

Retail/Office/Medical Space

200 Station Way, Ste. C & Ste. D, Arroyo Grande, CA

+/- 787 up to 2,535 SF

FOR LEASE



Contact:

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641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801
Updated: 07/24/26

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Property Overview

McCarty Davis is pleased to offer the opportunity to lease 200 Station Way, Suites C & D, in Arroyo Grande. Located within the highly trafficked Village Creek Promenade, adjacent to the charming East Village with convenient access to US 101, Suite C is currently configured for medical use but can easily be converted to traditional office space. Suite D is available for lease individually or may be combined with Suite C for additional square footage. The existing tenant mix includes medical, office, and financial services, making the property well-suited for a variety of professional and commercial uses.

Property Facts

- Zoning: VMU (Village Mixed Use)
- **Suite C: +/- 1,748 SF**
- 2 exam rooms (can be offices)
- 1 physicians office
- 2 storage rooms
- Nurse's station
- Reception area
- Private outdoor patio
- **Suite D: +/- 787 SF**
- 1 private Office
- 1 open work space

Financials

For Lease: \$1.75/sq. ft. NNN (~\$0.35)

Additional Info

Suite C & D are adjacent and can be combined



Suite C

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Suite D



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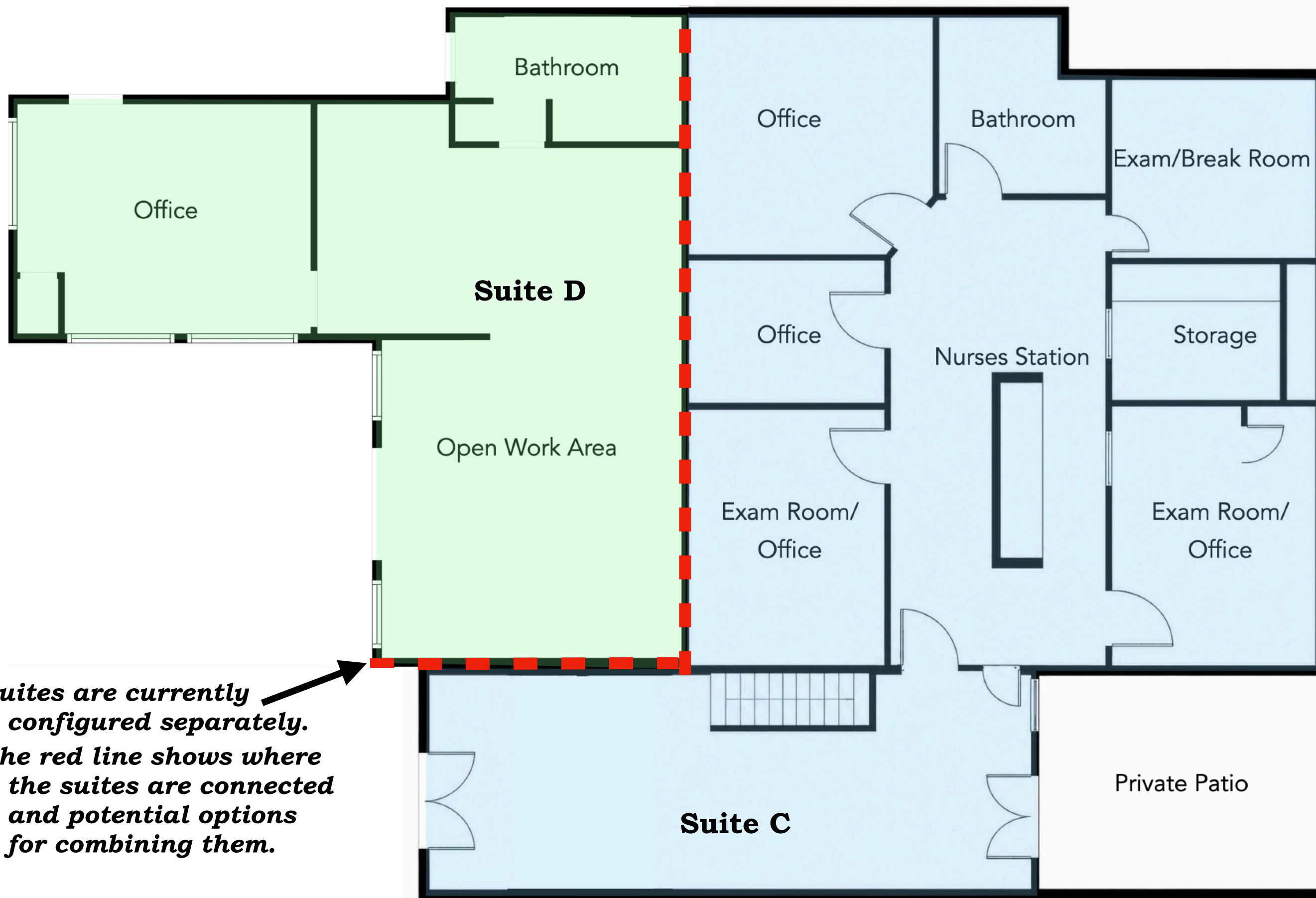
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Station Way



US 101

Suites are currently configured separately. The red line shows where the suites are connected and potential options for combining them.

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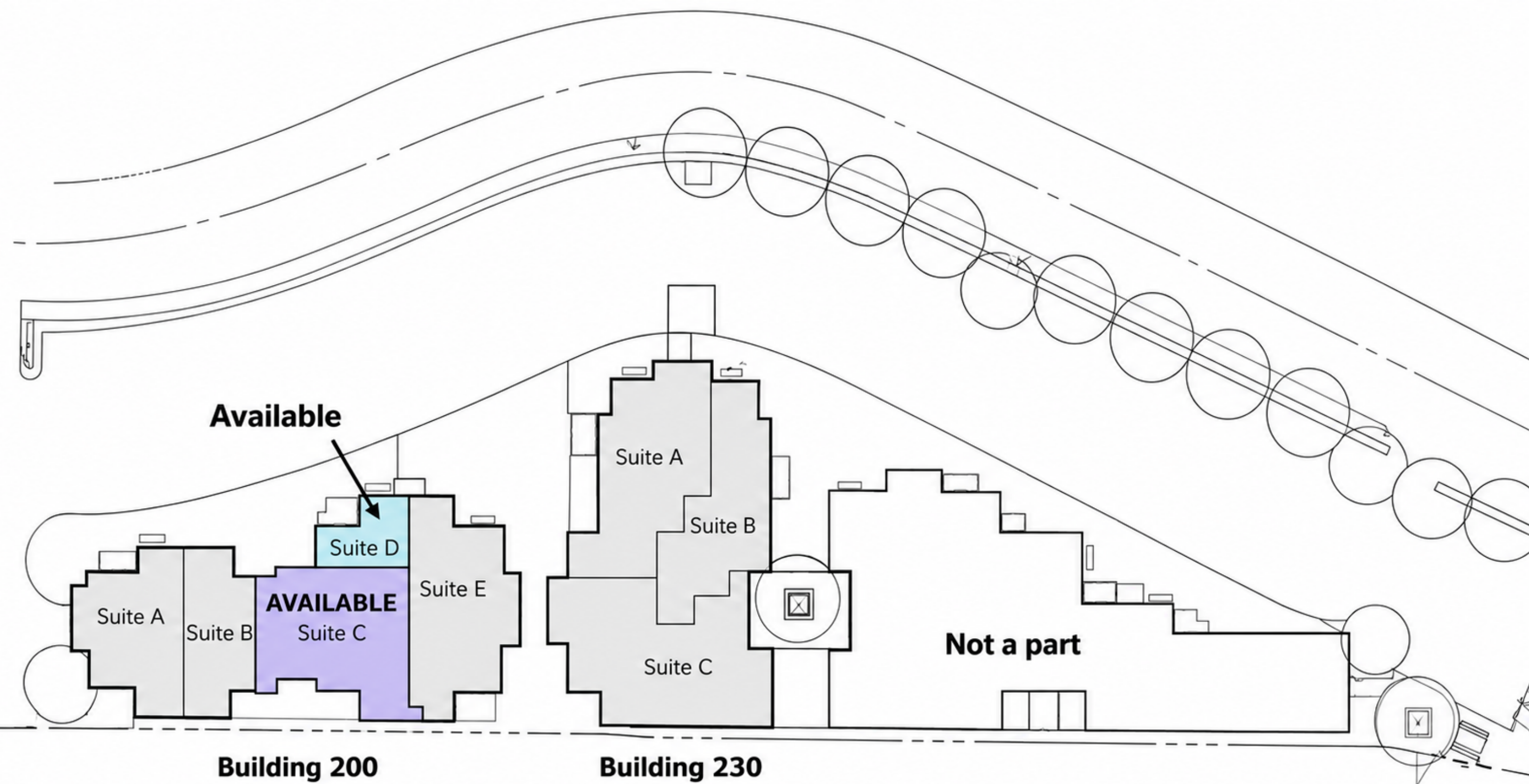
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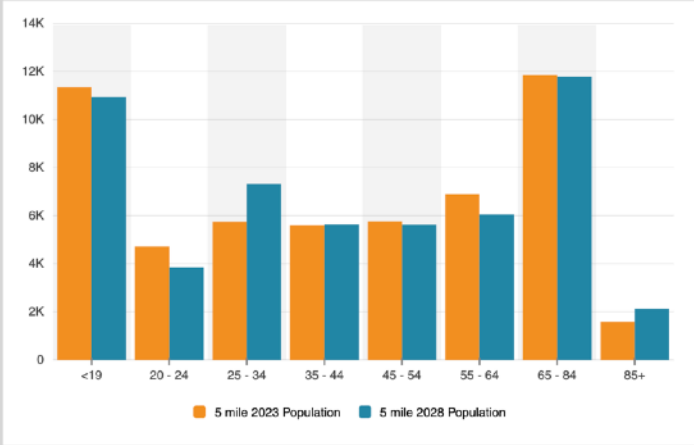
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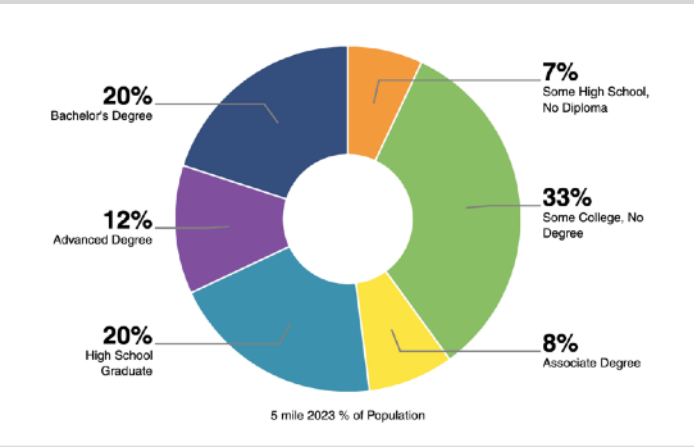
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Demographics

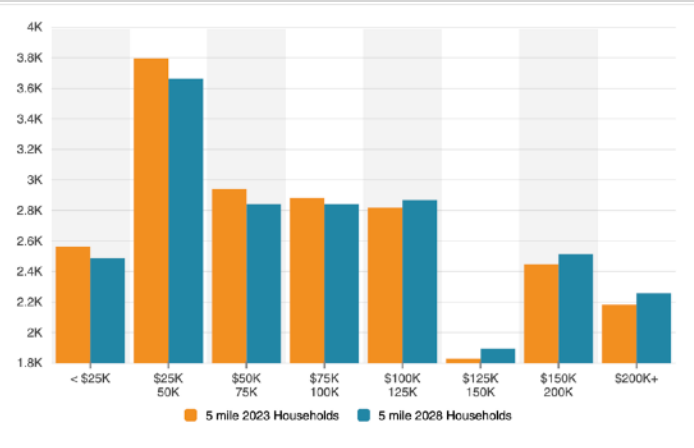
Population
By Age



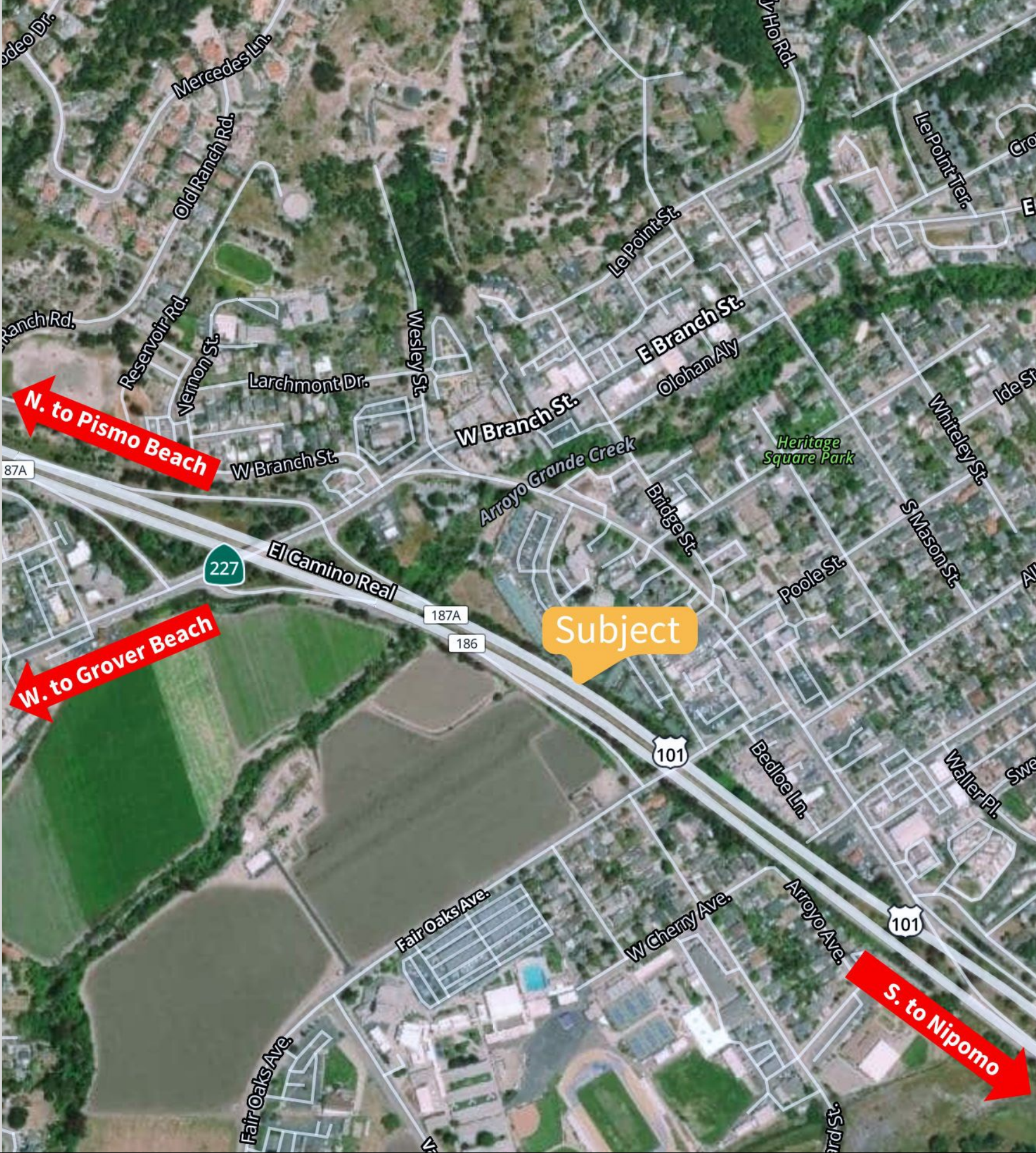
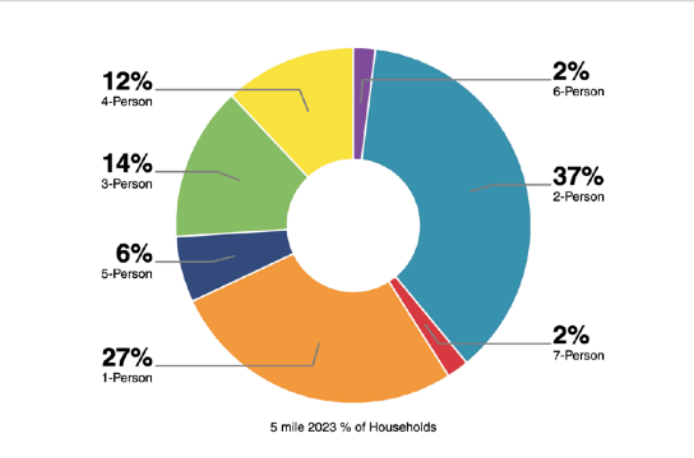
Educational
Attainment



Household
Income



Household
Size



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***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.*

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