

FOR LEASE
OFFICE / RETAIL BUILDING
624 E. Grand Avenue, Arroyo Grande, CA 93420



BUILDING SF:	+/- 1,569 SF
LEASE RATE:	\$0.99
LEASE TYPE:	NNN/est. \$0.39
TERM:	Negotiable
APN:	006-165-022
ZONING:	Highway Mixed-Use
HVAC:	Yes
RESTROOMS:	Yes
AVAILABLE DATE:	Now



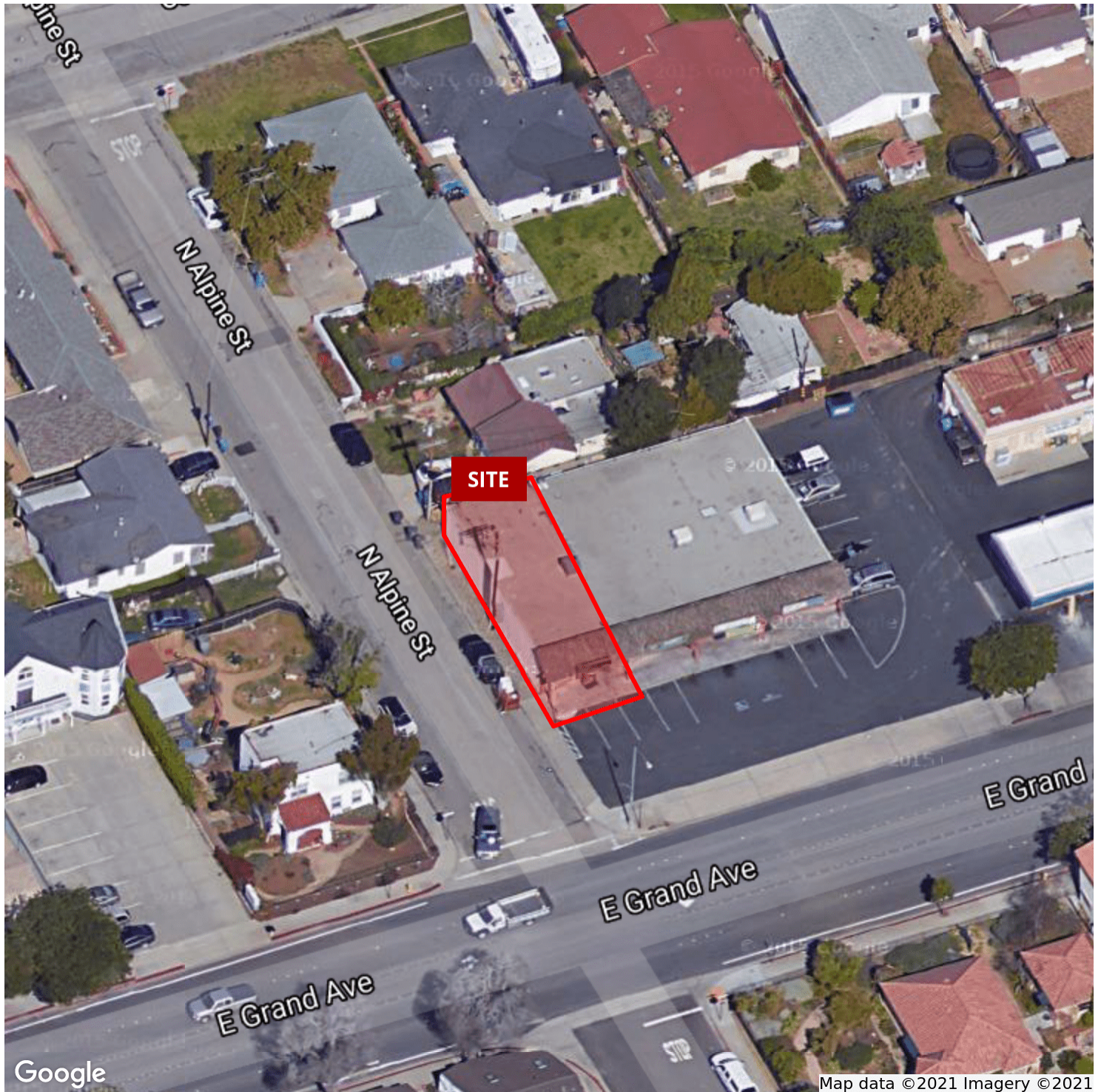
PROPERTY OVERVIEW

Approximately 1,569 square feet retail/office space available in Arroyo Grande. Unit includes 7 offices, kitchenette, restroom, and an open bay. This end-cap space is conveniently located on a hard corner close to the Arroyo Grande Village with convenient access to Highway 101.

Jeff Allen
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D 805.319.4839
CalDRE #01313074

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 HIGHLIGHTS

- Highly Visible
- End-Cap
- Modern Construction
- Access to Highway 101

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total population	8,608	47,123	54,075
Median age	42.1	38.9	40.1
Median age (male)	41.3	37.7	38.7
Median age (female)	42.9	40.6	41.7

	1 MILE	3 MILES	5 MILES
Total households	3,540	18,759	21,754
Total persons per HH	2.4	2.5	2.5
Average HH income	\$71,420	\$68,596	\$71,922
Average house value	\$461,211	\$443,104	\$470,545

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