@TRUJILLO-GROUP.COM

TRUJILLO 
Commercial Real Estate
GROUP

This information contained herein has been obtained from the owner of the property or from other sources deemed reliable. While we have no reason to doubt its accuracy, we do not guarantee it.

PROPERTY PHOTOS



FOR SALE

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1140-1148 E. Grand Avenue as of 4/1/2026

| | |
|--|--------------|
| Base Rent | |
| Residential Units (3 x 750/sf each) | 69,012/yr |
| Residential(Owner occupies – 1600/sf) | 34,200/yr |
| Commercial Units – 3units total of 1900/sf | 32,700/yr |
| | <hr/> |
| | \$135,912/yr |
| Less: Property Taxes | 9,883/yr |
| Insurance | 2,265/yr |
| Operating Expenses | 5,632/yr |
| Utilities | 14,405/yr |
| | <hr/> |
| | 32,185 |
| NOI | 103,727 |

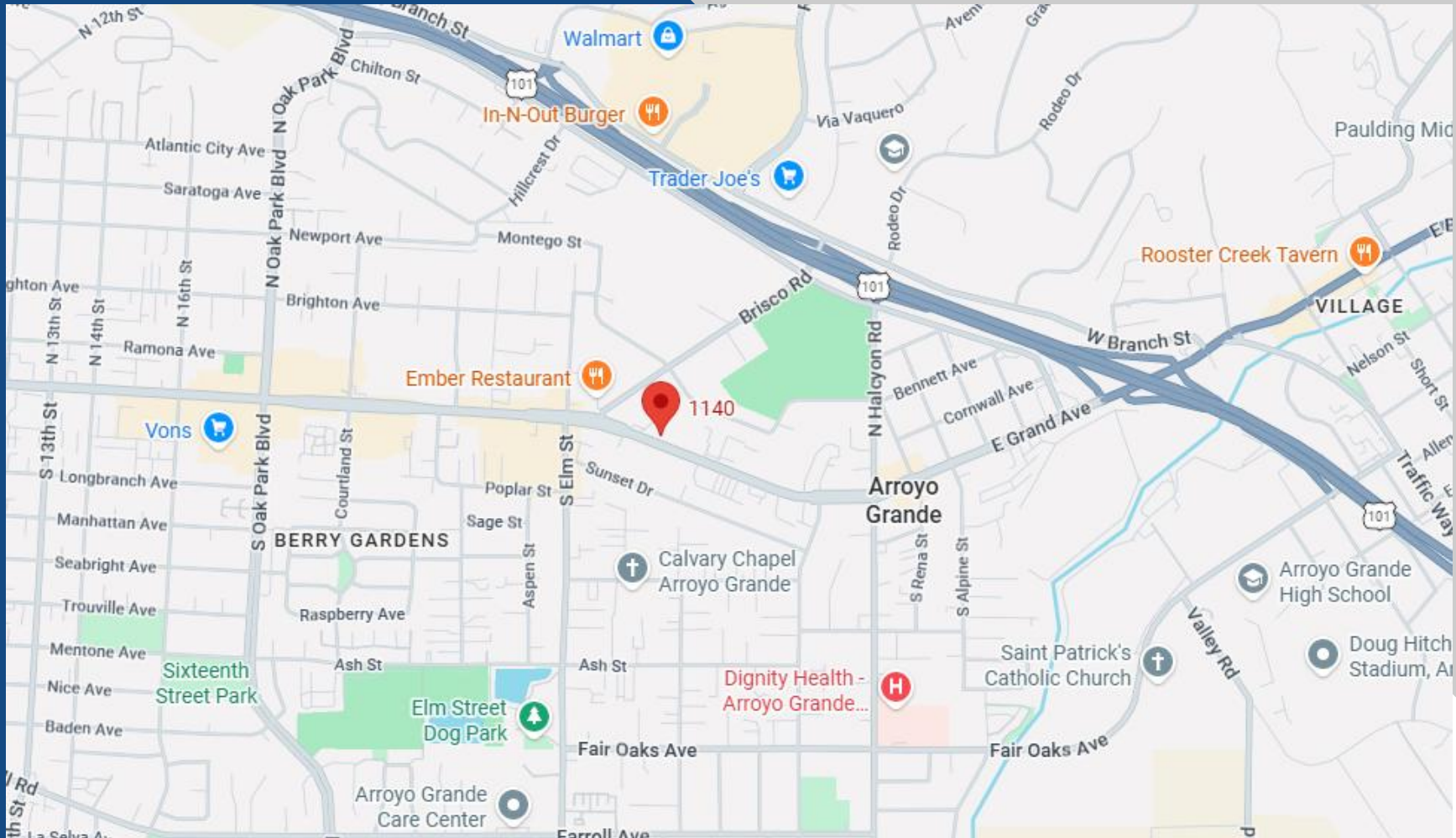
Investment Summary

| | |
|--------------|-------------|
| Sales Price: | \$1,399,000 |
| NOI | 103,727 |
| Cap Rate | 7.41 |
| Occupancy | 100% |
| Price/SF | \$250 |

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LOCATION MAP

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