

# FOR LEASE

Office/Retail Space | ±2,000 SF



1238 E. Grand Ave. | Arroyo Grande, CA

-Prime East Grand location

-Several allowed uses

-Available January 2026

-Call Agent for showing



Chris Garner

805.928.2800 ext. 104

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Lic #01010310

PO Box 250 | Santa Maria, CA 93456 | [PacificaCommercialRealty.com](http://PacificaCommercialRealty.com)

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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## Lease Details

- Rental Rate: \$1.70/SF/Mo., NNN
- Estimated NNN: \$0.35/SF/Mo.
- Lease Term: Inquire

## Property Details

- Available Space: +/-2,000 SF
- Property Type: Professional Office/ Retail
- Number of Offices: Six (6)
- Zoning: Gateway Mixed-Use
- Parking: Private Lot
- Available: January 2026

Join US Bank in this centrally located professional office building on East Grand Avenue. Current office buildout includes 6 private offices, conference room, breakroom and internal restroom. Excellent location and configuration for a variety of professional office uses including finance, real estate, engineering or architecture. Please do not disturb current Tenant and call listing agent for additional information.

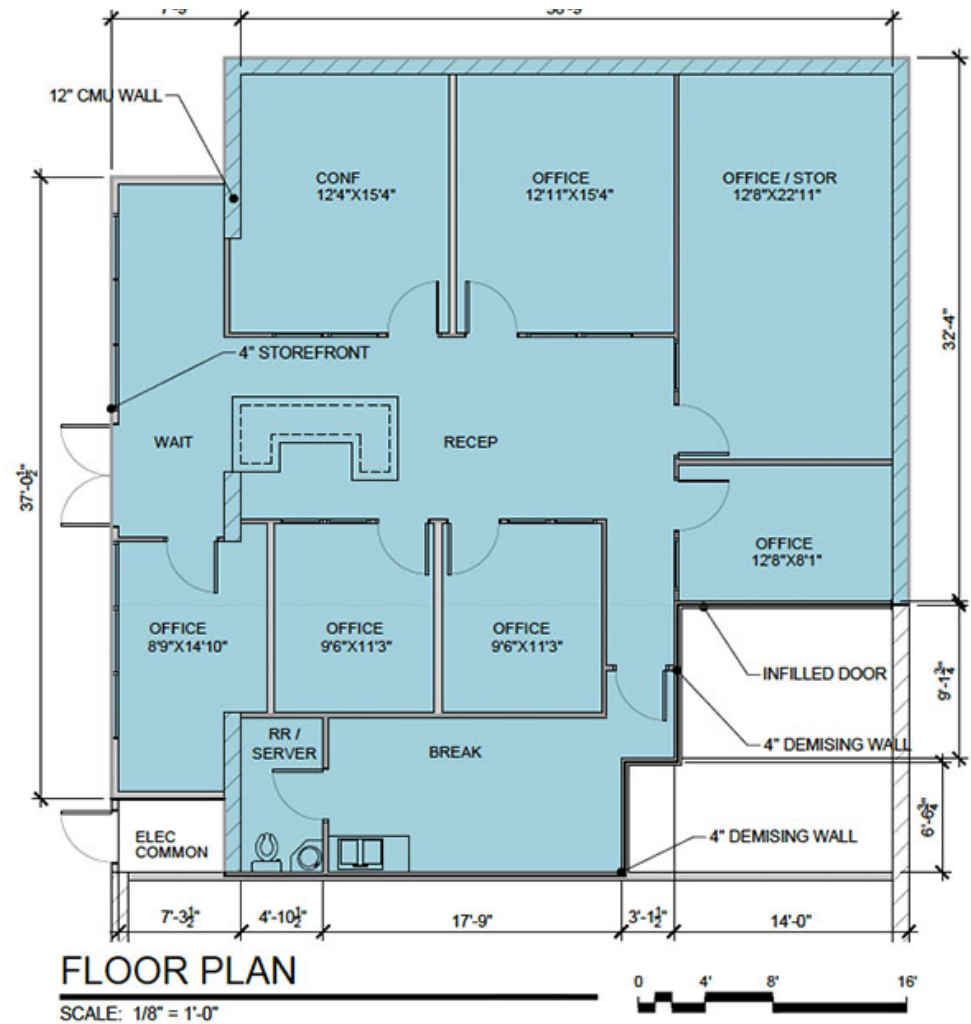
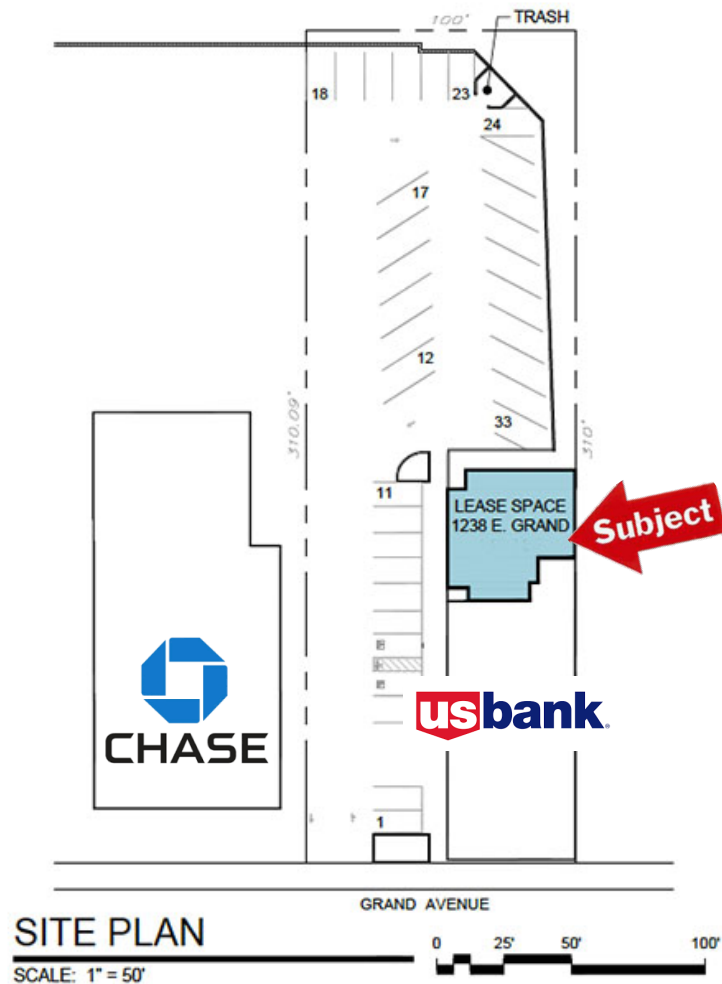
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