



Colliers



For lease

\$1.45
PSF NNN

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260 S. Halcyon Road Arroyo Grande

Professional Office Space Two Blocks from
Arroyo Grande Community Hospital

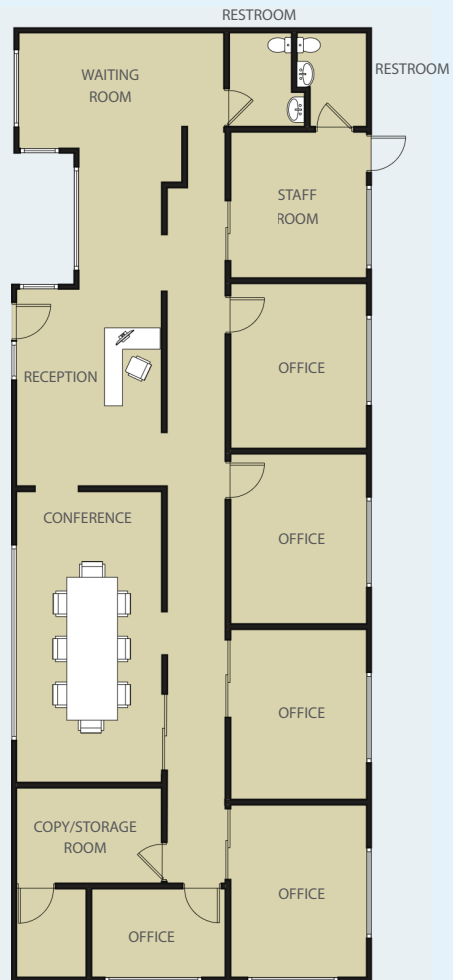
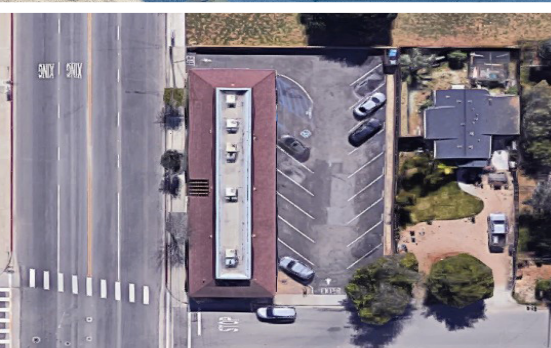
Property Summary

Professional office space available on South Halcyon consisting of reception/waiting area, 5 private offices, conference room, copy/storage room, staff room, and 2 restrooms. Located on South Halcyon, the property benefits from its convenient access and proximity to HWY 101, Grand Ave, and Arroyo Grande Community Hospital. Arroyo Grande's continued growth and central location within South San Luis Obispo County provide tenants with access to a strong and expanding customer base.

Property Type	Professional Office Building
Now Available	± 2,200 Rentable SF
Rate	\$1.45 PSF NNN (est. \$0.37)
Zoning	Office, Mixed-Use
Parking Ratio	4.43 / 1000 SF (Off Street)
Features	<ul style="list-style-type: none">• Professional office with 5 private offices• Convenient access to Grand Ave, Hwy 101, and Arroyo Grande Community Hospital• Ample off-street parking• New Roof & HVAC (2022)• Excellent signage opportunity

Accelerating success.

Floorplan



Now Available for Lease

The Subject Suite is a well-appointed 2,200 RSF professional office fronting South Halcyon with excellent signage opportunity, natural light with floor-to-ceiling windows throughout, executive-sized private offices, and large conference room.

Features

- Professional office with 5 private offices
- Convenient access to Grand Ave, Hwy 101, and Arroyo Grande Community Hospital
- Ample off-street parking
- New Roof & HVAC (2022)
- Excellent signage opportunity

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Demographics by Drive Times (1/5/10 Minutes from Subject)

Distance >	1 Minute Drive Time		5 Minute Drive Time		10 Minute Drive Time	
	Current (2025)	Forecast (2030)	Current (2025)	Forecast (2030)	Current (2025)	Forecast (2030)
Population	11,637	11,587	52,624	52,238	88,831	89,767
Households	4,675	4,697	21,879	21,998	36,026	36,884
Families	2,943	2,953	14,040	14,103	23,937	24,498
Avg. HH Size	2.45	2.43	2.38	2.35	2.45	2.42
Owner Occupied	2,758	2,831	14,065	14,413	24,344	25,459
Renter Occupied	1,917	1,866	7,814	7,585	11,682	11,425
Median Age	43.2	44.5	46.9	48.0	46.5	47.3
Median HH Income	\$96,973	\$108,193	\$97,202	\$108,468	\$103,945	\$116,836
Avg HH Income	\$111,493	\$124,622	\$125,790	\$139,640	\$137,369	\$152,085

Footnote: Data sourced from U.S. Census Bureau, Census Summary File 1. Current and 5 year projections as recorded by ESRI forecast data.