

1690

E. GRAND AVE.
ARROYO GRANDE, CA

**FOR LEASE
OR SALE**



**Gateway to Pismo
Beach Dunes**

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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PROPERTY OVERVIEW

Introducing the former Rite Aid building, a 16,320 SF freestanding retail asset situated at the signalized intersection of E. Grand Ave and Halcyon Rd; one of the most highly trafficked corridors in Arroyo Grande trade area. Positioned within close proximity to US-101 and surrounded by national retailers including Walmart, CVS, Starbucks, and Food 4 Less, this property offers exceptional visibility, ingress/egress, and consumer draw.

OFFERING PRICE: Contact Listing Agent

LEASE RATE: TBD

LEASE TERM: Negotiable

AVAILABLE: Now

BLDG SIZE: +/-16,320 SF

LOT SIZE: 112,384 SF

ZONING: Gateway Mixed Use

APN: 077-071-010



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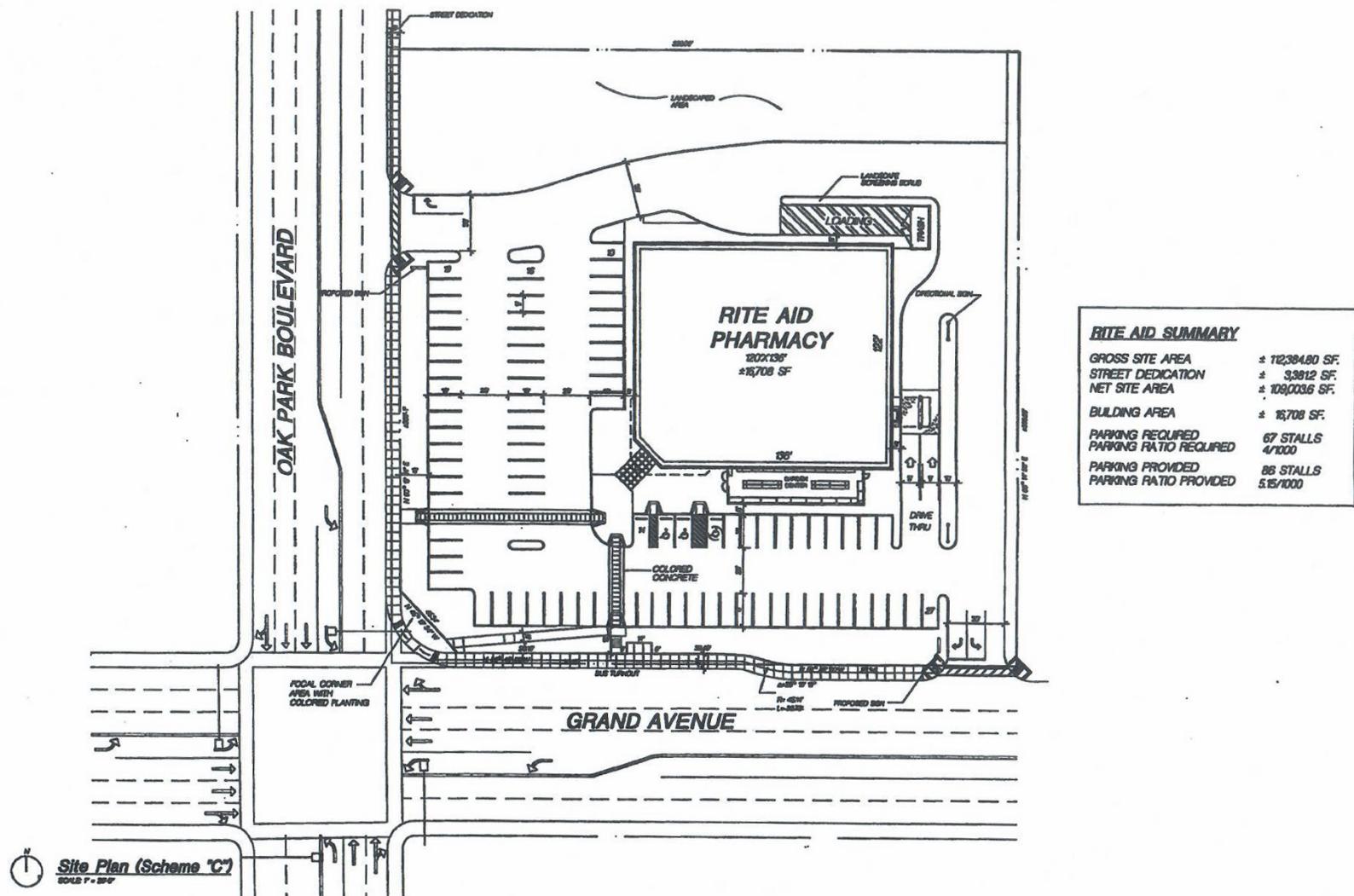
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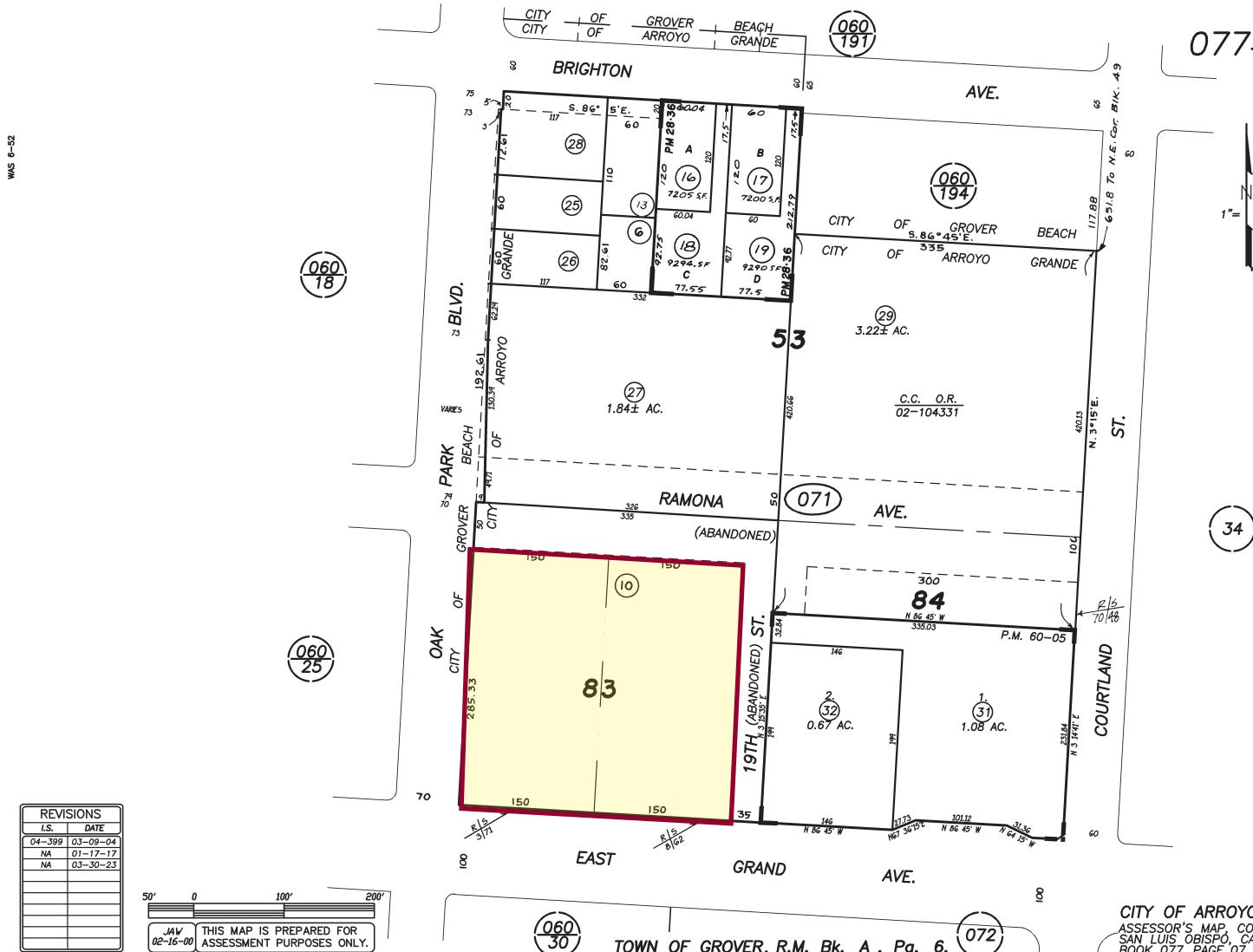
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SITE PLAN



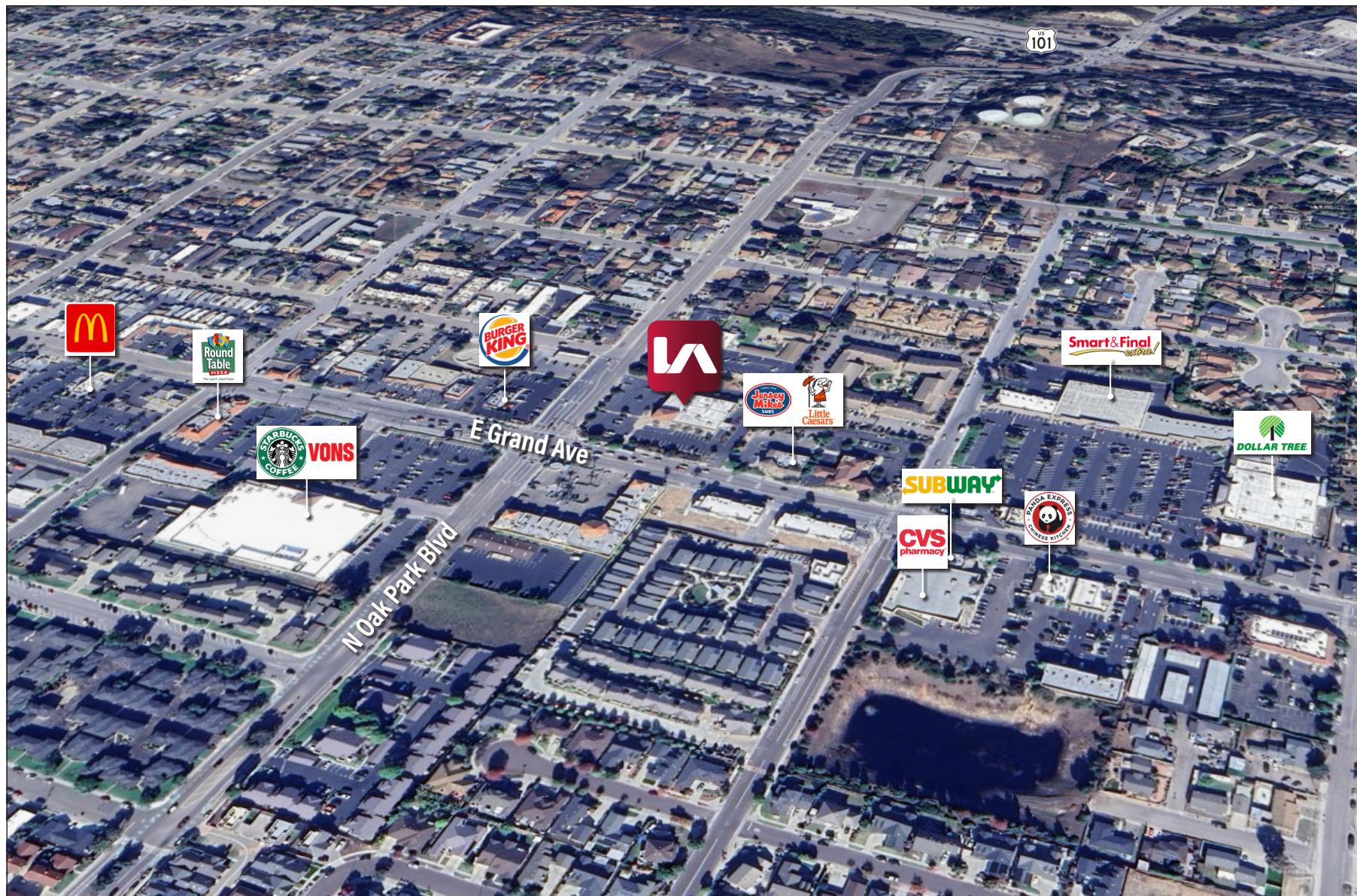
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TAX MAP



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RETAIL MAP



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TRAFFIC COUNTS



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DEMOGRAPHICS



RADIUS DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	18,415	36,757	53,516
Average Age	43	44	46
Average Age (Male)	41	43	45
Average Age (Female)	45	46	47
HOUSEHOLDS & INCOME			
Total Households	7,501	14,953	22,104
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$103,885	\$108,139	\$120,997
Average Hosue Value	\$741,220	\$780,198	\$887,094

Demographics data derived from AlphaMap

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