



ARCHER+CO

FOR LEASE

750 Farroll Rd. Suite D

Grover Beach, Ca 93433





PROPERTY INFORMATION

750 Farroll Rd. Suite D

Grover Beach, Ca 93433

A commercial condo located in Grover Beach's industrial zone. The condo is approximately 1,400 sf and has an open floor plan with one office and an ADA bathroom. It is located on Farroll Road allowing for great exposure to the high traffic count that passes by everyday. The space comes with 3 unassigned parking places located in a lot close by. Fully carpeted this suite would be an ideal fit for a professional office use. Previous uses include general storage, call center and gym. Call for a showing. Available August 1st 2022 or after with 30 days notice.



<u>Zoning</u>	<u>Industrial</u>
<u>Lease Rate</u>	<u>\$1.25/SF Mod Gross</u>
<u>Condo SF</u>	<u>+/- 1,400 SF</u>
<u>Ceiling Height</u>	<u>12'</u>
<u>Power</u>	<u>120V/220V - 400A</u>
<u>Parking</u>	<u>3 Unassigned Parking Spaces</u>
<u>Add. Info.</u>	<u>ADA Access and Bathroom</u>





AREA DETAILS

Grover Beach is a community-oriented beach town offering diverse and affordable housing and a convenient Central Coast location. Grover Beach provides a unique quality of life for its residents and draws many tourists with its moderate coastal climate, drive-on beach, and diverse recreational opportunities. The tourist industry continues to be a crucial factor in Grover Beach's economy. Dune hiking, fishing, golfing, horseback riding, wine tasting, and off-road vehicle are just some of the most popular recreational activities. This property is located in the Central Business Zone. The Central Business (CB) Zone applies to the downtown core of the City and encourages higher-intensity, pedestrian-oriented development. The provisions of this Zone allow for a mix of retail, commercial services, restaurants, entertainment, civic, office, and residential uses. The CB Zone encourages active evening uses and street life.

GROVER BEACH





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All parties are advised that in any property the presence of certain kinds of molds, fungi, or other organisms may adversely affect the property and the health of some individuals.

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Broker of Record: Archer Wilkinson, Inc. CA DRE#02125991



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