

OFFERING MEMORANDUM

# Mixed-Use Property in Arroyo Grande

*Extraordinary  
income opportunity*

748 GARRETT LN, ARROYO GRANDE, CA 93420

 **INVEST SLO**  
REAL ESTATE ADVISORS

## EXECUTIVE SUMMARY

# EXTRAORDINARY INCOME OPPORTUNITY

Invest SLO is pleased to present 748 Garrett Lane, Arroyo Grande – Positioned on 1.42 acres in a highly accessible Arroyo Grande location, this mixed-use property presents an exceptional opportunity for investors or owner-users. Just minutes from both Pismo Beach and Nipomo's commercial core, the site offers excellent visibility and easy access to areas along the Central Coast.

The commercial portion of the property encompasses approximately 7,464 square feet of industrial space, currently home to a long-standing, locally operated welding and metal fabrication business. The seller is open to leasing back the industrial portion, allowing for immediate rental income with a stable commercial tenant in place.

In addition to the industrial component, the property features two income-generating residences. The first is a site-built home offering a spacious layout with 1 bedroom, 1.5 bathrooms, and 1,482 sqft with potential for two additional rooms with closet additions. A private fenced yard and detached structure for storage adding flexibility to the space. The second residence is a 3-bedroom, 2-bathroom, 1,560sqft manufactured home that has been upgraded with new flooring, granite countertops, and vaulted ceilings. A detached four-bay garage and a newer roof (installed just three years ago) further enhance the property's appeal.

With strong rental history, a desirable location, and a unique mix of commercial and residential components, this property is well-suited for investors seeking steady cash flow or buyers looking for live-work flexibility. Reach out today to explore the possibilities this dynamic property offers.

ADDRESS	748 Garrett Ln, Arroyo Grande, CA 93420
SALE PRICE	\$1,825,000
RBA	10,506 sqft
LOT SIZE	61,875 sqft
ZONING	Industrial Use: Mixed Complex

**\$244.57**

**7.78%**

**9.01%**

PRICE / SF (RBA)

ENTRY CAP RATE

STABILIZED CAP RATE



INVESTSLO

OFFERING MEMORANDUM | 748 GARRETT LN

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## PROPERTY HIGHLIGHTS



### THE PROPERTY

- 100% of units leased, including both residences and commercial/industrial structures
- Strong stable base rents with potential for rent growth, especially with strategic renovation or conversion
- Zoned Zoning: Industrial Use; Mixed Complex
- Continues long-term rental operations or can pivot to adding more units



### THE LOCATION

- Prime coastal-corridor location with quick access to wine country, beaches, employment hubs, and a sub-30-minute commute to San Luis Obispo and Cal Poly.
- Coastal living with direct access to regional employment centers and services.
- Rental vacancy rate around 1.4%, far below the broader San Luis Obispo metro's ~4.0%, indicating a supply-constrained market.
- Appealing to both residents and investors due to proximity to top-rated schools, retail, and recreational amenities.



### THE OPPORTUNITY

- Great opportunity for owner user
- Increase net operating income by repositioning existing rental units at full market rates—no capital improvements required.
- SLO County rental vacancy ~4.0%, trending tighter over time

## EXECUTIVE SUMMARY

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### INVESTMENT HIGHLIGHTS

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100% Occupied Mixed-Use Asset

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7,464 ft<sup>2</sup> industrial/commercial space plus two residential homes

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Prime Industrial/Mixed-Use Zoning

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Rent-Lift & Organic Growth

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Fast Developing Community with a Plethora of Job Opportunities

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Ample On-Site Parking

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## PROPERTY OVERVIEW

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# PROPERTY LOCATION



## PROPERTY OVERVIEW

# PROPERTY INFORMATION

### COMERCIAL UNIT

BEDROOM	N/A
BATHROOM	1
BLDG SQFT	7,464 SQFT
RENT	\$5,000.00

### SFR #1 (house at the bottom of the hill)

BEDROOM	1
BATHROOM	1.5
BLDG SQFT	1,482 SQFT
RENT	\$1,992.00

### SFR #2 (house at the top of the hill)

BEDROOM	3
BATHROOM	2
BLDG SQFT	1,560 SQFT
RENT	\$2,300.00

10,100+

SQ FT

\$244.57

PRICE PER SQFT

61,875

SQ FT LOT SIZE

1991

YEAR BUILT (SRC)



*PROPERTY OVERVIEW*

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# Lot Line



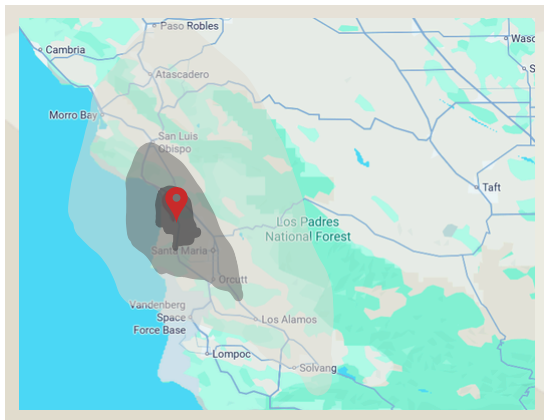
## LOCATION OVERVIEW

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# DRIVE TIME MAP



ACCESS TO LOCATION	
15 Min	Pismo Beach
30 Min	Cal Poly
60 Min	Santa Barbara



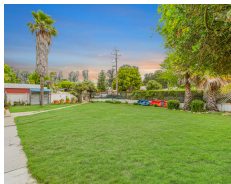
## RENT ROLL SUMMARY

UNIT #	BED	BATH	SQFT	RENT/MO	MARKET RENT
 Commercial Unit	0	1	7,464 SQFT	\$5,000.00	\$9,000.00
 Single Family Residence <small>(house at the bottom of the hill)</small>	3	2	1,482 SQFT	\$1,992.00	\$2,500.00
 Manufactured Home <small>(house at the top of the hill)</small>	3	2	1,560 SQFT	\$2,300.00	\$3,500.00
<b>TOTAL</b>				<b>\$ 9,292.00</b>	<b>\$15,000.00</b>

## COMMERCIAL PROPERTY



## SINGLE FAMILY RESIDENCE



**3 Bedroom, 3 Bathroom, 1,560 sqft, 1940 Built**

**Upgrades:** rewired electricity, new plumbing, new water heater, new roof, worked on foundation

## MANUFACTURED HOME



**1 Bedroom, 1.5 Bathroom, 1,482 sqft, 1990 Built**

**Upgrades:** new water heater, new roof, new pump & water system

## Utilities & Infrastructure

<b>ELECTRIC METERS</b>	<b>PROPANE</b>
<b>Four separate meters</b> <ul style="list-style-type: none"><li>• SFR #1 (house at the bottom of the hill)</li><li>• SFR #2 (house at the top of the hill)</li><li>• Shop</li><li>• Well</li></ul>	<b>One propane tank</b> <ul style="list-style-type: none"><li>• Services the house at the top, house at the bottom and shop</li></ul>






<b>SEPTIC</b>	<b>UTILITY RESPONSIBILITY</b>
<b>Three independent septic systems</b> <ul style="list-style-type: none"><li>• SFR #1 (house at the bottom of the hill)</li><li>• SFR #2 (house at the top of the hill)</li><li>• Shop</li></ul>	<b>Seller pays electricity for the well only</b> <ul style="list-style-type: none"><li>• All other utilities are paid directly by tenants</li></ul>

*Exclusively Listed by*

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