AVAILABLE FOR SALE

Attractive Office Building with Prime Hwy 101 Location

1577 El Camino Real, Arroyo Grande, CA 93420

HART
COMMERCIAL REAL ESTATE

OVERVIEW

OFFERING SUMMARY

Price:	$649,000 (Major Price Reduction)
Location:	1577 El Camino Real Arroyo Grande, CA 93420
Building Size:	1,751 SF
Parcel Size:	13,620 SF
APN:	077-041-002
Zoning:	Office Mixed-Use
Year Built:	1974 (renovated in 2016)

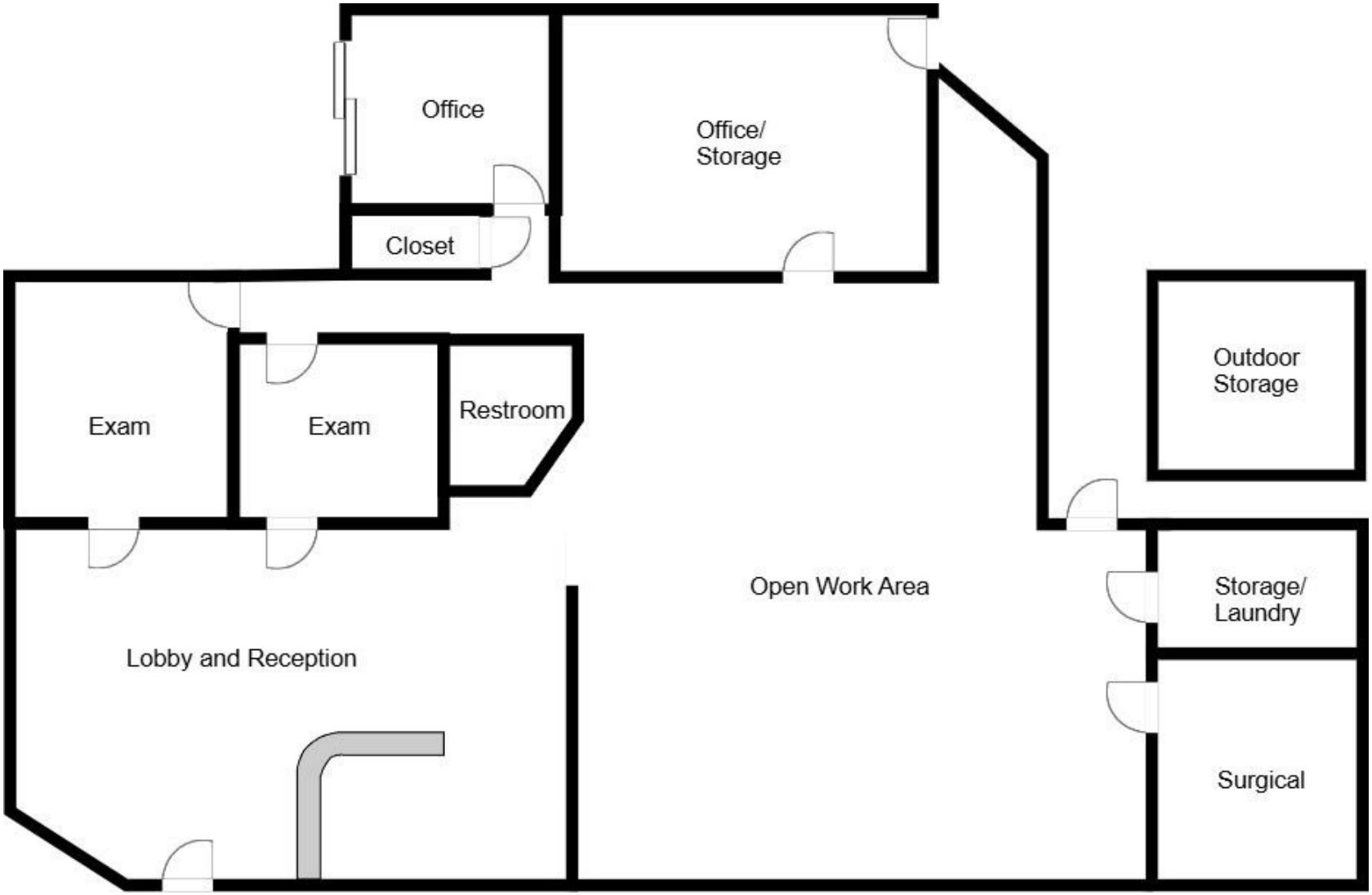
Previously operating as a veterinary facility, the property offers versatile space adaptable for various medical or professional office uses. The floor plan includes multiple rooms tailored for medical or professional services with functional separation for client areas, treatment spaces, and administrative offices, promoting an efficient workflow. Extensive electrical upgrades have been recently completed. At this new price point, it's also an attractive investment opportunity as the property should generate solid returns on leased.

This conveniently located property sits just off Highway 101, offering easy accessibility. It includes five designated customer parking spaces and additional parking for five employees, ensuring convenient parking for all. The site is beautifully landscaped with mature oak trees, providing natural shade and a peaceful, inviting environment.

Office 805.481.9010
170 West Grand Ave, Suite 203
Grover Beach, CA 93433

Jason Hart
Broker/Owner DRE 01334694
Mobile 805.709.6491
Email jason@hartcre.com

FLOOR PLAN



NOT TO SCALE

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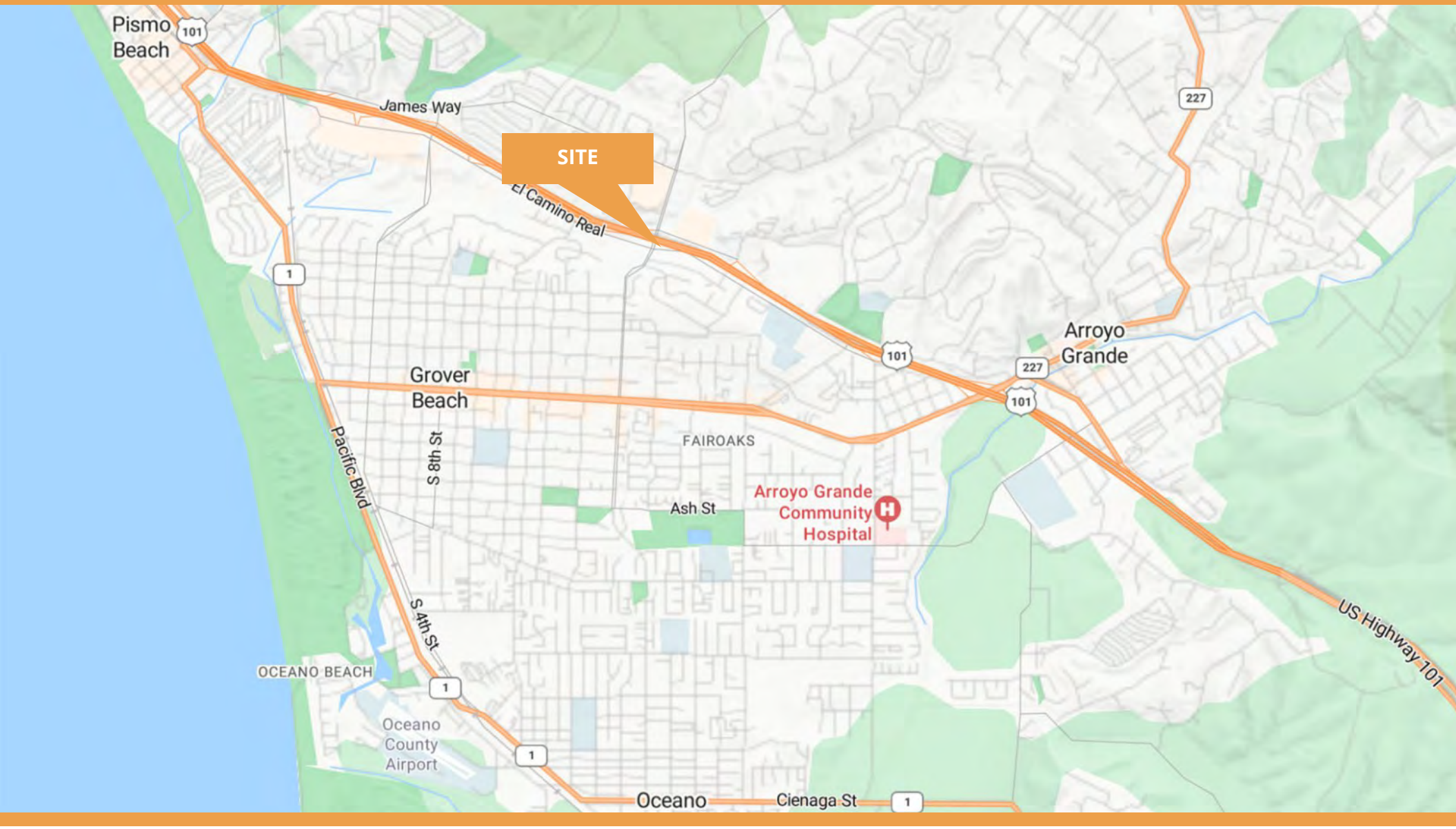
LOCATION MAP



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COMMUNITY OVERVIEW

Arroyo Grande is a scenic city located in San Luis Obispo County on California's Central Coast. Positioned just a few miles inland from the Pacific Ocean, it offers a mix of suburban, rural, and historic downtown settings. The city is known for its quaint charm, proximity to Pismo Beach, and reputation as a safe, family-friendly community.

The local economy is primarily supported by agriculture, education, retail, and healthcare. Arroyo Grande is part of the Five Cities area and benefits from tourism, wine production, and services. Major employers include Arroyo Grande Community Hospital, Lucia Mar Unified School District, and retail centers near Grand Avenue and El Camino Real.

Arroyo Grande benefits from direct access to US-101, allowing quick travel to San Luis Obispo (15 miles north) and Santa Maria (20 miles south). The area is served by regional public transit and is within close driving distance to various coastal attractions.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 POPULATION	11,588	46,687	54,554
2029 PROJECTION	11,577	46,639	54,530
MEDIAN AGE	44.2	44.7	45.8
2024 HOUSEHOLDS	4,808	19,022	2122,481
AVERAGE HH INCOME	$110,928	$106,893	$112,110
OWNER OCCUPIED	2,741	11,402	13,782
RENTER OCCUPIED	2,049	7,584	8,681

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CONFIDENTIALITY AGREEEMENT & DISCLAIMER

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is furnished solely for the purpose of review by a prospective purchaser of the Property and is not to be used for any other purposes or made available to any person without the expressed written consent of the Seller or Hart Commercial Real Estate.

The information in this Offering Memorandum has been compiled from sources deemed to be reliable. However, neither the information nor the reliability of their sources are guaranteed by Hart Commercial Real Estate or the Seller. Neither Hart Commercial Real Estate nor the Seller have verified, and will not verify, any of the information contained herein. Neither Hart Commercial Real Estate nor the Seller makes any representation or warranty whatsoever regarding the accuracy or completeness of the information provided herein.

A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the Property without reliance on this or any other confidential information, written or verbal, from Hart Commercial Real Estate or the Seller. This Offering Memorandum does not constitute an offer to accept any investment proposal but is merely a solicitation of interest with respect to the investment described herein.

Prospective purchasers are recommended to seek their own professional advice. This includes legal, tax, environmental, engineering and other as deemed necessary relative to a purchase of this Property. All the information is also subject to market conditions, the state of the economy, especially the economy as it relates to real estate is subject to volatility.

The financial projections herein represent a reasonable scenario based on pro forma projections of the current owner. The buyer may bring in his or her own operator and employ methods that may yield substantively different results.

The Seller expressly reserves the right, at its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party, at any time, with or without written notice. The Seller and Hart Commercial Real Estate reserve the right to negotiate with one or more prospective purchasers at any time. In no event shall a prospective purchaser have any other claims against the Seller or Hart Commercial Real Estate or any of their affiliates, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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