

**Mixed Use Leased Investment**  
**200 & 230 Station Way, Arroyo Grande, CA**  
**2 Buildings +/- 19,352 SF**  
**FOR SALE**



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Updated: 3/25/2024

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Commercial Real Estate



## **Property Overview**

McCarty Davis is pleased to offer the opportunity to purchase 200 & 230 Station Way in Arroyo Grande. Adjacent to the charming East Village and easy access to US 101 freeway. This versatile office/retail development caters to both owner/users and investors with its meticulously designed layout. Featuring two tastefully finished apartments, great for live-work arrangements, and inviting patio spaces, it offers a comfortable environment for a diverse tenant mix. Changes in the facade prove distinct identities to the main suites.

## **Property Facts**

- 200 Station Way +/- 9,204 SF  
5 suites and 1 apartment
- 230 Station Way +/- 9,950 SF  
3 suites and 1 apartment
- APN 007-482-024
- Zoning is VMU - Village Mixed Use
- 59 parking spaces (4 handicapped, 1 motorcycle)

## **Financials**

Sale Price: \$6,500,000

## **Additional Info**

Rent roll available upon request

9.2% vacancy

Invest in a leased property with the added perk of having a place to stay on the Central Coast. Enjoy the convenience of being just a short walk from the Village of Arroyo Grande and a short drive to the beach!



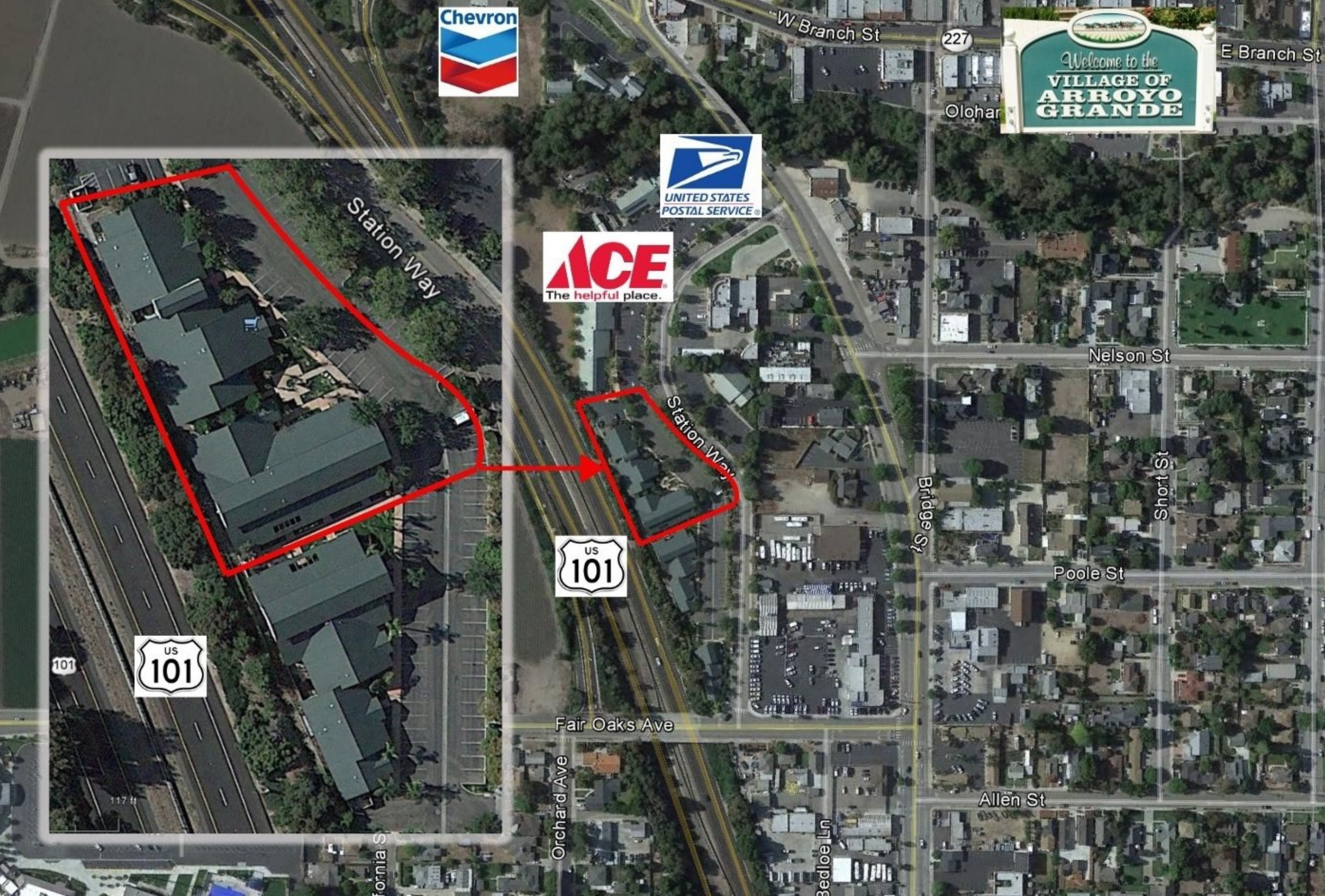
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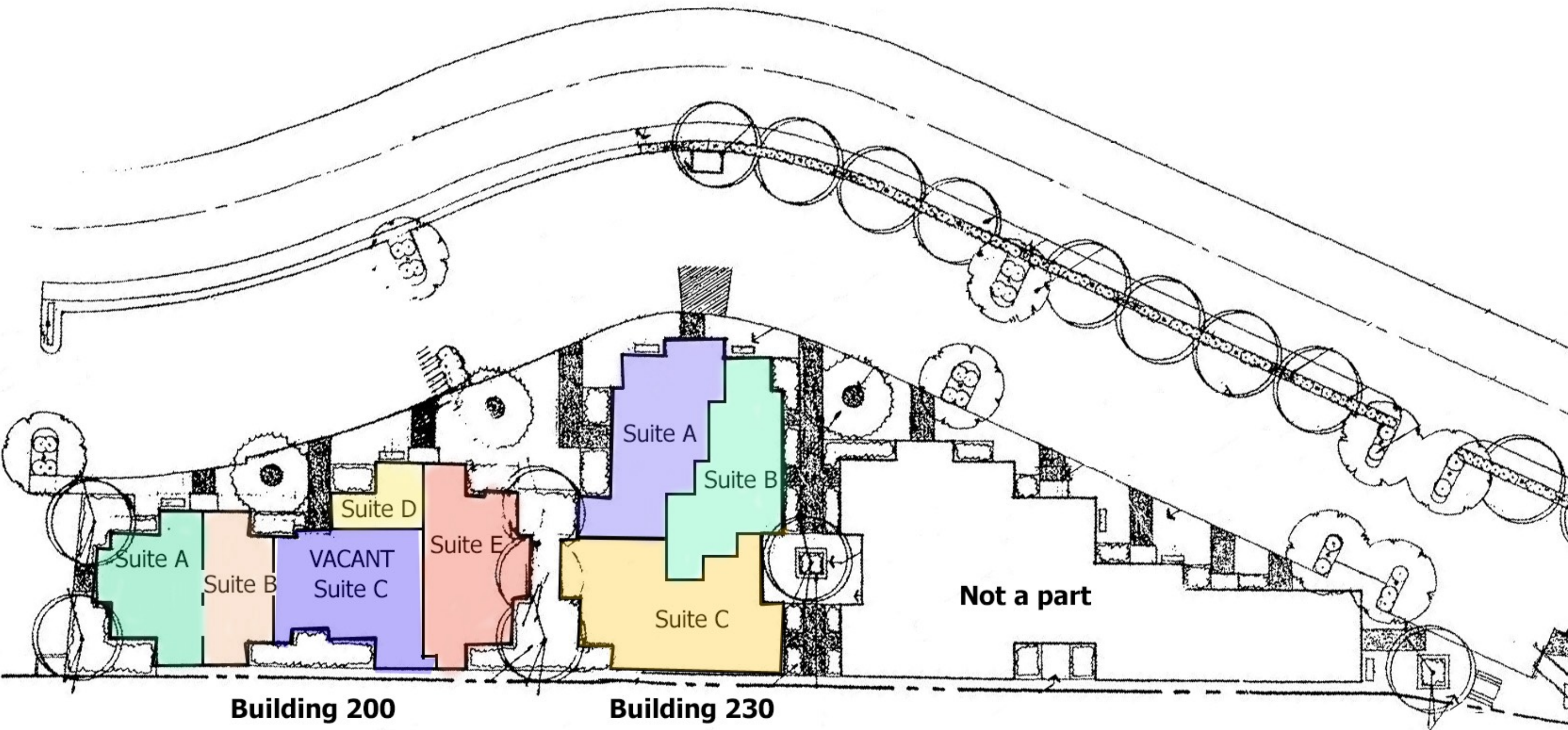
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**Building 200**

**Building 230**

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## 200 Station Way

Building 200 consists of 5 commercial units and 1 residential unit totaling +/- 9,204 sq. ft. The tenant mix currently consists of medical and financial businesses with high historical occupancy. The patio and landscaping provides a nice environment for both the tenants and customers/clients that traffic the property.

## Property Facts

Building 200	Unit Size	Tenant
Suite A - LEASED	+/- 1,904 sq. ft.	Voss and Beck Family Dentistry
Suite B - LEASED	+/- 1,296 sq.ft.	CA Tax Pros.
Suite C - VACANT	+/- 1,748 sq. ft.	VACANT
Suite D - LEASED	+/- 925 sq. ft.	Tanora Financial Planning
Suite E - LEASED	+/- 2,300 sq. ft.	West Dermatology
Suite F - LEASED	+/- 1,000 sq. ft.	Apartment



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## 230 Station Way

Building 230 consists of 3 commercial units and 1 residential unit totaling +/- 9,950 sq. ft. The building is predominantly medical tenants with high historical occupancy. The patio and landscaping provides a nice environment for both the tenants and customers/clients that traffic the property.

### Property Facts

Building 230	Unit Size	Tenant
Suite A - LEASED	+/- 2,200 sq. ft.	Village Creek Dental
Suite B - LEASED	+/- 1,920 sq.ft.	Santa Maria Gastroenterology
Suite C - LEASED	+/- 3,524 sq. ft.	MHM Services
Suite F - LEASED	+/- 2,250 sq. ft.	Apartment



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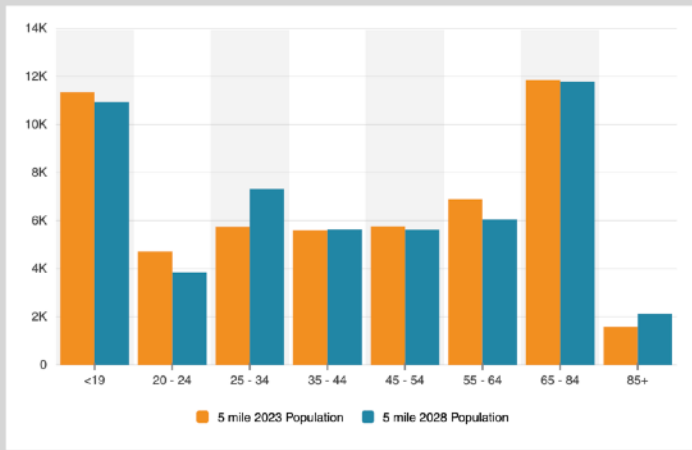
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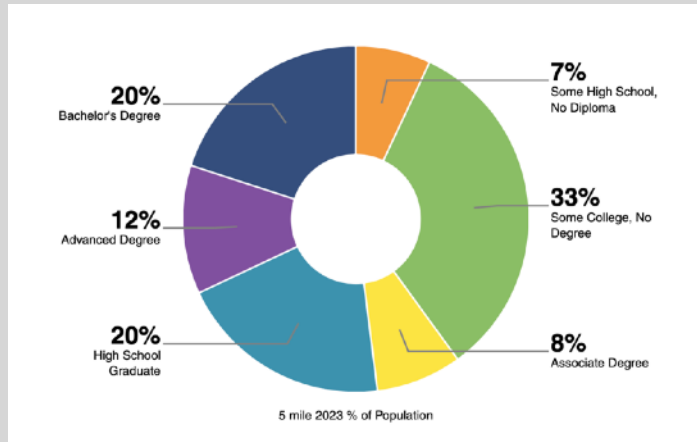


# Demographics

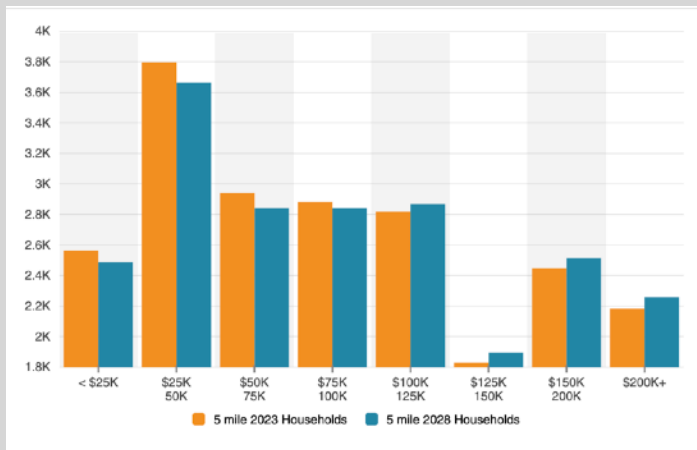
## Population By Age



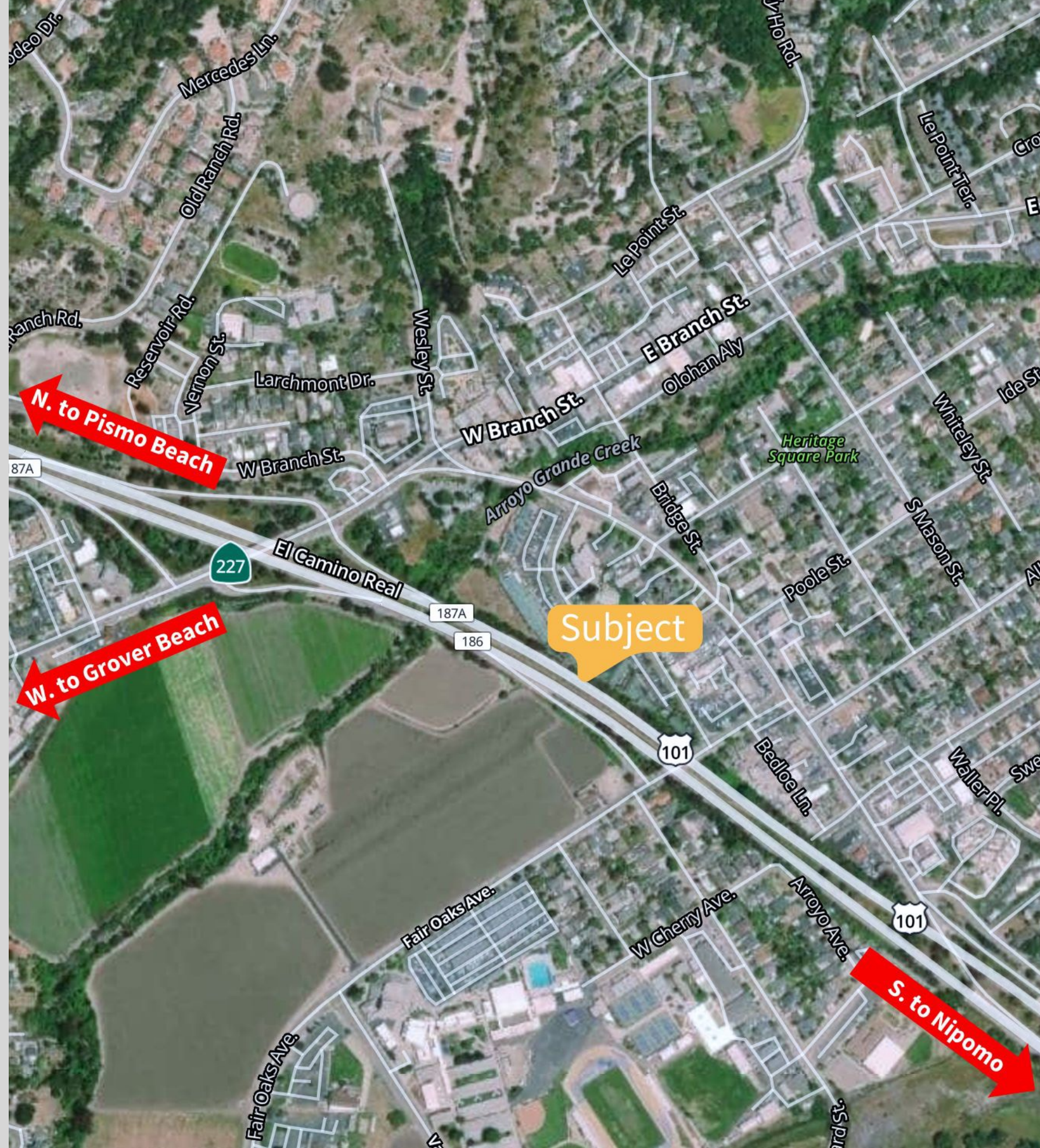
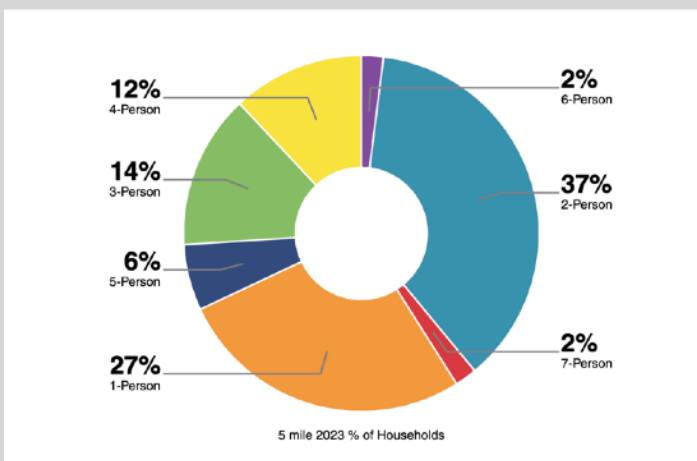
## Educational Attainment



## Household Income



## Household Size



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**For More  
Information**

*To receive more  
information please  
call or email us. Our  
contact information  
is below and we  
look forward to  
talking to you.*



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

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