

# FORMER RITE AID AVAILABLE FOR LEASE



- CENTRALLY LOCATED
- AMPLE PARKING
- STRONG COTENANCY
- ACROSS THE STREET FROM TOWN CENTER MALL



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# OFFERING HIGHLIGHTS

## Property Description

This is an opportunity to lease a second-generation, retail space located at the Town Center West Shopping Center across from the Town Center Mall. The property, formerly occupied by Rite Aid, offers an expansive, open-concept floor plan.

The space will benefit from the future Heritage Walk Lofts project which will convert the 85,900-square-foot former Fallas into 104 loft-style apartments aiming to bring a significant new residential population directly into the downtown core.

## Suitable Uses

**Retail:** Large-format apparel, home goods, discount stores, sporting goods.

**Medical:** Urgent care, outpatient clinics, physical therapy, or large dental practices.

**Grocery:** Neighborhood or specialty grocers.

**Fitness:** Health club or specialized gym concept.

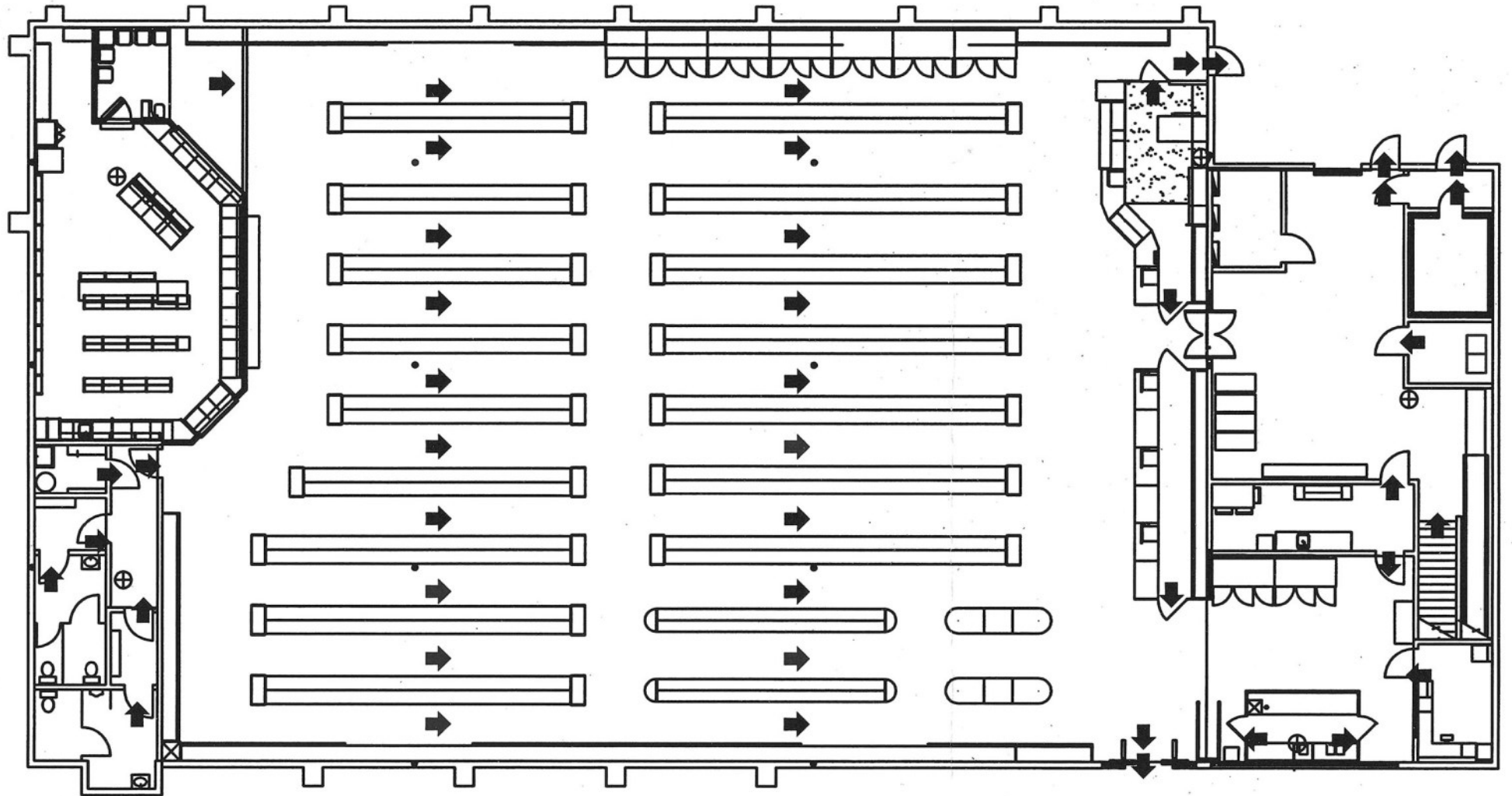
**Entertainment:** Family entertainment centers or experiential concepts.

**Institutional:** Government services or educational facilities.

<b>Building Size:</b>	11,950 SF
<b>Zoning:</b>	Town Center District
<b>Rent:</b>	\$1.75
<b>Lease Type:</b>	NNN



# FORMER RITE AID FLOOR PLAN



# TOWN CENTER WEST SITE PLAN



Unit	Business Name	SF
A01	Mikado Sushi	2,500
A05	Botanica y Novedades	1,064
A07	Superstar Cuts	2,200
A11	Cigarette King	825
A13	HaciendaReys	900
A15	HWD Fitness	3,108
A17	Vacant	5,250
A19	Boost Mobile	1,750
A21	UPS Store	1,400
A23a	La Vera Pizzeria	1,400
A23b	Tcos El Tizon	1,750
B1	X Travagant Hair Salon	1,414
B3	Orange Insurance	1,060
B4	Woody's Yogurt	1,060
B5	Queen Nails	1,603
B6	Bangle Music	1,603
Ca	Totally Faded Barber Shop	1,170
C1b	Hopes & Dreams	427
C1c	JB Jewelry	1,340
C3	Aloha Cleaners	1,414
C5	Epic Massage	1,060
C7	Nutrition For A Better Life	1,060
C9	New Ocean Chinese Restaurant	2,570
M2,A25-26	Big 5 Sporting Goods	11,925
M3	Vacant (former Rite Aid)	11,950

# TRAFFIC COUNTS

Traffic Counts	Cross Street	Traffic Volume	Count Year	Distance from Property
Collection Street	Cook St E	7,245	2025	0.14 mi
W Cook St	Cook St S	25,161	2025	0.16 mi
S Broadway	Lincoln St W	17,687	2025	0.17 mi
W Main St	S Broadway W	25,300	2021	0.20 mi
CA 166	S Broadway W	25,071	2025	0.20 mi
West Main Street	W Main St N	19,721	2025	0.20 mi
CA 135	-	18,941	2025	0.21 mi
166	-	29,163	2025	0.21 mi
South Broadway	McClelland St E	11,950	2025	0.23 mi
Cook St	Orange St S	19,512	2025	0.23 mi

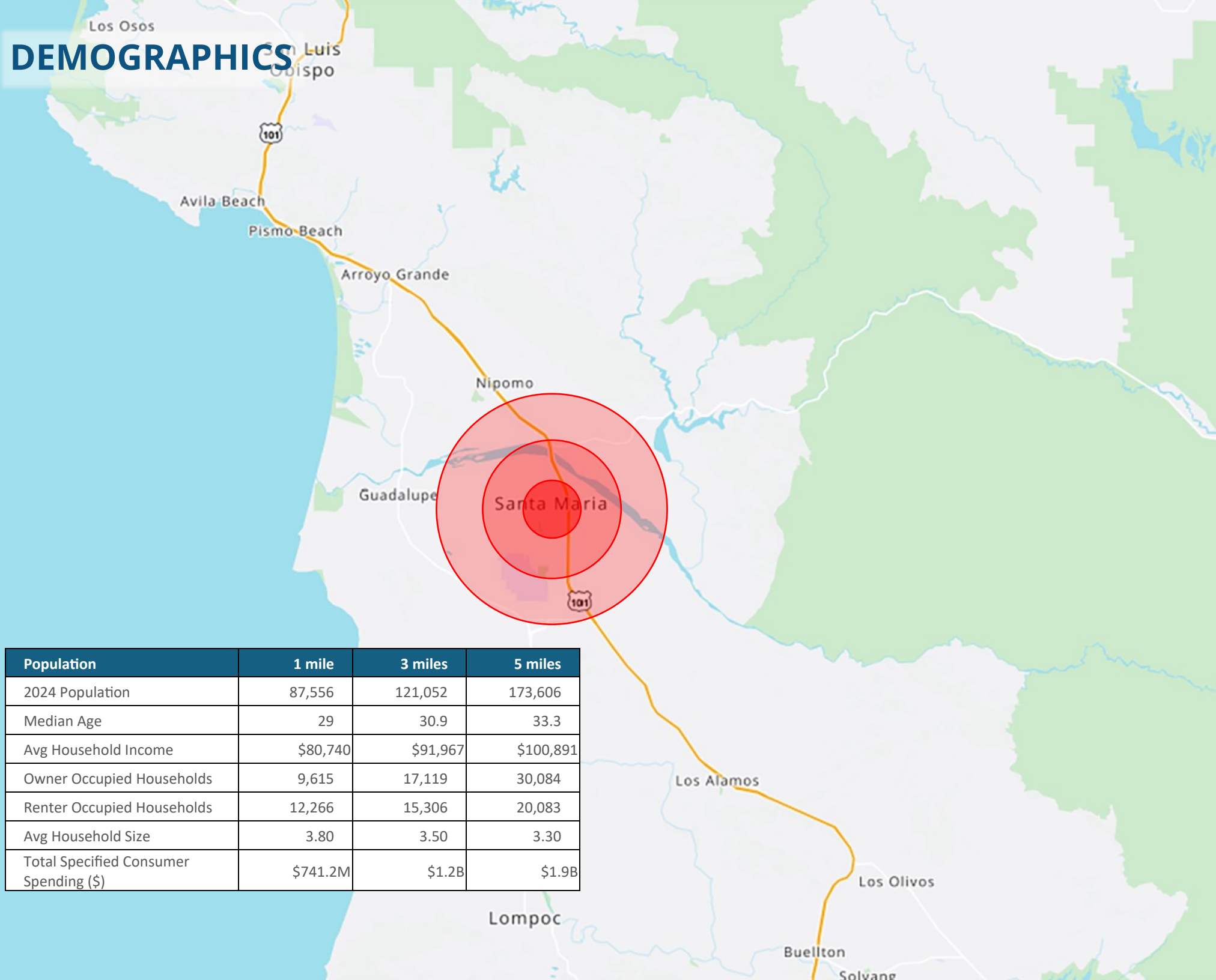


SUBJECT

NEW LOFTS

SANTA MARIA  
GASTROENTEROLOGY  
MEDICAL GROUP

# DEMOGRAPHICS



Population	1 mile	3 miles	5 miles
2024 Population	87,556	121,052	173,606
Median Age	29	30.9	33.3
Avg Household Income	\$80,740	\$91,967	\$100,891
Owner Occupied Households	9,615	17,119	30,084
Renter Occupied Households	12,266	15,306	20,083
Avg Household Size	3.80	3.50	3.30
Total Specified Consumer Spending (\$)	\$741.2M	\$1.2B	\$1.9B

# CONFIDENTIALITY AGREEMENT & 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 lessee 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 Owner 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 Owner. Neither Hart Commercial Real Estate nor the Owner have verified, and will not verify, any of the information contained herein. Neither Hart Commercial Real Estate nor the Owner makes any representation or warranty whatsoever regarding the accuracy or completeness of the information provided herein.

A prospective lessee 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 Owner.

Prospective lessees are recommended to seek their own professional advice. This includes legal, tax, environmental, engineering and other as deemed necessary relative to a lease 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 Owner expressly reserves the right, at its sole discretion, to reject any offer to lease the Property or to terminate any negotiations with any party, at any time, with or without written notice. The Owner and Hart Commercial Real Estate reserve the right to negotiate with one or more prospective lessees at any time. In no event shall a prospective lessee have any other claims against the Owner 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 leasing of the Property.

