

1690

E. GRAND AVE.
ARROYO GRANDE, CA

**FOR LEASE
OR SALE**



**Gateway to Pismo
Beach Dunes**

STEVE LEIDER
sleider@lee-associates.com
D 805.729.3634
CalDRE: #0967865

AUSTIN JACKSON
ajackson@lee-associates.com
D 805.698.7135
CalDRE: #02252146

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
CENTRAL CALIFORNIA

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.

1690 E. GRAND AVE., ARROYO GRANDE, CA | FOR LEASE OR SALE

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

STEVE LEIDER
sleider@lee-associates.com
D 805.729.3634
CalDRE: #0967865

AUSTIN JACKSON
ajackson@lee-associates.com
D 805.698.7135
CalDRE: #02252146

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.

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
CENTRAL CALIFORNIA

1690 E. GRAND AVE., ARROYO GRANDE, CA | FOR LEASE OR SALE



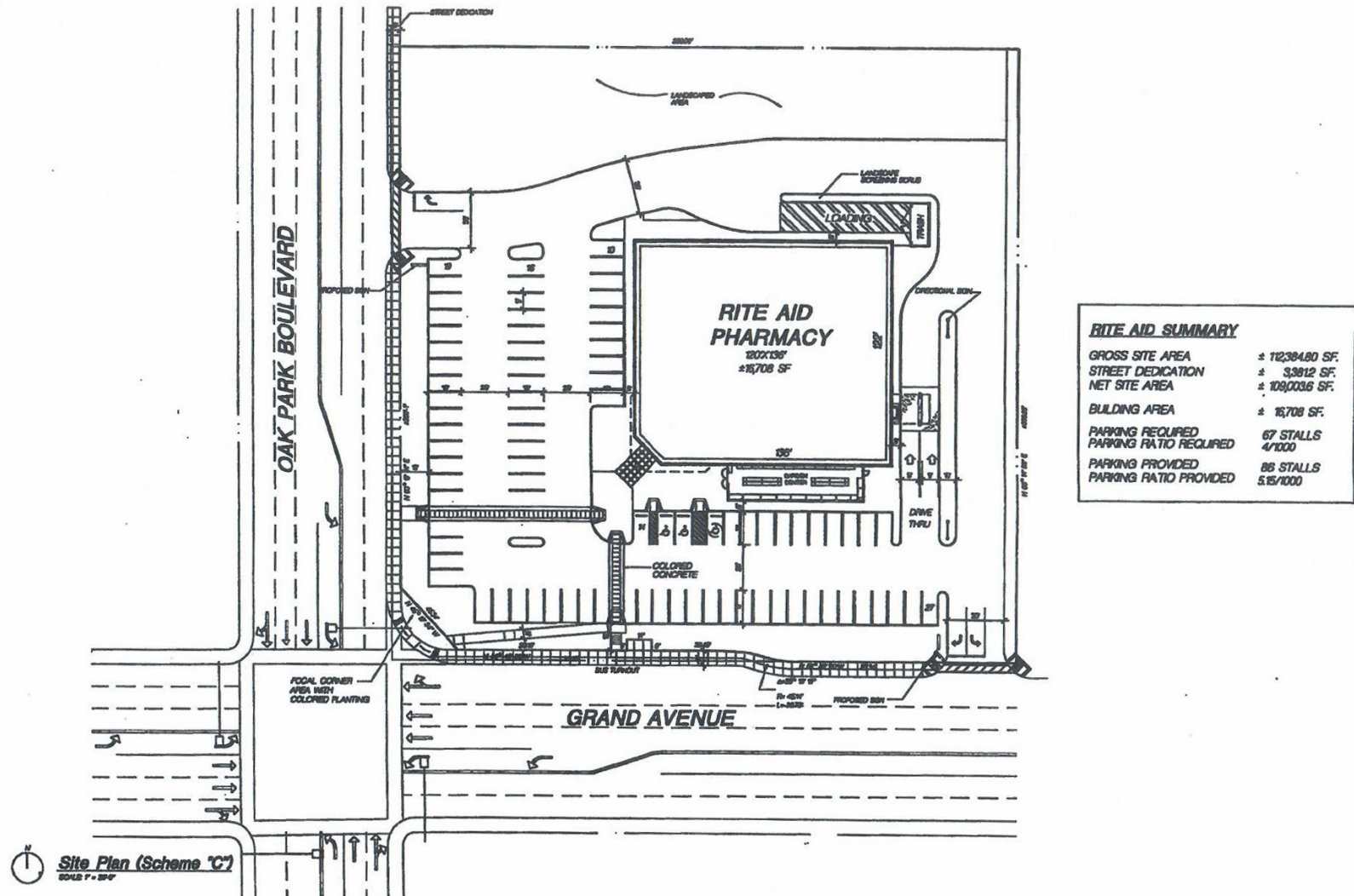
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal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

1690 E. GRAND AVE., ARROYO GRANDE, CA | FOR LEASE OR SALE



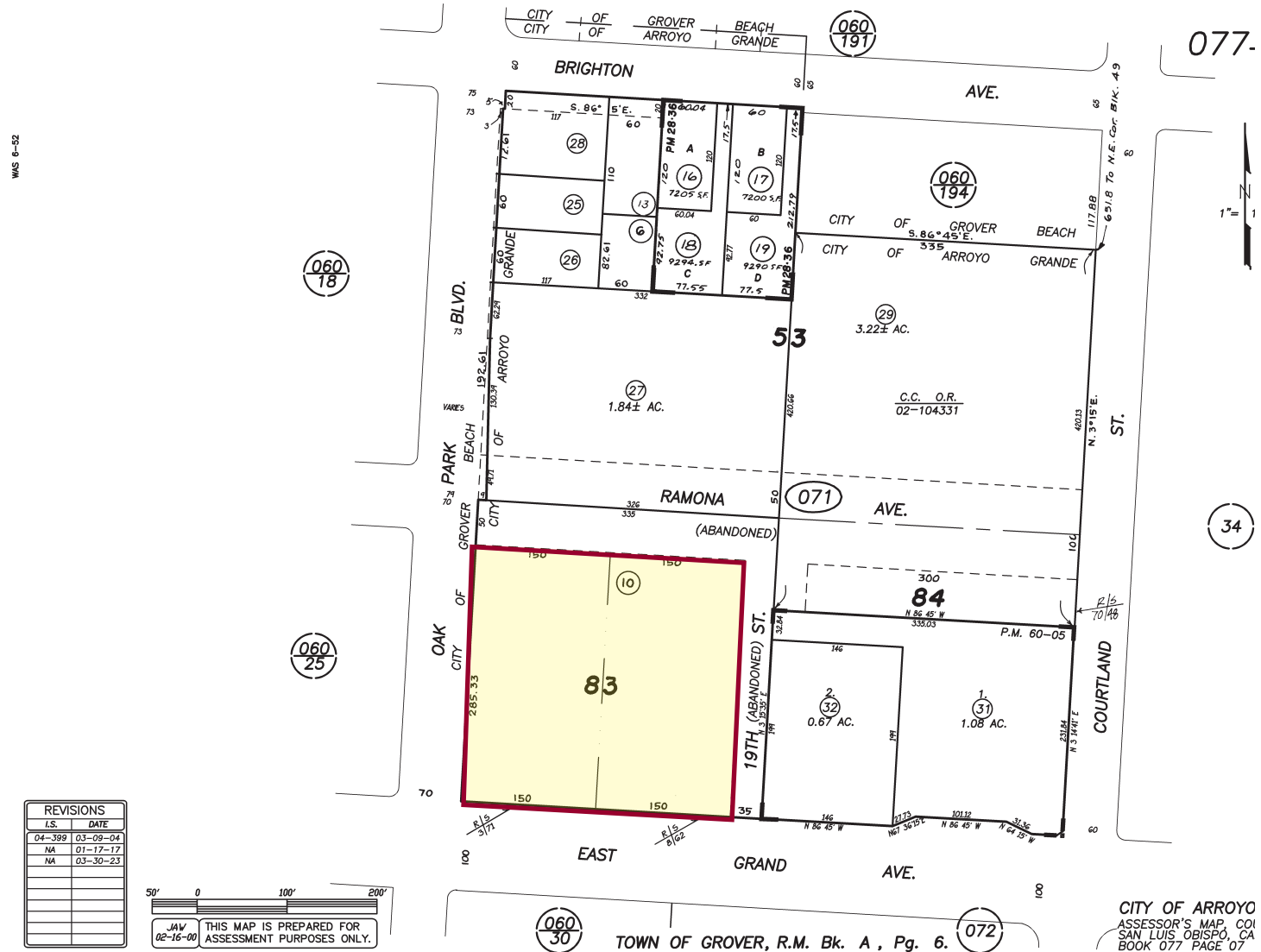
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal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

SITE PLAN

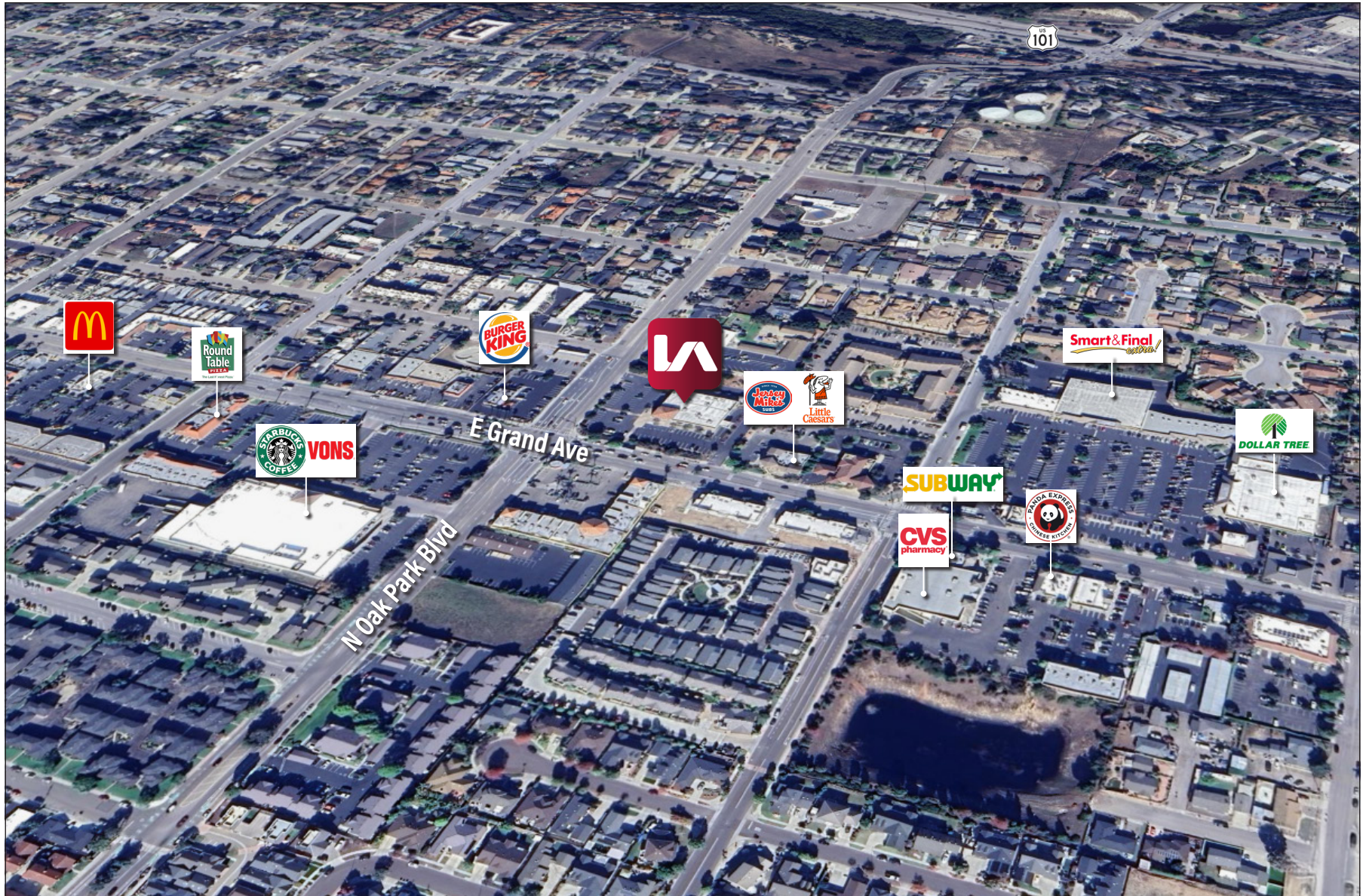


All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal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

TAX MAP



RETAIL MAP



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.

TRAFFIC COUNTS



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.

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

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.



COMMERCIAL REAL ESTATE SERVICES

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

Lee & Associates, the largest broker-owned firm in North America, has been providing seamless, consistent execution and value-driven market-to-market services for our clients since 1979.

Our real estate services are tailored to exceed the needs of our local, national, and international clients by combining the latest technology, resources, and market intelligence with over 40 years of expertise to optimize results.

STEVE LEIDER

805.729.3634

sleider@lee-associates.com

License ID# 0967865

AUSTIN JACKSON

805.698.7135

ajackson@lee-associates.com

License ID# 002252146

Central California, Inc. -
Lee & Associates
Corporate ID #02215506
A Member of the Lee & Associates
Group of Companies
5401 Business Park South, Suite 122 & 123
Bakersfield, CA 93309

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.

