

# 7041 EL CAMINO REAL

NEQ Highway 41 & El Camino Real - Atascadero, CA

A PROUD MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS



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## PROPERTY HIGHLIGHTS & DEMOGRAPHICS

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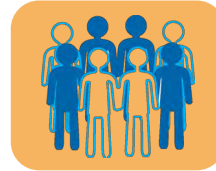
**location:** 7041 El Camino Real  
Atascadero, CA

**notable tenants in center:** Vons, Rite Aid, 99¢ Only Stores, Starbucks, Panda Express, Carl's Jr.

**building GLA:** ±19,703 Square Feet (GLA)

**availability:** ±3,500 SF (Available April 1, 2024)

**asking rent & NNN charges:** \$2.50 NNN (\$0.80) per SF



### 2022 total population

1-mile	8,919
3-mile	27,361
5-mile	34,571



### 2022 daytime population

1-mile	10,184
3-mile	26,455
5-mile	32,640



### 2022 total employees

1-mile	5,549
3-mile	12,050
5-mile	13,759



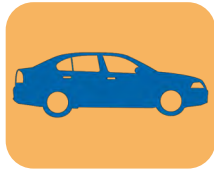
### 2022 total households

1-mile	3,323
3-mile	10,522
5-mile	13,367



### 2022 average HH income

1-mile	\$118,197
3-mile	\$116,318
5-mile	\$121,809



### traffic counts

US Hwy 101 (Morrow Rd)	±61,000 AADT
El Camino Real (at Hwy 41)	±53,000 AADT



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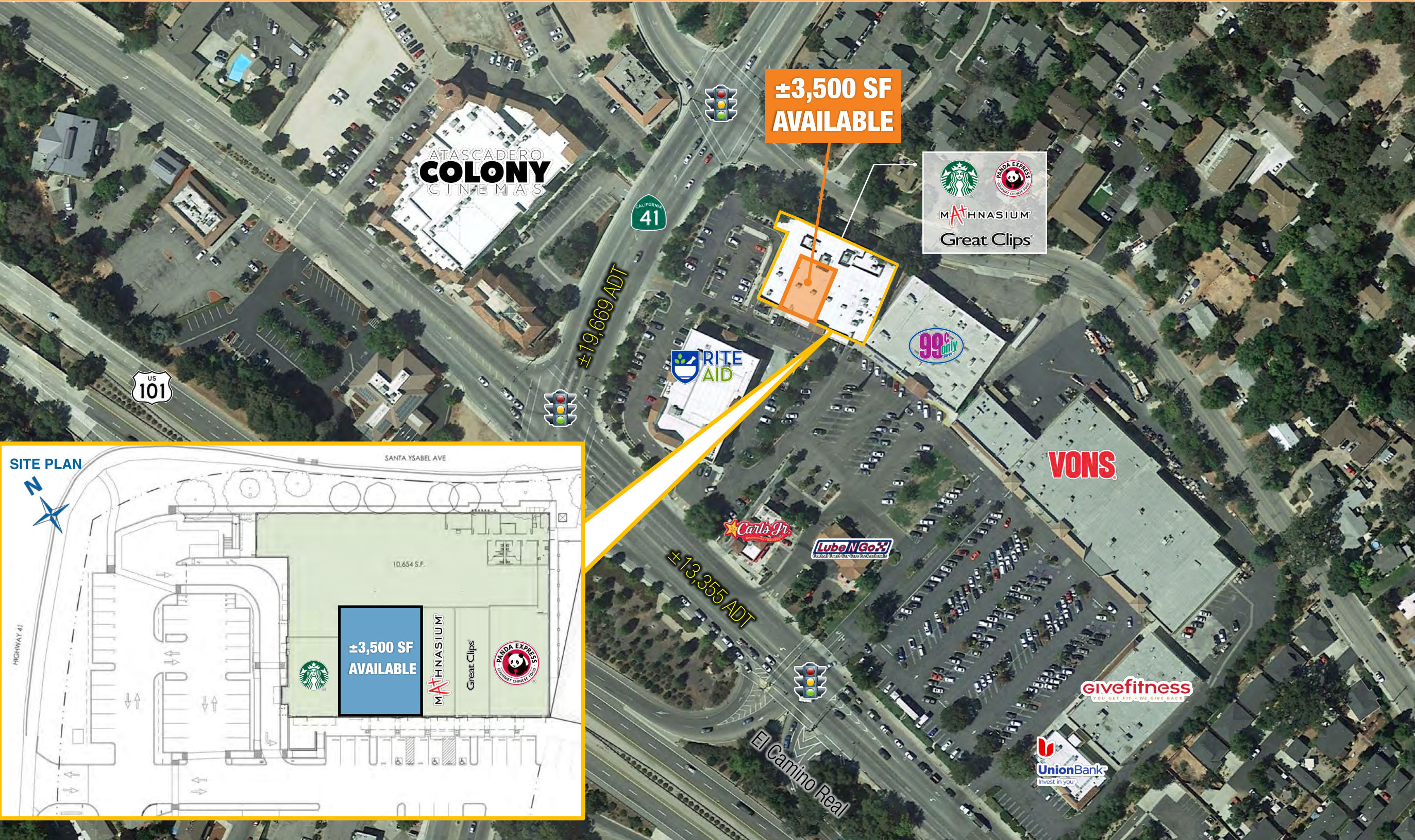




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NEC El Camino Real & Morro Road - Atascadero, CA

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For leasing information,  
please contact:

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## PROPERTY OVERVIEW

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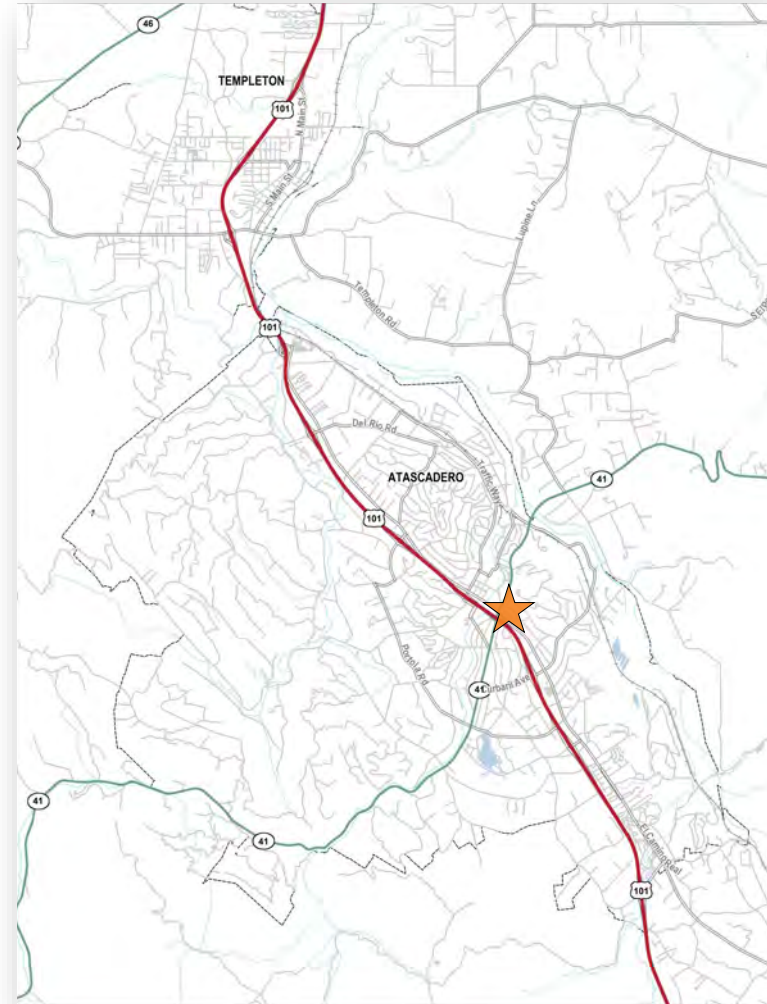
**7041 El Camino Real** is a  $\pm 19,703$  square foot multi-tenant retail building located at the northeast corner of El Camino Real and CA Highway 41, along US Highway 101 in Atascadero, California.

Adjacent to a  $\pm 108,000$  square foot grocery anchored neighborhood center, the subject building benefits from excellent visibility from Highway 41 and El Camino Real and is easily accessible from multiple ingress/egress access points.

Major retailers and traffic generators in close proximity include Vons, Rite Aid, 99¢ Only Stores, Galaxy Theaters, Smart & Final Extra and Food 4 Less.

The City of Atascadero is located along the Highway 101 corridor midway between Los Angeles and San Francisco. With a city population of more than 30,000 people, Atascadero is one of the largest cities in San Luis Obispo County.

Notable traffic generators in the region include California Polytechnic State University (21,000 students), Morro Bay State Park, and several marquee wineries such as Edna Valley Vineyards, J. Lohr Vineyards, Margarita Vineyards and Soaring Hawk Vineyards.



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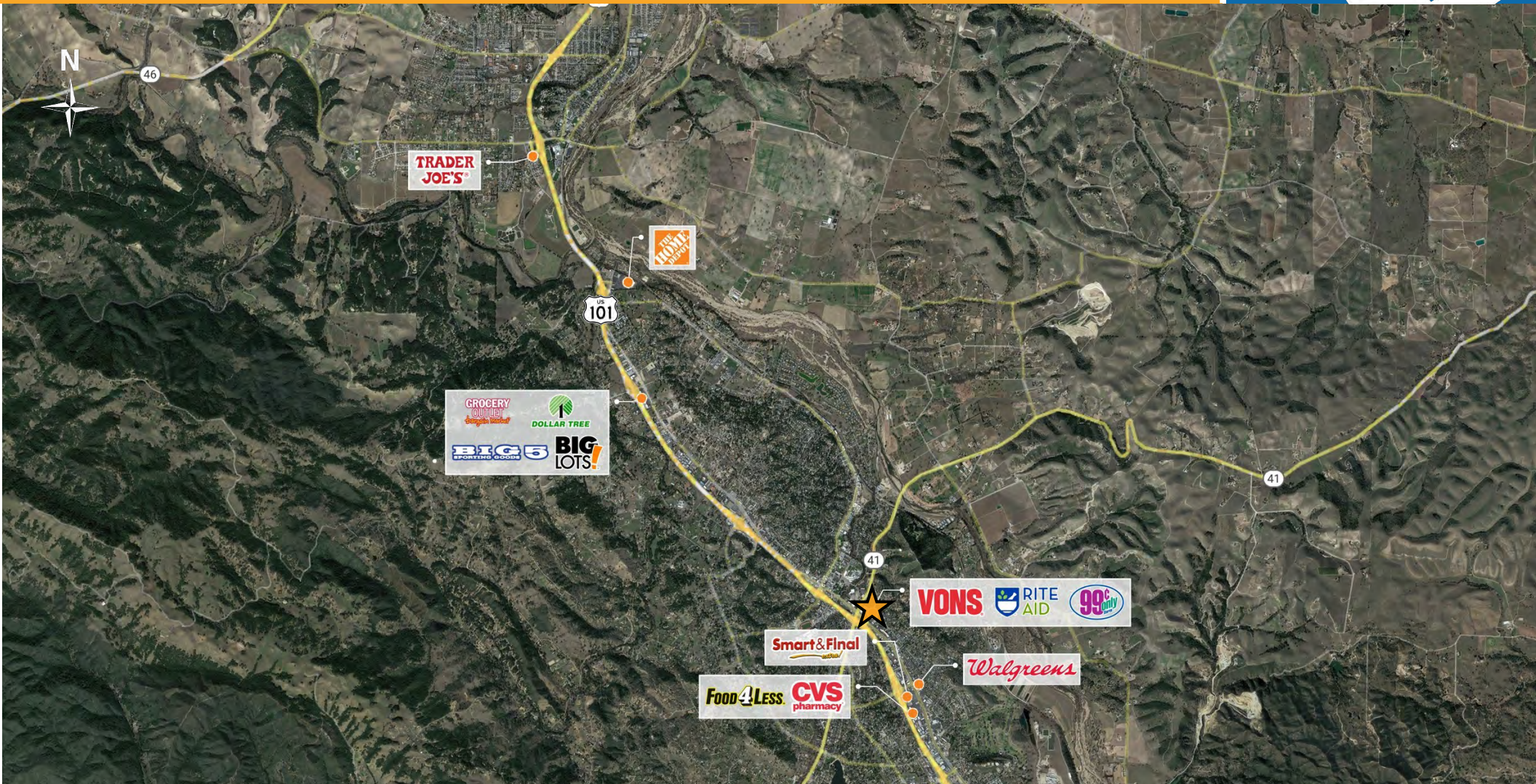




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## RETAIL TRADE AREA AERIAL

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