

Mixed Use Leased Investment
200 & 230 Station Way, Arroyo Grande, CA
2 Buildings +/- 19,352 SF
FOR SALE



Contact: Steve McCarty
mccarty@mccartydavis.com
805.431.2671
CalBRE#: 00977930

Steve Davis
davis@mccartydavis.com
805.704.5727
CalBRE#: 01843738

www.McCartyDavis.com
641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801
Updated: 3/25/2024

McCarty ♦ Davis
Commercial Real Estate

Property Overview

McCarty Davis is pleased to offer the opportunity to purchase 200 & 230 Station Way in Arroyo Grande. Adjacent to the charming East Village and easy access to US 101 freeway. This versatile office/retail development caters to both owner/users and investors with its meticulously designed layout. Featuring two tastefully finished apartments, great for live-work arrangements, and inviting patio spaces, it offers a comfortable environment for a diverse tenant mix. Changes in the facade prove distinct identities to the main suites.

Property Facts

- 200 Station Way +/- 9,204 SF
5 suites and 1 apartment
- 230 Station Way +/- 9,950 SF
3 suites and 1 apartment
- APN 007-482-024
- Zoning is VMU - Village Mixed Use
- 59 parking spaces (4 handicapped, 1 motorcycle)

Financials

Sale Price: \$7,400,000

Additional Info

Rent roll available upon request

9.2% vacancy

Invest in a leased property with the added perk of having a place to stay on the Central Coast. Enjoy the convenience of being just a short walk from the Village of Arroyo Grande and a short drive to the beach!

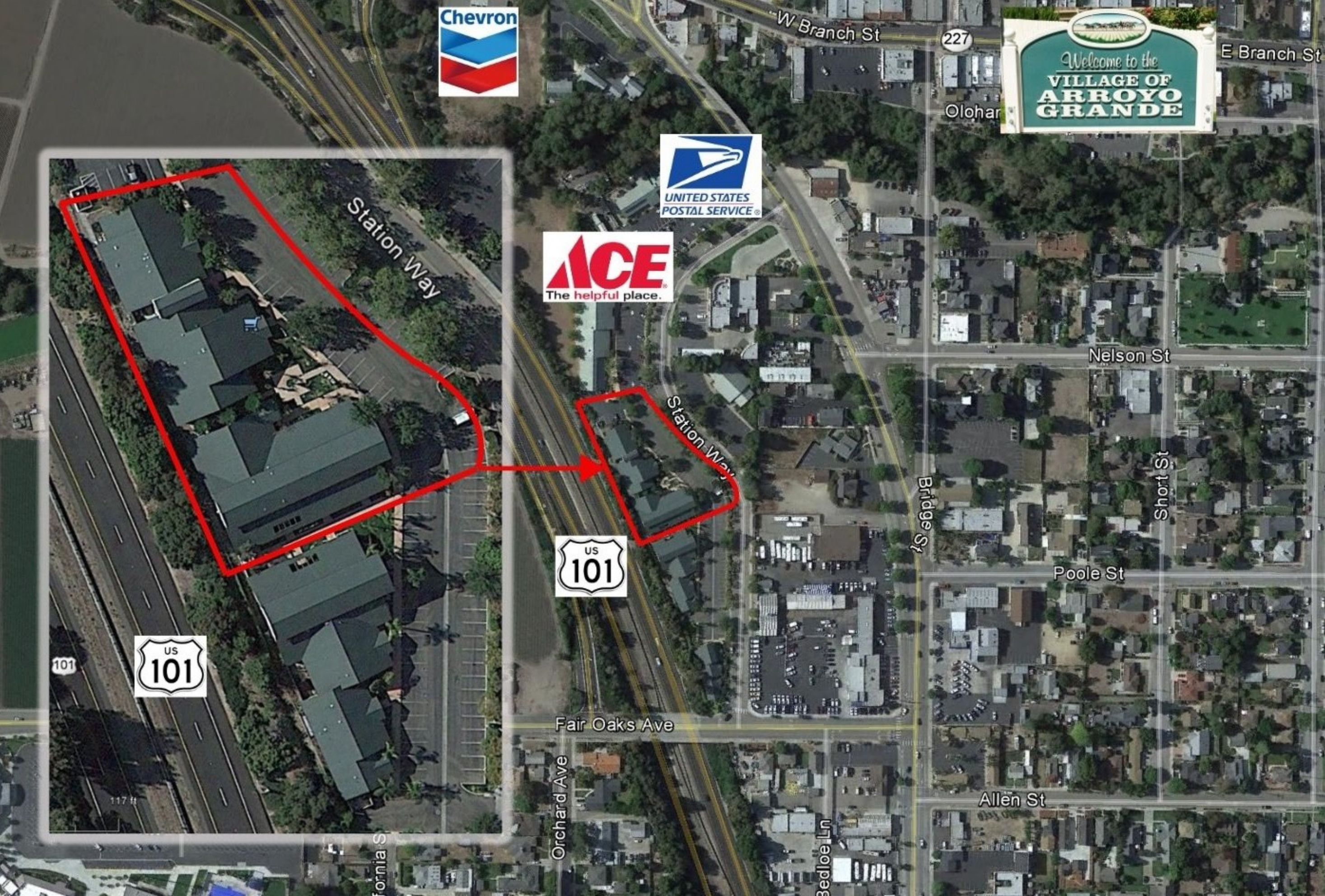


Contact: Steve McCarty
mccarty@mccartydavis.com
805.431.2671
CalBRE#: 00977930

Steve Davis
davis@mccartydavis.com
805.704.5727
CalBRE#: 01843738

www.McCartyDavis.com
641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801
Updated: 3/25/2024

McCarty ♦ Davis
Commercial Real Estate



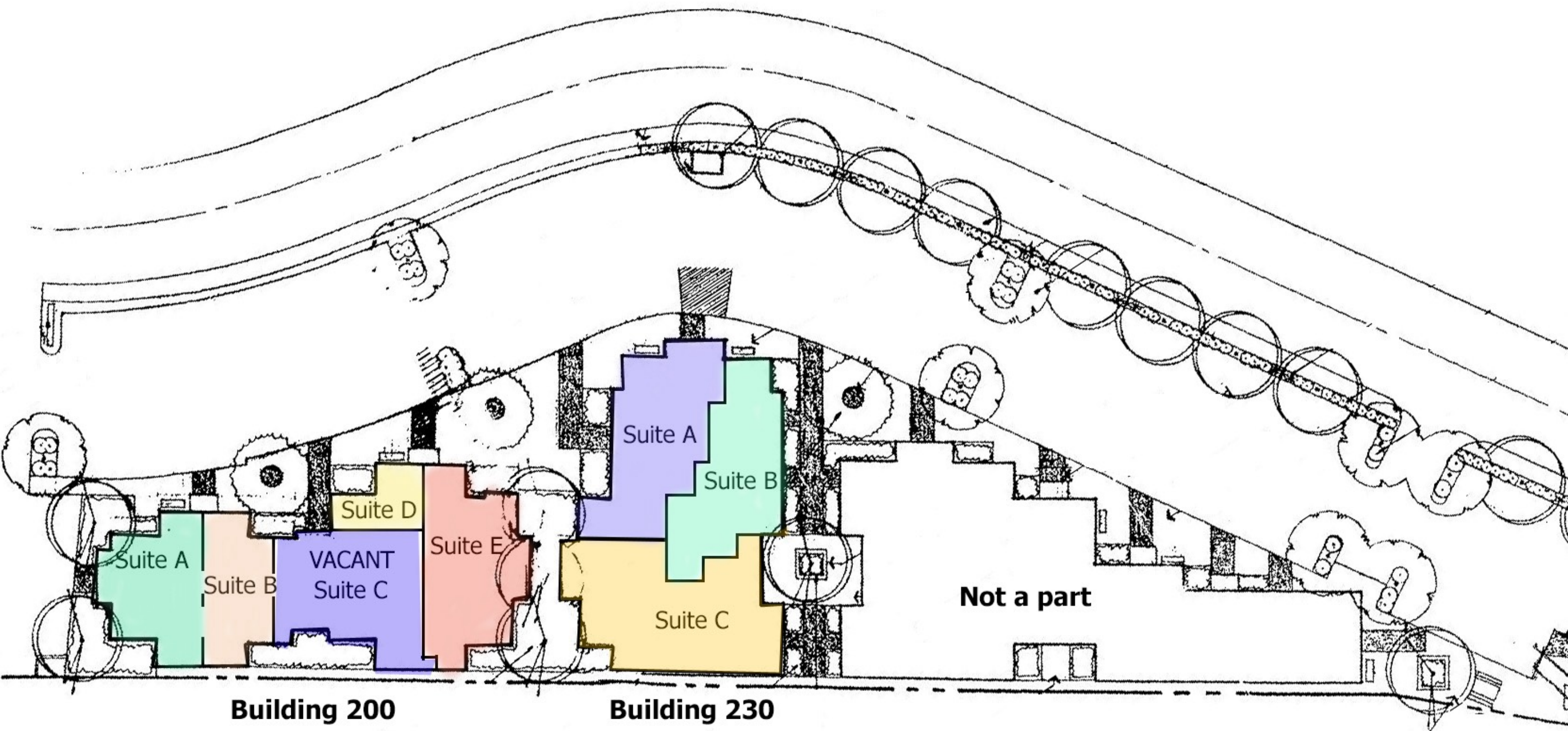
Contact:

Steve McCarty
mccarty@mccartydavis.com
805.431.2671
CalBRE#: 00977930

Steve Davis
davis@mccartydavis.com
805.704.5727
CalBRE#: 01843738

www.McCartyDavis.com
641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801
Updated: 3/25/2024

McCarty ♦ Davis
Commercial Real Estate



Contact:

Steve McCarty
mccarty@mccartydavis.com
805.431.2671
CalBRE#: 00977930

Steve Davis
davis@mccartydavis.com
805.704.5727
CalBRE#: 01843738

www.McCartyDavis.com
641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801
Updated: 3/25/2024

McCarty ♦ Davis
Commercial Real Estate

200 Station Way

Building 200 consists of 5 commercial units and 1 residential unit totaling +/- 9,204 sq. ft. The tenant mix currently consists of medical and financial businesses with high historical occupancy. The patio and landscaping provides a nice environment for both the tenants and customers/clients that traffic the property.

Property Facts

Building 200	Unit Size	Tenant
Suite A - LEASED	+/- 1,904 sq. ft.	Voss and Beck Family Dentistry
Suite B - LEASED	+/- 1,296 sq.ft.	CA Tax Pros.
Suite C - VACANT	+/- 1,748 sq. ft.	VACANT
Suite D - LEASED	+/- 925 sq. ft.	Tanora Financial Planning
Suite E - LEASED	+/- 2,300 sq. ft.	West Dermatology
Suite F - LEASED	+/- 1,000 sq. ft.	Apartment



Contact: Steve McCarty
mccarty@mccartydavis.com
805.431.2671
CalBRE#: 00977930

Steve Davis
davis@mccartydavis.com
805.704.5727
CalBRE#: 01843738

www.McCartyDavis.com
641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801
Updated: 3/25/2024

230 Station Way

Building 230 consists of 3 commercial units and 1 residential unit totaling +/- 9,950 sq. ft. The building is predominantly medical tenants with high historical occupancy. The patio and landscaping provides a nice environment for both the tenants and customers/clients that traffic the property.

Property Facts

Building 230	Unit Size	Tenant
Suite A - LEASED	+/- 2,200 sq. ft.	Village Creek Dental
Suite B - LEASED	+/- 1,920 sq.ft.	Santa Maria Gastroenterology
Suite C - LEASED	+/- 3,524 sq. ft.	MHM Services
Suite F - LEASED	+/- 2,250 sq. ft.	Apartment



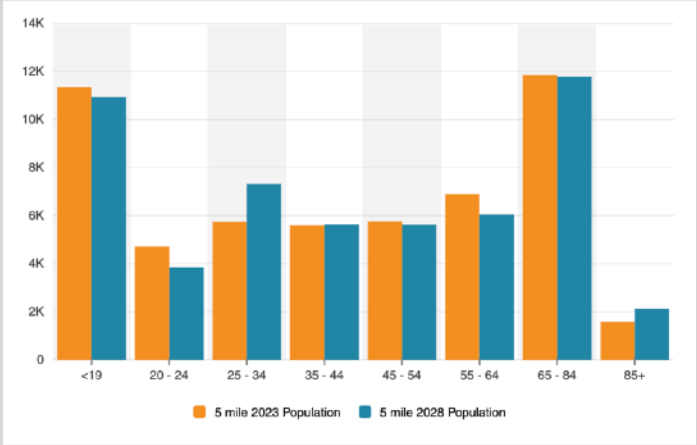
Contact: Steve McCarty
mccarty@mccartydavis.com
805.431.2671
CalBRE#: 00977930

Steve Davis
davis@mccartydavis.com
805.704.5727
CalBRE#: 01843738

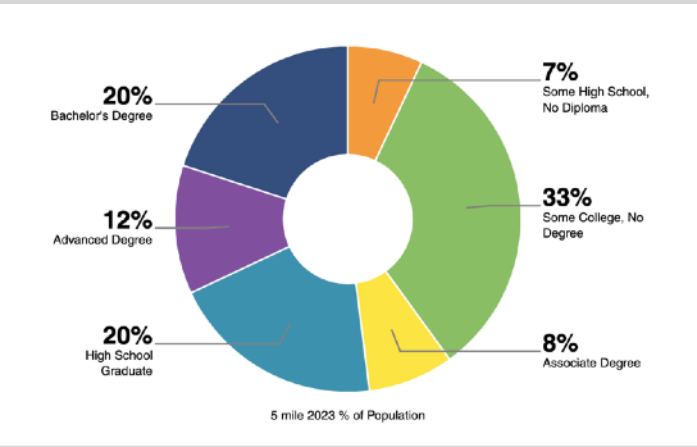
www.McCartyDavis.com
641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801
Updated: 3/25/2024

Demographics

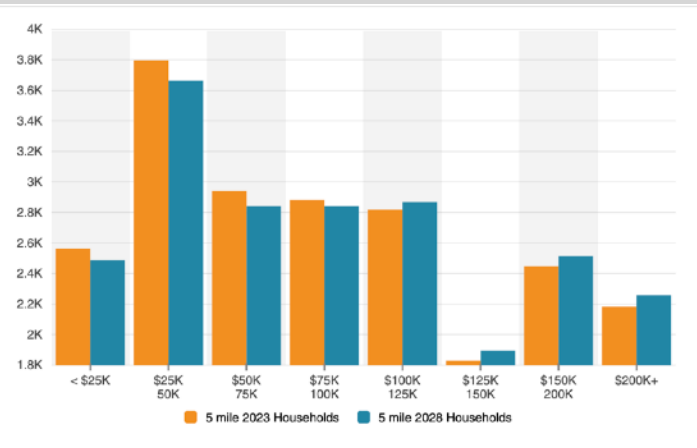
Population By Age



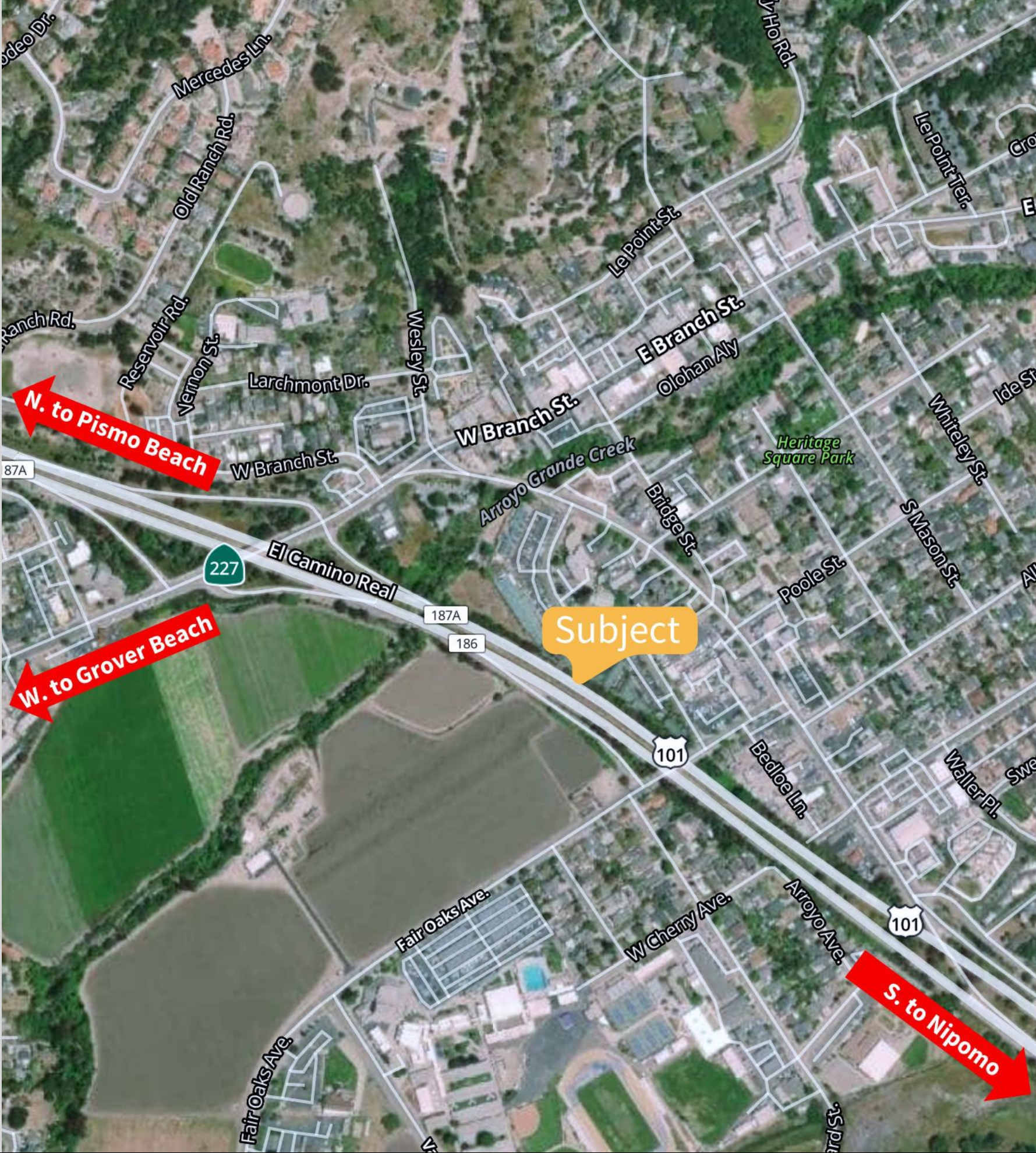
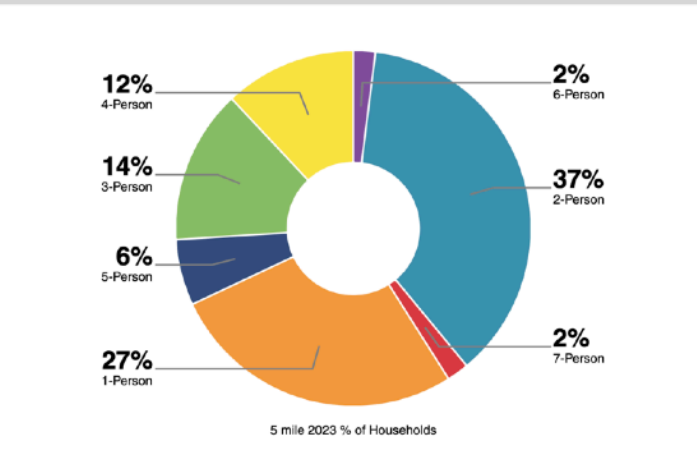
Educational Attainment



Household Income



Household Size



Contact: Steve McCarty
mccarty@mccartydavis.com
805.431.2671
CalBRE#: 00977930

Steve Davis
davis@mccartydavis.com
805.704.5727
CalBRE#: 01843738

www.McCartyDavis.com
641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801
Updated: 12/11/2023

McCarty ♦ Davis
Commercial Real Estate

***For More
Information***

*To receive more
information please
call or email us. Our
contact information
is below and we
look forward to
talking to you.*



*The information contained herein has been obtained from the owner of the property or from other sources deemed reliable.
We have no reason to doubt its accuracy, but we do not guarantee it.*

Contact: Steve McCarty
mccarty@mccartydavis.com
805.431.2671
CalBRE#: 00977930

Steve Davis
davis@mccartydavis.com
805.704.5727
CalBRE#: 01843738

www.McCartyDavis.com
641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801
Updated: 3/25/2024

McCarty ♦ Davis
Commercial Real Estate