



FOR LEASE

SUITE 1: B-4
 RENTAL RATE: \$2.65 NNN (\$0.66)
 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 (\$0.66)
 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

SUITE 6: F-4A
 RENTAL RATE: \$2.50 NNN (\$0.70)
 SQ. FT.: 1,570 sf
 AVAILABLE: Immediately
 Turnkey for Nail Salon/Spa

SUITE 7: G-3
 RENTAL RATE: \$2.75 NNN (\$0.68)
 SQ. FT.: 1,507 sf
 AVAILABLE: Immediately
 Perfect for Café, bakery, or QSR operator

1168 W. Branch Street

PROPERTY ADDRESS 1168 W. Branch Street, Arroyo Grande, CA 93420

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.

CROSBY SLAUGHT

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

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





1168 W. Branch Street



CROSBY SLAUGHT

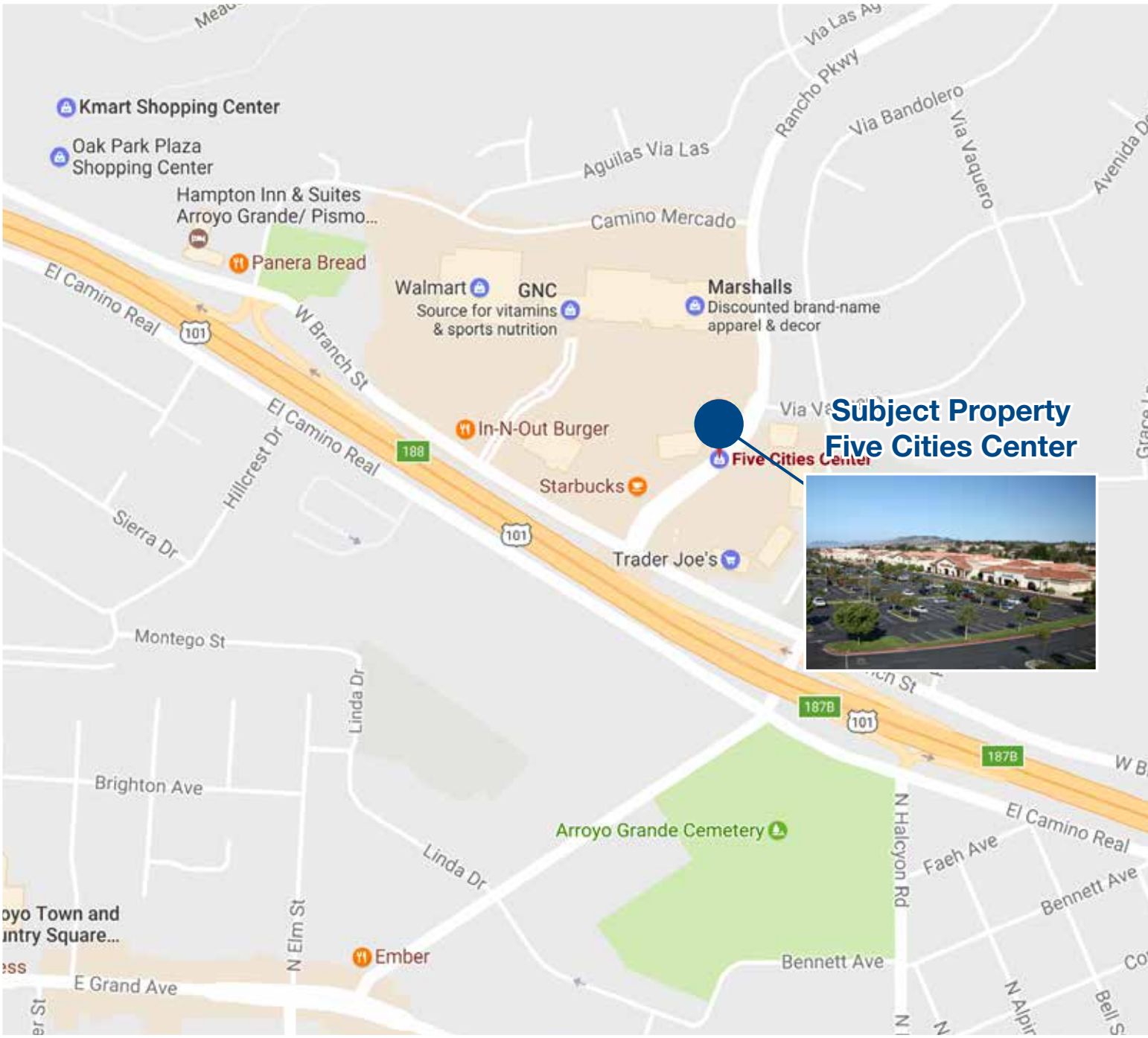
DRE Lic. No. 01939629
805.690.1017
crosby@investecre.com

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



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

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

1168 W. Branch Street

