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





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

PROPERTY PHOTOS





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

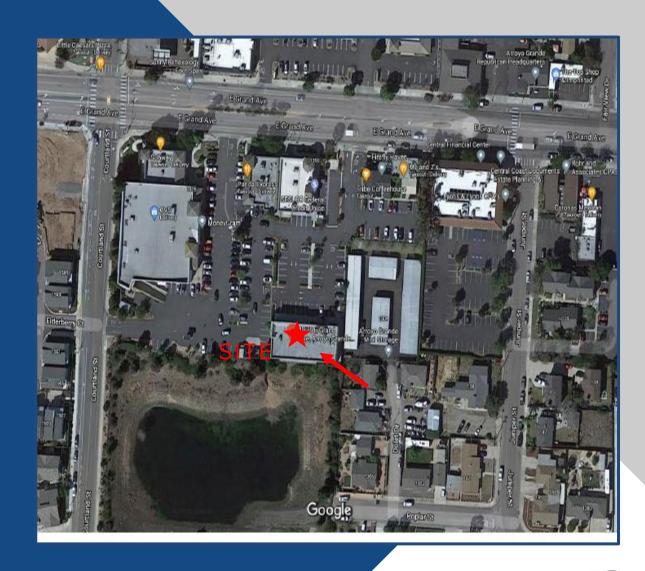
Courtland Village as of 8/1/2025	
Base Rent NNN Rent	121,992/yr 16,776
	153,758
Less: Property Taxes	8,714/yr
Insurance Operating Expenses Utilities	3,000/yr 10,500/yr 11,364/yr
	33,578
NOI	120,180

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



LOCATION MAP

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