

PROPERTY INFORMATION

Property :Courtland Village
1375 E. Grand Ave, Suite 101-106,
Arroyo Grande, CA

Sale Price: \$2,100,000

Price/SF: 351/SF

Zoning: Commercial Retail

Built: 2009, single story structure with stucco exterior walls

Parking: 51 spaces

Parcel #: 077-131-051

Occupancy 100%

Highlights:

Located in the heart of Arroyo Grande's premier commercial corridor. Attractive, newer center with easy access to highway and other amenities. Grand Avenue is the main corridor for businesses in Arroyo Grande. Neighbors are CVS, Panda Express, UPS Store and Subway.

CONTACT:

ROD TRUJILLO

OWNER/BROKER

DRE #01388764

CELL: 805.703.0999

ROD@TRUJILLO-GROUP.COM

FOR SALE COURTLAND VILLAGE 5,980 SQ. FT. RETAIL CENTER



TRUJILLO
Commercial Real Estate
GROUP

1402 Marsh St. | San Luis Obispo, CA 93401
www.Trujillo-Group.com

PROPERTY PHOTOS



FOR SALE COURTLAND VILLAGE 5,980 SQ. FT. RETAIL CENTER

Courtland Village as of 8/1/2025

Base Rent	121,992/yr
NNN Rent	16,776

153,758

Less: Property Taxes	8,714/yr
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Insurance	3,000/yr
Operating Expenses	10,500/yr
Utilities	11,364/yr

33,578

NOI	120,180
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Investment Summary

Price	\$2,100,000
NOI	120,180
Cap Rate	5.72%
Occupancy	100%
Price/SF	\$351

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LOCATION MAP

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