



FOR LEASE

SUITE 1: B-4
 RENTAL RATE: \$2.75 NNN (\$0.65)
 SQ. FT.: 1,250 sf
 AVAILABLE: Immediately
 Can be combined with suite B-5 for 2,483 sf

SUITE 2: B-5
 RENTAL RATE: \$2.65 NNN (\$0.70)
 SQ. FT.: 1,233 sf
 AVAILABLE: Immediately
 Can be combined with suite B-4 for 2,483 sf

SUITE 3: J-5A
 RENTAL RATE: \$2.65 NNN (\$0.70)
 SQ. FT.: 2,275 sf
 AVAILABLE: Immediately

SUITE 4: Build-to-Suit
 RATE: \$2.50 NNN (\$0.49)
 SQ. FT.: 5,500 sf

SUITE 5: 901-I
 RENTAL RATE: \$2.35 NNN (\$0.30)
 SQ. FT.: 9,411 sf
 AVAILABLE: Immediately

Rarely Available Junior Anchor Standalone Building in Trader Joe's area of the Five Cities Center

CROSBY SLAUGHT
 DRE Lic. No. 01939629
 805.690.1017
 crosby@investecre.com

1168 W. Branch Street

HIGHLIGHTS

Exceptional demographics, freeway visibility, and traffic counts. Easy access off US 101. Anchors include Wal-Mart, Office Max, Marshalls, Pier 1 Imports, and Trader Joe's. Parking ratio of 5/1,000 sf.

PROPERTY ADDRESS

1168 W. Branch Street
 Arroyo Grande, CA
 93420





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CROSBY SLAUGHT

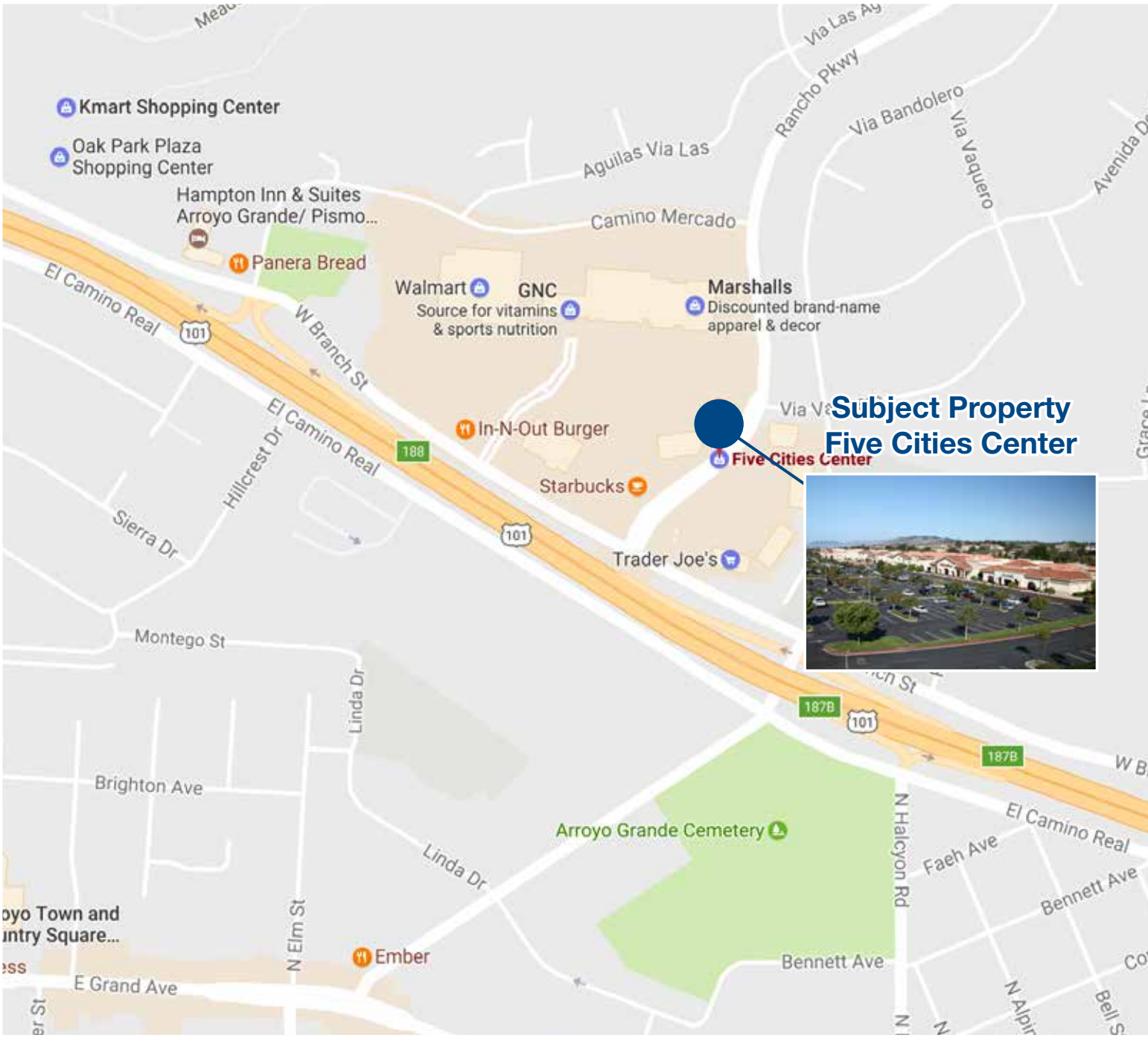
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200 E. Carrillo Street, #200
Santa Barbara, CA 93101
www.investecre.com





Five Cities Center



Subject Property
Five Cities Center



DEMOGRAPHIC INFORMATION

1 Mile

Population: 4,817
 Median Age: 43
 Households: 4,605
 Average Income: \$87,807

3 Mile

Population: 45,683
 Median Age: 43
 Households: 18,172
 Average Income: \$77,507

5 Mile

Population: 55,453
 Median Age: 44
 Households: 21,752
 Average Income: \$79,344



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