

Multi-Tenant Industrial Leased Investment For Sale

2115 Willow Road, Arroyo Grande



Current Cap Rate - 8.8 %
Proforma Cap Rate - 9.1%
Sales Price: \$3,150,000

Contact:

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641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801
Updated: 8/22/25

McCarty ♦ Davis
Commercial Real Estate

Property Overview

McCarty Davis is pleased to offer an opportunity to purchase an multi-tenant industrial, leased investment in southern San Luis Obispo County. The property has one, 12,000 sq. ft. building on a 1.86 acre parcel.

Property Facts

- Building Size is 12,000 sq. ft.
- 6 units in the building - 100% leased
- Building is sprinklered
- Water: well on-site
- Septic
- Parcel Size: 1.86 acres
- Zoning: Industrial

Financials

Sale Price: \$3,150,000

Net Income with full occupancy: \$287,819.

Current Cap Rate: 8.8%

Projected Proforma Income w/3% vacancy: \$295,643.

Proforma Cap Rate: 9.1%

Full Due Diligence Packet, including Proforma and Rent Roll, are available upon request.

Property Notes

- There is excess land creating the possibility of adding additional building square footage
- The two parcels in front have been recently purchased and are currently in the development process.



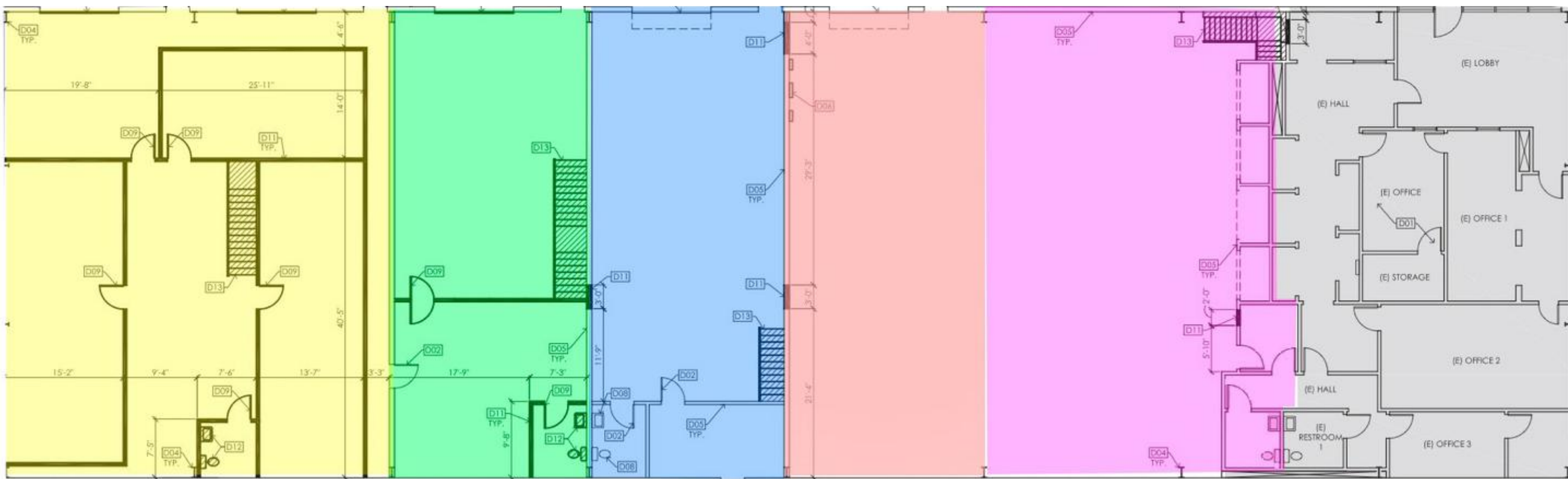
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Suites E & F
3,000 SF
Warehouse
Leased:
Tenant 1

Suite D
1,500 SF
Warehouse
Leased:
Tenant 1

Suite C
1,500 SF
Warehouse
Leased:
Tenant 2

Suite B2
1,500 SF
Warehouse
Leased:
Tenant 3

Suite B1
2,275 SF
Warehouse
Leased:
Tenant 4

Suite A
2,225 SF
Offices
Leased:
Tenant 6

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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.

Full Due Diligence Packet including Rent Roll and Proforma are available upon request for qualified buyers.



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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