



# 2240 EL CAMINO REAL, ATASCADERO CA

*RETAIL PROPERTY  
FOR LEASE*

**DRIVE THROUGH OPPORTUNITY ON APPROXIMATELY 1.2 ACRES**

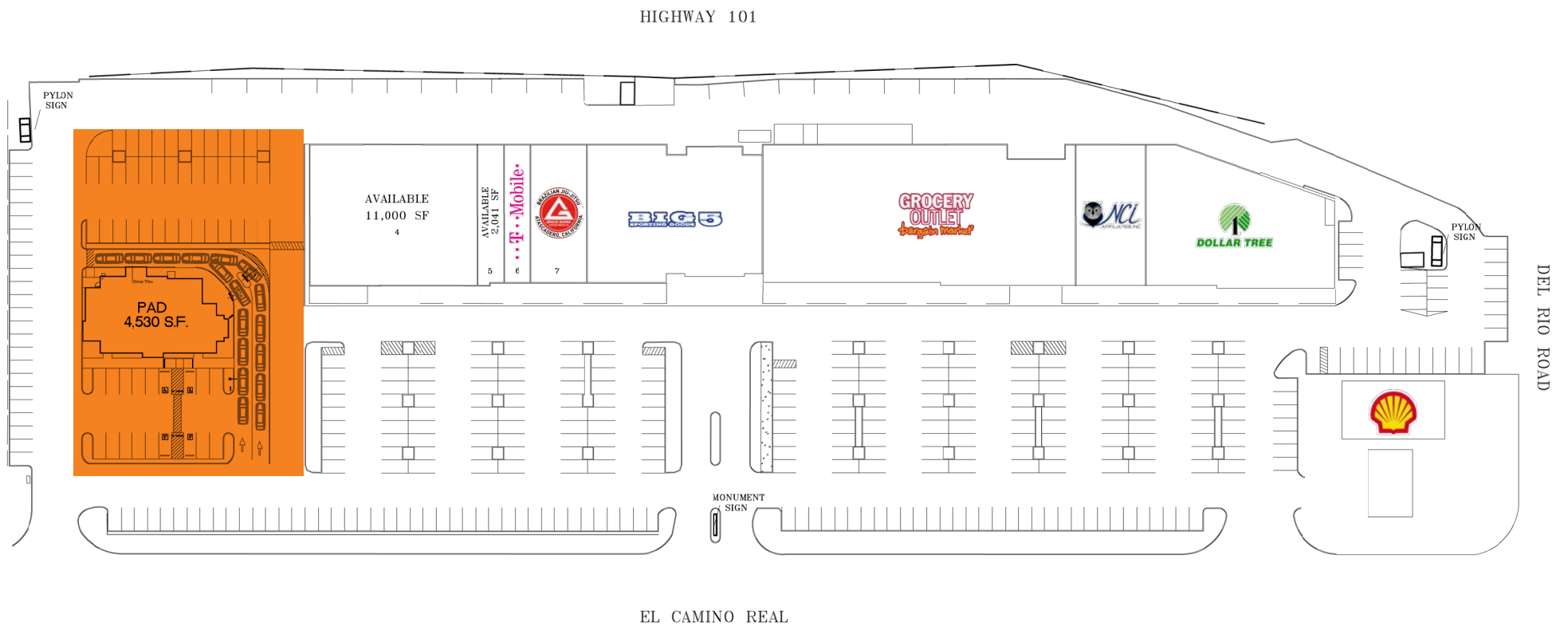


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# SITE PLAN



# 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

- Potential Drive Through Pad Opportunity
- 2240 El Camino Real, Atascadero CA
- Located in the Mission Oaks Annex Center
- US 101 Visible Grocery Anchored Center
- Freeway Pylon and Building Signage Available

**GROUND LEASE OR  
BUILD TO SUIT**

	3-MILE	5-MILE	7-MILE
 <b>2024 TOTAL POPULATION</b>	19,925	36,119	51,731
 <b>2024 DAYTIME POPULATION</b>	20,732	38,999	52,919
 <b>2024 TOTAL EMPLOYEES</b>	8,873	18,182	23,473
 <b>2024 TOTAL HOUSEHOLDS</b>	7,697	14,201	19,911
 <b>2024 AVERAGE HOUSEHOLD INCOME</b>	\$148,808	\$144,232	\$141,650

## CO TENANTS



## RETAILERS NEARBY





# 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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