



FOR LEASE

24,000 sq/ft Anchor Space with End Cap & In-Line Opportunities

Five Cities Center

1160 W Branch St, Arroyo Grande, CA, 93420

PROPERTY DETAILS

- Exceptional demographics, freeway visibility, and traffic counts.
- Directly off of the US 101 which had over 60,000 ADT in 2021*
- Anchors include Wal-Mart (ranked in Top 1% nationally for annual visitors), Marshalls, Food 4 Less, and Trader Joe's.
- Arroyo Grande's highest trafficked shopping center with 5.5M visitors annually and ample parking of 5 per 1000 sf.



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D: 24,000 SF

- \$2.00 NNN
- Located between Food4Less & Marshalls
- Anchor Space

901 I-3: 9,400 SF

- Stand alone retail building
- \$2.15 NNN

J-1: 2,600 SF

- 2nd-Gen restaurant space
- \$2.65 NNN

J-5A: 2,275 SF

- \$2.65 NNN
- Boutique retail space

B-5: 1,233 SF

- \$2.65 NNN

M: 6,300 SF

- Standalone restaurant
- \$2.75 NNN

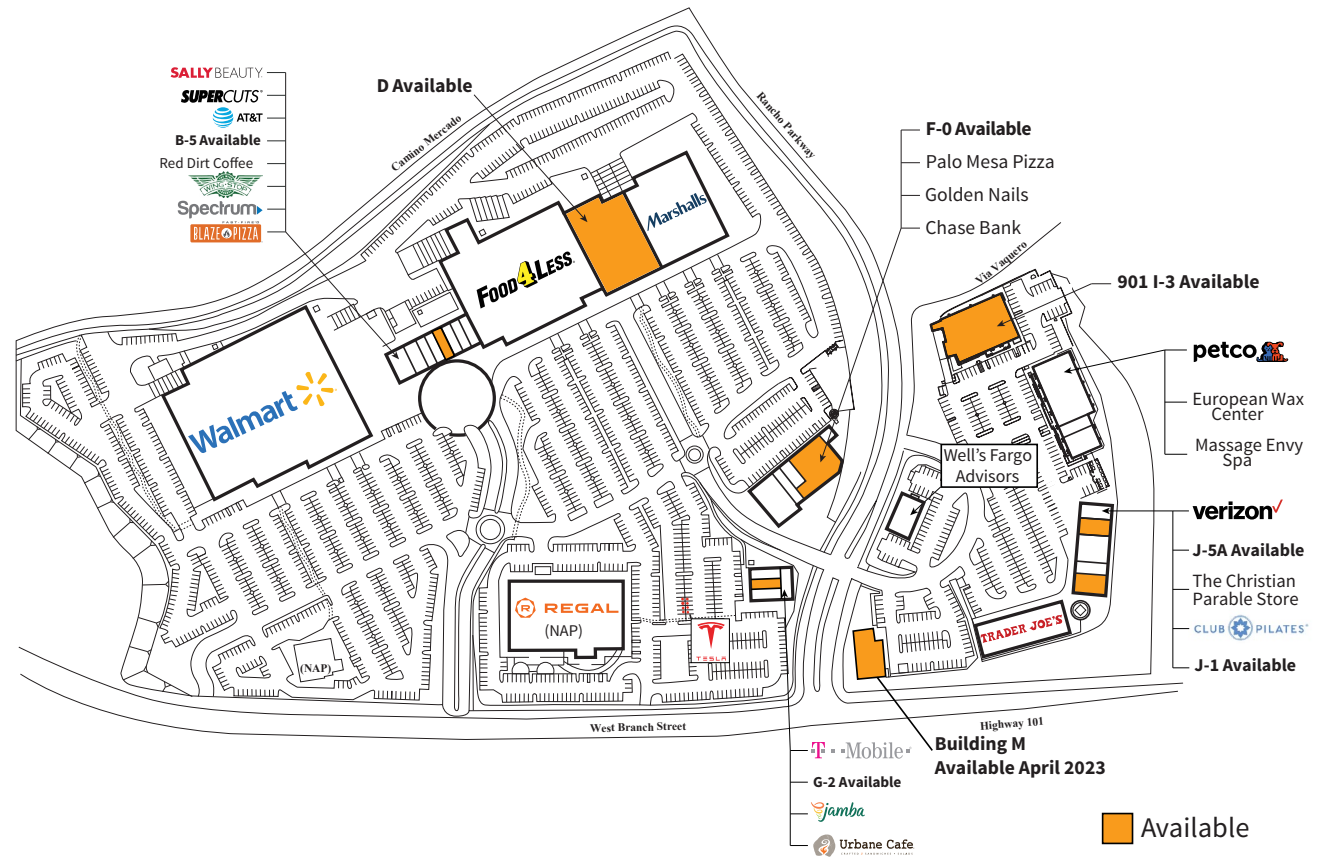
G-2: 1,500 SF

- Asking Rent: \$2.65 NNN
- 2nd-Gen restaurant space

F-0: 7,225 SF

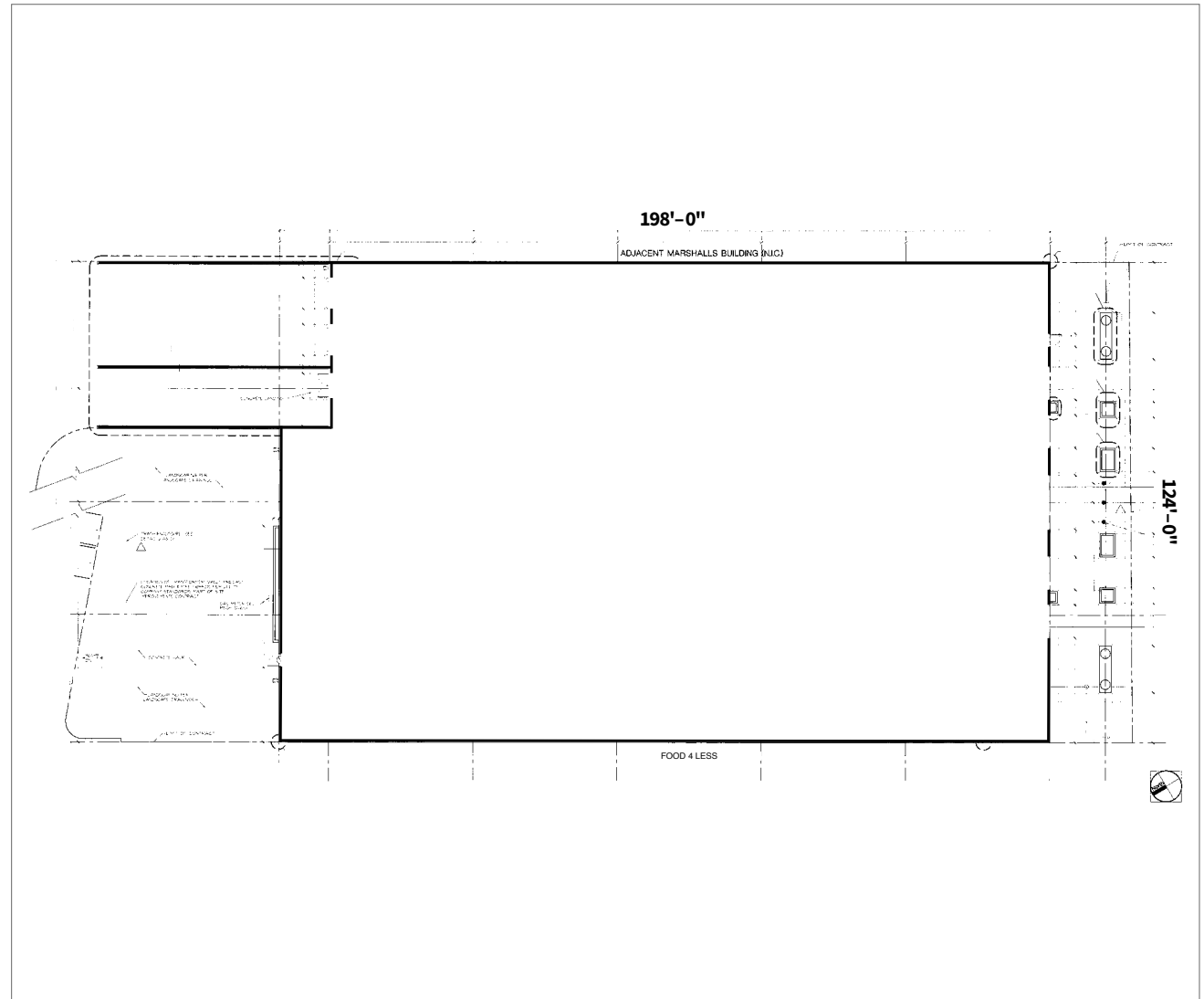
- \$2.65 NNN
- Existing fitness tenant on month-to-month lease

SITE PLAN



SUITE D

- 24,000 square feet
- Rate: \$2.00 NNN
- Includes loading dock with pit for dock leveler
- Located next to Marshalls, which ranks in Top 8% of Annual Visits Nationally



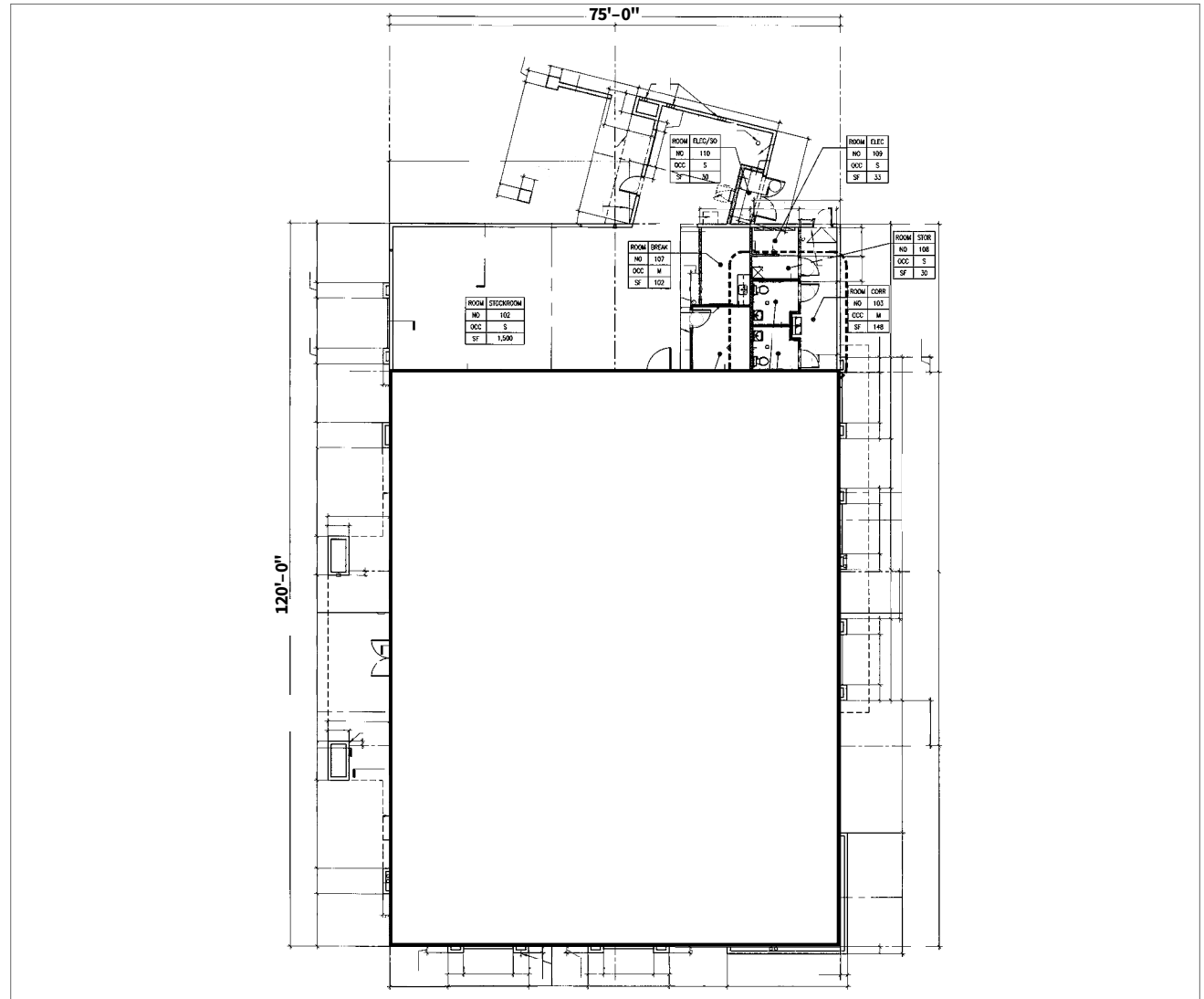
01 – Available space located between Food4Less & Marshall's 02 – Existing floorplan buildout

901 1-3

- 9,400 square feet
- Rate: \$2.35 NNN
- HVAC: 22.5 tons
- Electrical Service: 3 phase, 400 amps, 277/480 volts
- Frontage: 120 ft.
- Ground level loading dock
- Fully sprinkled



03 – 9,400 SF Former Pier 1 Imports Frontage



04 – Floorplan



05 – 24,000 SF Current Office Max Frontage



06 – Trader Joe's anchors Phase II of the Center



07 – Marshall's anchors the eastern building of Phase I



08 – Arroyo Grande Five Cities Center & surrounding area



09 – 60,000 SF Food 4 Less

DEMOGRAPHIC INFORMATION



Population Within Driving Time

5 minutes: 14,128
10 minutes: 49,546
20 minutes: 200,313



Avg. Household Income of Visitors

\$88.7k



Avg. Weekly Visitors

(7/24/23 - 7/30/23)

125,000

Number of Unique Visitors 2023

796,200

All Data provided by Placer Labs Inc.



10 – Aerial view of Five Cities Center