



For lease

Colony Square

6917 El
Camino Real
Atascadero, CA

Contact us:

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Colliers | San Luis Obispo
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San Luis Obispo, CA 93401
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Price Reduced!

Tenant Improvement Allowance and/or Rent Abatement Negotiable.
Please Contact Broker

Site Plan and Specifications

Colliers

6917 El Camino Real
Atascadero, CA

The Opportunity | Colony Square

Colliers | SLO is proud to present the retail leasing opportunity in the Colony Square located in the downtown district of Atascadero, CA.

Colony Square is a ten-screen cinema-anchored retail center with a diverse tenant mix of restaurants, shops, and offices in the heart of Atascadero's retail hub with national retailer presence, restaurants, banks, and other daily convenience amenities.

Atascadero has seen a significant increase in population in the last decade and provides a strong consumer base for retailers.

Availability:

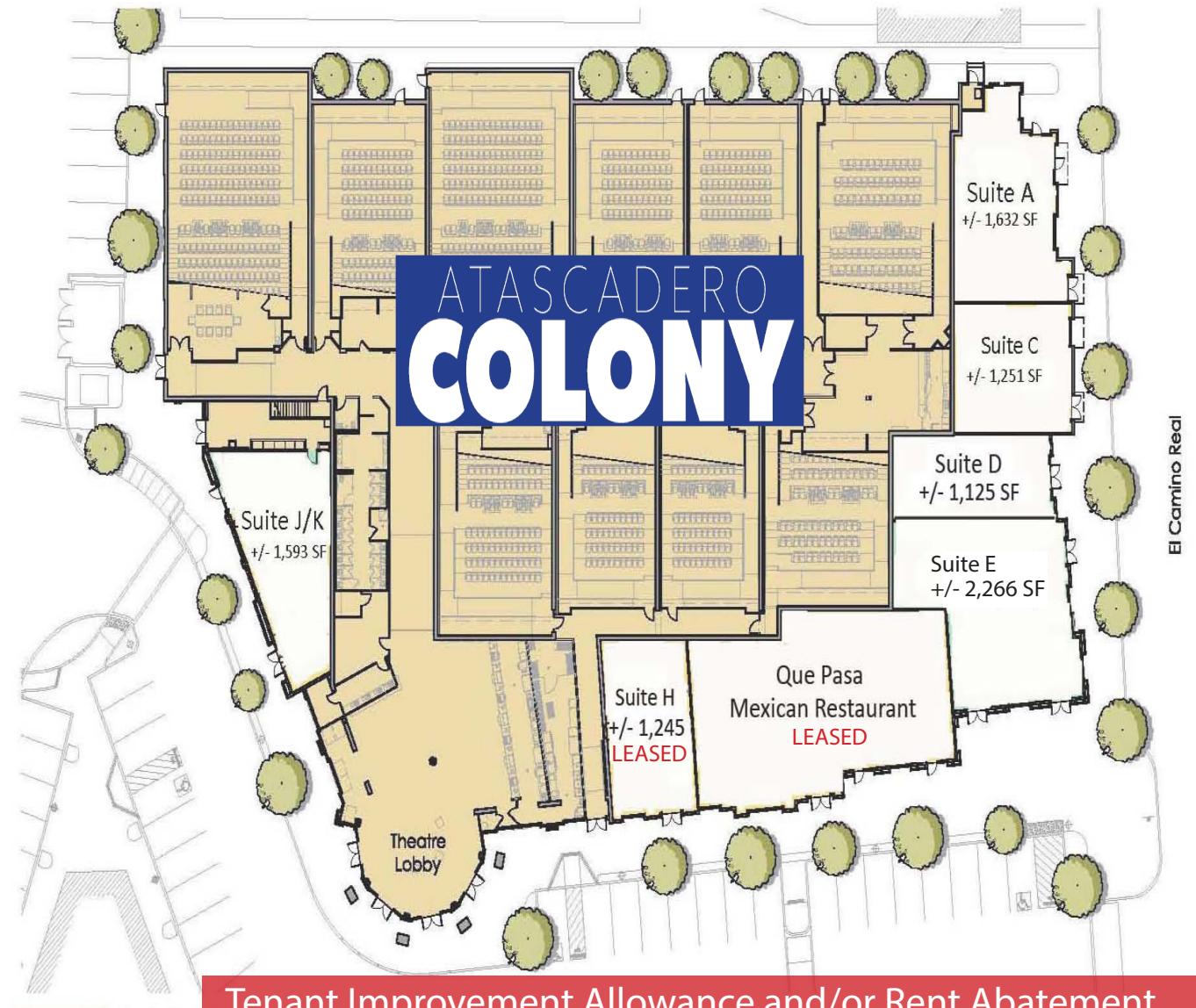
Suite A: +/- 1,632 SF | \$2.00 \$1.67 NNN
Former Salon Space, End - Cap

Suite C: +/- 1,251 SF | \$2.00 \$1.67 NNN
Former Deli Restaurant

Suite D: +/- 1,112 SF | \$2.00 \$1.67 NNN
Retail/Office

Suite E: +/- 2,266 SF | \$2.50 \$2.08 NNN
Turn-key restaurant space with patio

Suite J/K: +/- 1,593 SF | \$1.75 \$1.33 NNN
Shell Retail/Office



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Negotiable. Please Contact Broker

Local Retail





Atascadero, CA

74,013

Population

27,192

Households

2.66

Avg size
household

40.1

Median
age

\$79,146

Median
household income

\$588,228

Median
home value

115

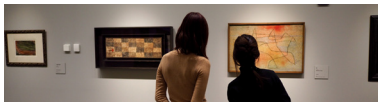
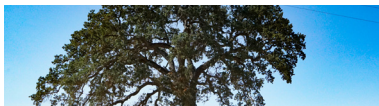
Wealth
index

77

Housing
affordability

Welcome to Atascadero, a warm community of friendly handshakes and sprawling, oak tree-dotted landscapes. Located between bustling halls of Cal Poly, San Luis Obispo and the vineyards of Paso Robles, the Atascadero offers a breadth of recreational, commercial and viticultural options for passing tourists and steadfast locals alike.

Between Atascadero's vibrant Downtown amenities, historical City Hall and Sunken Gardens, array of parks and hiking trails, as well as San Luis Obispo County's landmark Charles Paddock Zoo. Atascadero presents an impressive breadth of entertainment options, while also maintaining an outstanding 12-school education district and an ever-changing calendar of community events.



Atascadero Unified School District

4,339 students for 196 Teachers; representing an impressive 22:1 teacher-to-student ratio

12 Schools; 4 of which are ranked in California's top 30% for overall reading and mathematics proficiency scores

92% graduation rate, a full 5% above the California State average

Reported by:



Arts and Culture

The Artery Gallery
Bru Coffeehouse
Glasshead Studio
The Galaxy Theatre

Hiking and Biking

Jim Green Trail
Stadium Park Trail
Atascadero Lake Park
Las Lomas Nature Preserve
Cerro Alto State Park
Santa Maria Lake

Wine and Dine

Brews and Burgers Trail
15+ Wine Venues
Farm-to-Table
Brews at the Zoo

Entertainment and Attractions

Charles Paddock Zoo
Mr. Putters Mini Golf Course
Hop's Bounce House
Santa Margarita Ziplining
Atown Skatepark

Local Demographics

Population Trend



61,862

2000 Total
Population



70,313

2010 Total
Population



74,013

Current Total
Population



76,257

5 Yr Projected
Total Population

Median Household Income



\$79,146

Current Median HH
Income



\$89,115

5 Yr Projected
Median HH Income

Average Household Income



99,704

Current Average
HH Income



113,717

5 Yr Projected Avg
HH Income

Per Capita Income



\$36,937

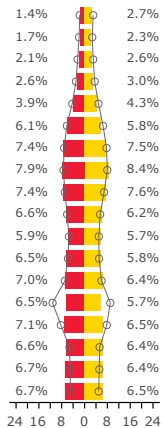
Current Per Capita
Income



\$42,038

5 Year Projected Per
Capita Income

2010 Age Pyramid

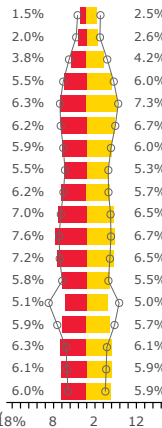


The largest group:
**2010 Females
Age 50-54
(U.S. Census)**

The smallest group:
**2010 Males
Age 85+ (U.S.
Census)**

Dots show
comparison to
San Luis Obispo County

2025 Age Pyramid

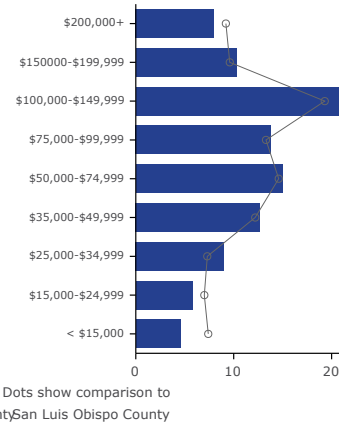


The largest group:
**2026 Male
Population Age
35-39 (Esri)**

The smallest group:
**2026 Male
Population Age
85+ (Esri)**

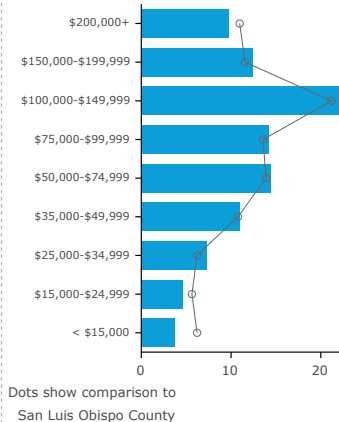
Dots show
comparison to
San Luis Obispo County

Current HH By Income



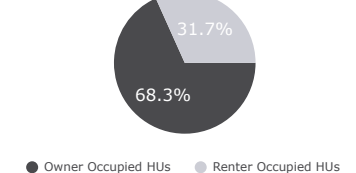
Dots show comparison to
San Luis Obispo County

5 Yr Projected HH By Income

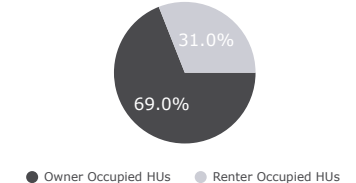


Dots show comparison to
San Luis Obispo County

Current Housing By Ownership



5 Yr Projected Housing By Ownership



Race and Ethnicity

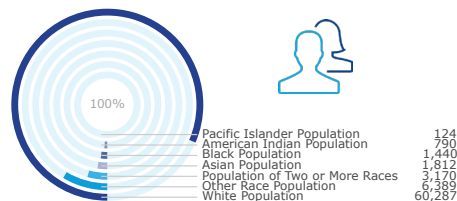
The largest group: White Alone (81.46)

The smallest group: Pacific Islander A lone (0.17)

Indicator	Value	Difference
White Alone	81.46	+0.75
Black Alone	1.95	+0.19
American Indian/Alaska Native Alone	1.07	+0.12
Asian Alone	2.45	-1.28
Pacific Islander Alone	0.17	+0.03
Other Race	8.63	+0.36
Two or More Races	4.28	-0.16
Hispanic Origin (Any Race)	25.83	+2.33

Bars show deviation from
San Luis Obispo County

Current Year Population By Race



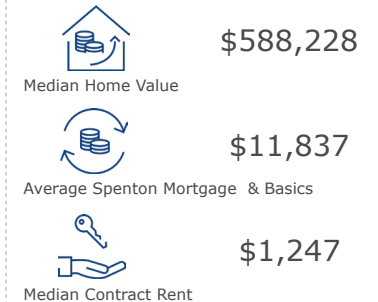
Current Annual Household Spending



Tapestry Segments



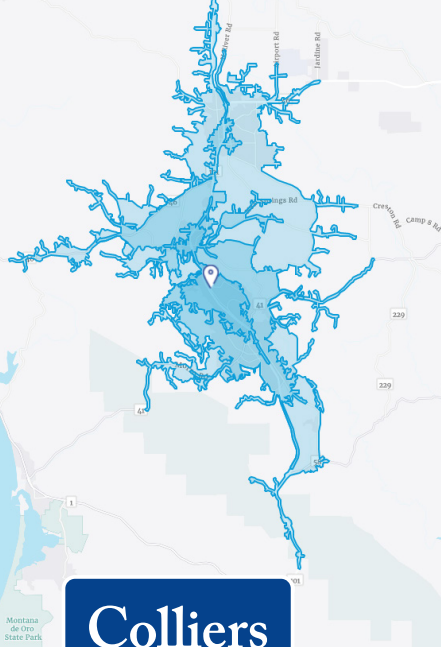
Current Year Housing Stats



Del Rio Rd & El Camino Real, Atascadero, California, 93422
15 minute radius

Population, income & housing trends





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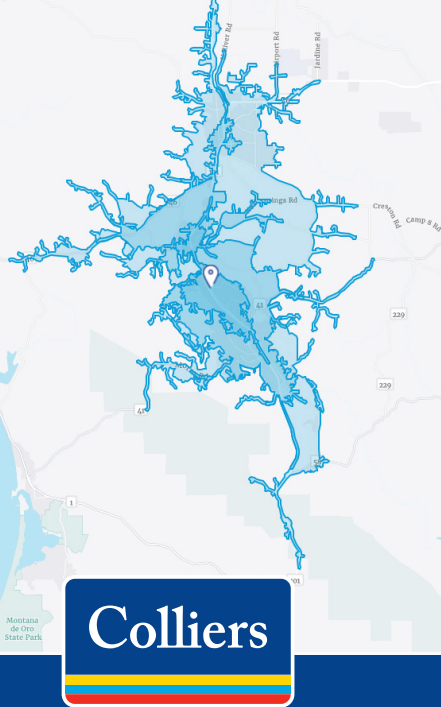
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Consumer Retail Goods and Services - Expenditure Report (5 Mile Radius)

The following figures reflect the existing 5 mile population exclusively. Local population bases show an elevated consumer spending pattern from the national index, creating opportunity for local commercial tenants (Source: ESRI Retail Demand Outlook Report, 2019)

Annual Expenditure	Potential Spending Index	Average Amount Spent	Total Expenditure Opportunity
Food Away From Home	16% above national average	\$4,260.86 per household	\$46,349,648 annually
Alcoholic Beverages	21% above national average	\$697.98 per household	\$7,592,574 annually
Entertainment & Recreation	18% above national average	\$3,862.42 per household	\$42,015,459 annually
Apparel and Services	15% above national average	\$2,459.78 per household	\$26,757,444 annually
Home Upkeep & Remodeling	27% above national average	\$2,715.27 per household	\$29,536,656 annually
Travel Lodging Accommodations	22% above national average	\$757.36 per household	\$8,238,578 annually

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding. This report is not a comprehensive list of all consumer spending variables therefore the variables in each section may not sum to totals. Source: Esri forecasts for 2019 ; Consumer Spending data are derived from the 2014 and 2015 Consumer Expenditure Surveys, Bureau of Labor Statistics.



Local Demographics | Executive Summary

Due to the landscape of San Luis Obispo's North County, generic radius rings fail to capture the true extent of the Subject Property's accessible trade area. Instead, the following demographics are presented in terms of 5, 10 and 15 minute drive time polygons.

Please do not hesitate to contact our research team for additional demographic parameters.

	5 minutes	10 minutes	15 minutes
Population			
2000 Population	10,345	32,727	61,862
2010 Population	11,469	35,698	70,313
2021 Population	11,881	37,273	74,013
2026 Population	12,223	38,385	76,257
2000-2010 Annual Change (CAGR)	1.04%	0.87%	1.29%
2010-2021 Annual Change (CAGR)	0.31%	0.38%	0.46%
2021-2026 Annual Change (CAGR)	0.57%	0.59%	0.60%
2021 Male Population	49.2%	48.8%	49.5%
2021 Female Population	50.8%	51.2%	50.5%
2021 Median Age	42.5	41.4	40.1

Population In Summary

In the identified area, the current year population is 11,881. In 2010, the Census count in the area was 11,469. The rate of change since 2010 was 0.31% annually. The five-year projection for the population in the area is 12,223 representing a change of 0.57% annually from 2021 to 2026. Currently, the population is 49.2% male and 50.8% female. be \$19,921 in five years, compared to \$39,378 for all U.S. households. The median age in this area is 42.5, compared to U.S. median age of 38.8. Persons of Hispanic origin represent 17.6% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 47.8 in the identified area, compared to 65.4 for the U.S. as a whole.

Households			
2021 Wealth Index	126	118	115
2000 Households	3,777	12,281	22,116
2010 Households	4,327	13,850	26,046
2021 Total Households	4,448	14,385	27,192
2026 Total Households	4,570	14,808	27,991
2000-2010 Annual Change (CAGR)	1.37%	1.21%	1.65%
2010-2021 Annual Change (CAGR)	0.25%	0.34%	0.38%
2019-2026 Annual Change (CAGR)	0.54%	0.58%	0.58%
2021 Average Household Size	2.65	2.56	2.66

Households In Summary

The household count in this area has changed from 4,327 in 2010 to 4,448 in the current year, a change of 0.25% annually. The five-year projection of households is 4,570, a change of 0.54% annually from the current year total. Average household size is currently 2.65, compared to 2.62 in the year 2010. The number of families in the current year is 3,184 in the specified area.



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	5 minutes	10 minutes	15 minutes
Mortgage Income			
2021 Percent of Income for Mortgage	28.7%	30.0%	31.2%
Median Household Income			
2021 Median Household Income	\$86,649	\$83,226	\$79,146
2026 Median Household Income	\$96,625	\$93,816	\$89,115
2021-2026 Annual Change (CAGR)	2.20%	2.42%	2.40%
Average Household Income			
2021 Average Household Income	\$106,841	\$102,785	\$99,704
2026 Average Household Income	\$120,997	\$116,905	\$113,717
2021-2026 Annual Change (CAGR)	2.52%	2.61%	2.67%
Per Capita Income			
2021 Per Capita Income	\$40,284	\$39,699	\$36,937
2026 Per Capita Income	\$45,573	\$45,114	\$42,038
2021-2026 Annual Change (CAGR)	2.50%	2.59%	2.62%

Household Income In Summary

Current median household income is \$86,649 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$96,625 in five years, compared to \$72,932 for all U.S. households. Current average household income is \$106,841 in this area, compared to \$92,435 for all U.S. households. Average household income is projected to be \$120,997 in five years, compared to \$103,679 for all U.S. households. Current per capita income is \$40,284 in the area, compared to the U.S. per capita income of \$35,106. The per capita income is projected to be \$45,573 in five years, compared to \$39,378 for all U.S. households.

	5 minutes	10 minutes	15 minutes
Housing			
2021 Housing Affordability Index	84	80	77
2000 Total Housing Units	3,904	12,695	22,802
2000 Owner Occupied Housing Units	2,669	8,067	14,446
2000 Renter Occupied Housing Units	1,108	4,214	7,671
2000 Vacant Housing Units	127	414	685
2010 Total Housing Units	4,577	14,812	27,732
2010 Owner Occupied Housing Units	2,969	8,720	16,434
2010 Renter Occupied Housing Units	1,358	5,130	9,612
2010 Vacant Housing Units	250	962	1,686
2021 Total Housing Units	4,726	15,453	29,208
2021 Owner Occupied Housing Units	3,284	9,839	18,568
2021 Renter Occupied Housing Units	1,163	4,546	8,624
2021 Vacant Housing Units	278	1,068	2,016

Housing In Summary

Currently, 69.5% of the 4,726 housing units in the area are owner occupied; 24.6% renter occupied; and 5.9% are vacant. 57.3% of the housing units in the US are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 4,577 housing units in the area - 64.9% owner occupied, 29.7% renter occupied, and 5.5% vacant. The annual rate of change in housing units since 2010 is 1.43%. Median home value in the area is \$592,412, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 2.10% annually to \$657,267.





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