



2240 EL CAMINO REAL, ATASCADERO CA

LOCATED NEAR MULTIPLE
FUTURE DEVELOPMENTS

FORMER BIG LOTS IN MISSION OAKS ANNEX CENTER - RETAIL PROPERTY FOR LEASE



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PROPERTY HIGHLIGHTS & DEMOGRAPHICS

LOCATION OVERVIEW






The Mission Oaks Annex Center is located in Atascadero California in between San Luis Obispo and Paso Robles. The center is visible from US 101 which sees more than 64,000 cars passing through daily.

Atascadero currently has multiple future developments under construction including The Edge, a ±21,000 SF commercial space located next to The Mission Oaks Annex Center. Other developments include, The Barrell Creek Multi-use Project, Home 2 Suites by Hilton, The Del Rio Marketplace, Del Rio Ranch and Resort, and the Emerald Ridge Multifamily Community.

PROPERTY HIGHLIGHTS

- Size: ±25,272 SF
- 2240 El Camino Real, Atascadero CA
- Former Big Lots in Mission Oaks Annex Center
- Freeway Pylon Signage Available

**LEASE RATE:
\$14.00 NNN (\$5.50 SF)**

| | 3-MILE | 5-MILE | 7-MILE |
|---|-----------|-----------|-----------|
|  2023 TOTAL POPULATION | 19,941 | 36,135 | 51,835 |
|  2023 DAYTIME POPULATION | 20,529 | 38,258 | 51,674 |
|  2023 TOTAL EMPLOYEES | 8,810 | 17,574 | 22,794 |
|  2023 TOTAL HOUSEHOLDS | 7,662 | 14,126 | 19,835 |
|  2023 AVERAGE HOUSEHOLD INCOME | \$136,124 | \$131,181 | \$126,747 |

CO TENANTS

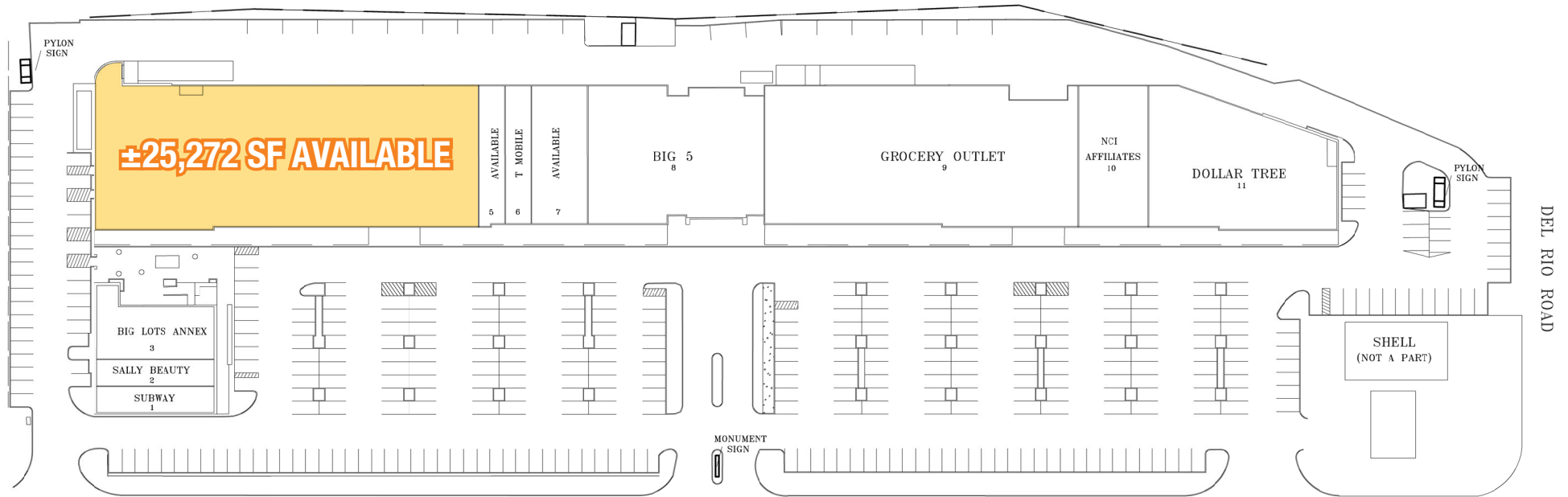


RETAILERS NEARBY



SITE PLAN

HIGHWAY 101



EL CAMINO REAL

DEVELOPMENT MAP



Nearby Atascadero Development

- 1 Barrel Creek Multi-Use Project
- 2 20-Unit RV Hotel Site
- 3 Del Rio Marketplace
- 4 Del Rio Ranch Resort (28.5 Acres)
- 5 SLO Self Help Housing 42 Unit Multifamily
- 6 Emerald Ridge Community (Approved 132-Unit Multifamily)
- 7 The Edge (±21,000 SF Commercial Complex)

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