

9100

EL CAMINO REAL
ATASCADERO, CA

FOR LEASE



ALEX OLSEN
aolsen@lee-associates.com
D 805.218.5766
CalDRE: #01126609

AUSTIN CAVINESS
acaviness@lee-associates.com
D 661.205.8011
CalDRE: #02237273

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
CENTRAL CALIFORNIA

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

668 Marsh St, Unit 3 | San Luis Obispo, CA 93401 | 805.962.6700 | lee-associates.com/centralca

PROPERTY OVERVIEW

Located right off the 101 Freeway via the Santa Rosa exit, this well-positioned property in Atascadero offers a flexible layout ideal for a variety of light industrial, service, or trade-related uses.

The space features a +/- 30' x 15' office/showroom with ample natural light. Adjacent to the office are two separate bays, each with its own wall and door access, allowing for the option of dual operations under one roof. Additional skylights in the shop areas provide natural lighting throughout the day, reducing energy costs.

Key Features:

- +/- 2,849 SF
- CS Zoning
- +/- 30' x 15' Office/Showroom with natural light
- Two independent bays with 2 roll up doors and private access

This is a great opportunity for businesses looking for a convenient, functional, and well-lit space in Atascadero.

AVAILABLE SF:	± 2,849 SF
LEASE RATE:	Negotiable
LEASE TERM:	3-5 Years
ROLL UP DOORS:	2
AVAILABLE:	Now
ZONING:	CS
APN:	056-061-028



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PROPERTY IMAGES



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PROPERTY IMAGES



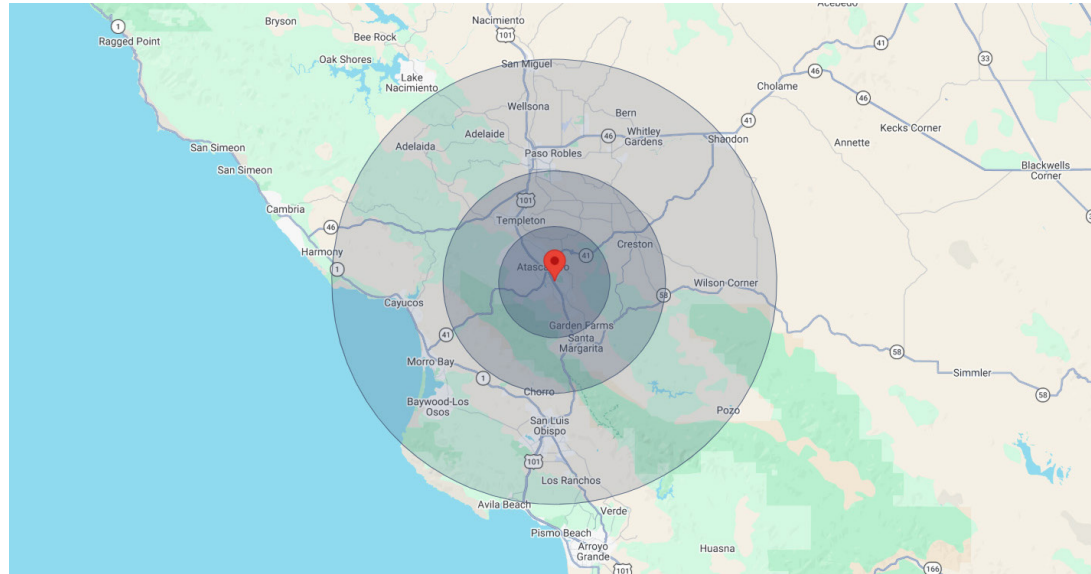
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LOCATION



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DEMOGRAPHICS



RADIUS DEMOGRAPHICS	5 MILE	10 MILES	20 MILES
POPULATION			
Total Population	32,508	58,165	184,525
Average Age	41.9	42.8	40.2
Average Age (Male)	38.6	39.9	38.3
Average Age (Female)	44.4	44.6	41.8
HOUSEHOLDS & INCOME			
Total Households	12,820	22,246	70,186
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$147,438	\$145,238	\$127,895
Average Hosue Value	\$754,248	\$794,778	\$835,409

Demographics data derived from AlphaMap

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Our real estate services are tailored to exceed the needs of our local, national, and international clients by combining the latest technology, resources, and market intelligence with over 40 years of expertise to optimize results.

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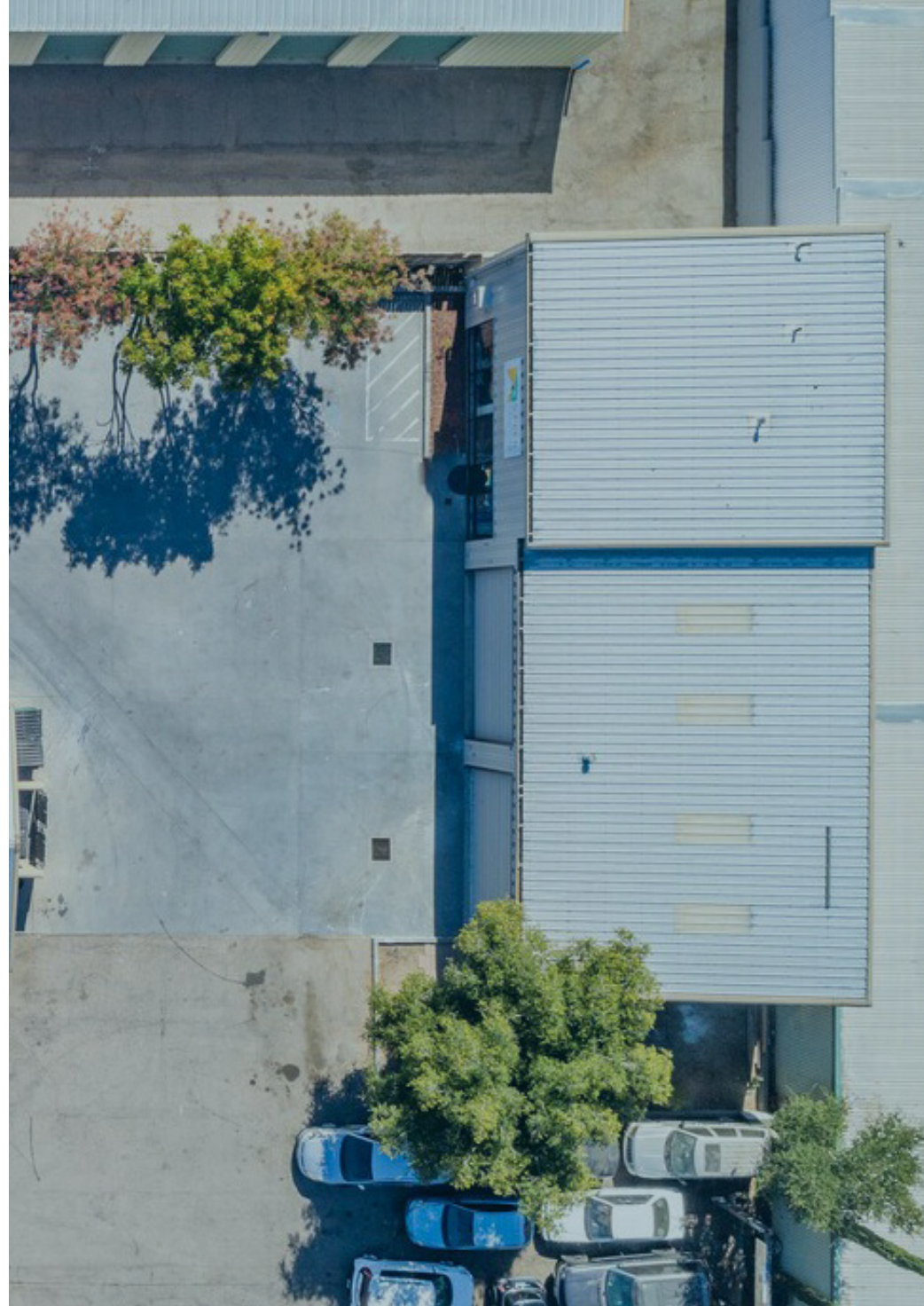
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Central California, Inc. -
Lee & Associates
Corporate ID #02215506
A Member of the Lee & Associates
Group of Companies
5401 Business Park South, Suite 122 & 123
Bakersfield, CA 93309



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