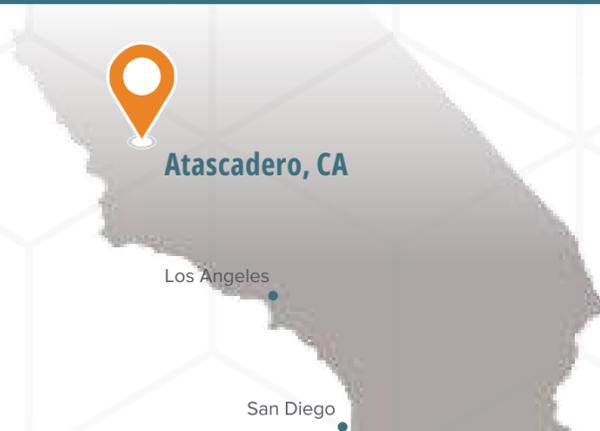




10-Year Absolute NNN Lease | 10% Increases Every 5 Years



NEWLY RENOVATED

VIDEO FOR AERIAL VIEW

OFFERING MEMORANDUM
4500 SAN PALO RD, ATASCADERO, CA 93422

Nitti Kaur
nitti@a360capital.com
O 310.740.2051
LIC: 020113783

Daljeet Randhawa
daljeet@a360capital.com
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sears HOME SERVICES

CIRCLE K

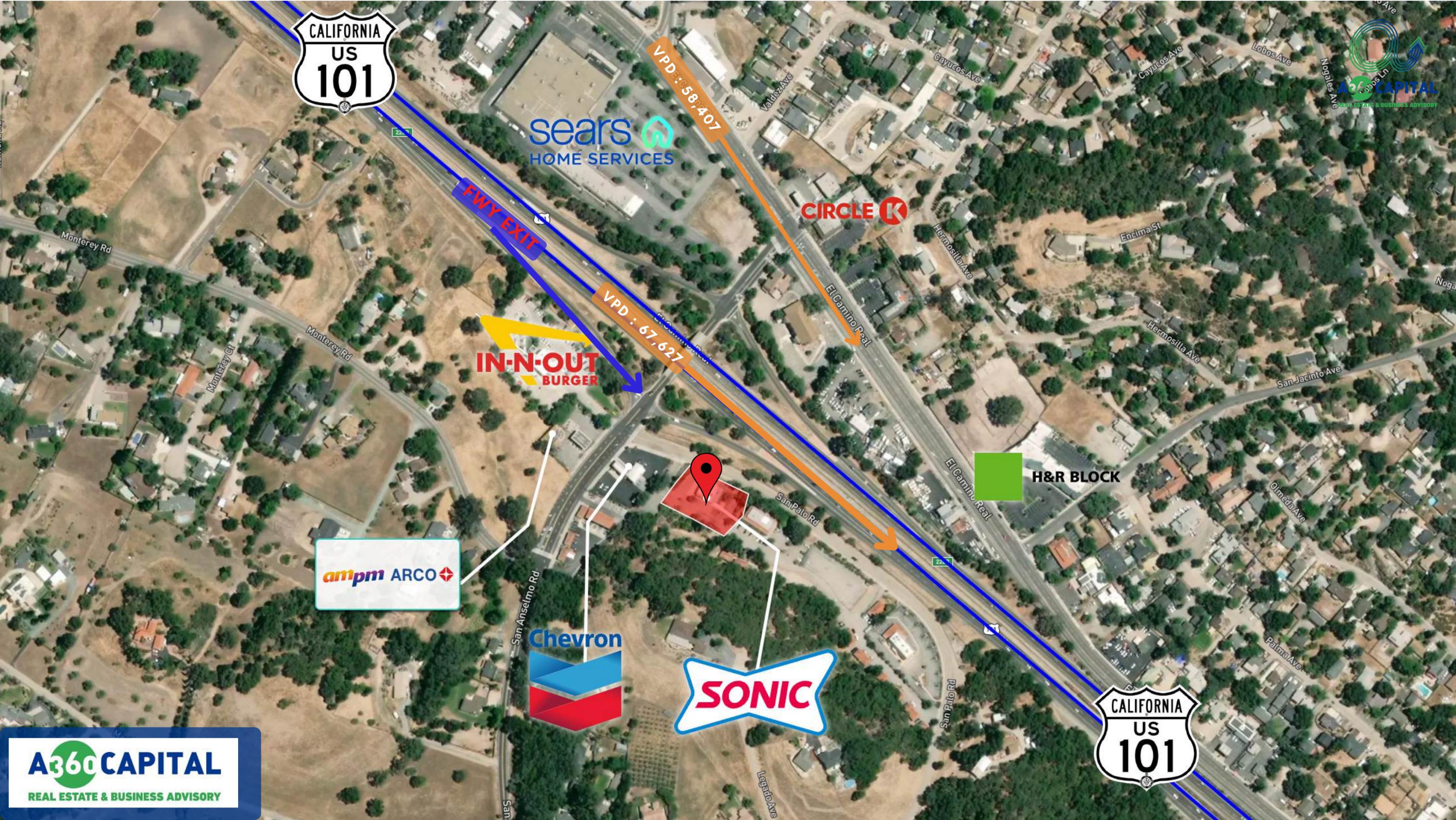
IN-N-OUT BURGER

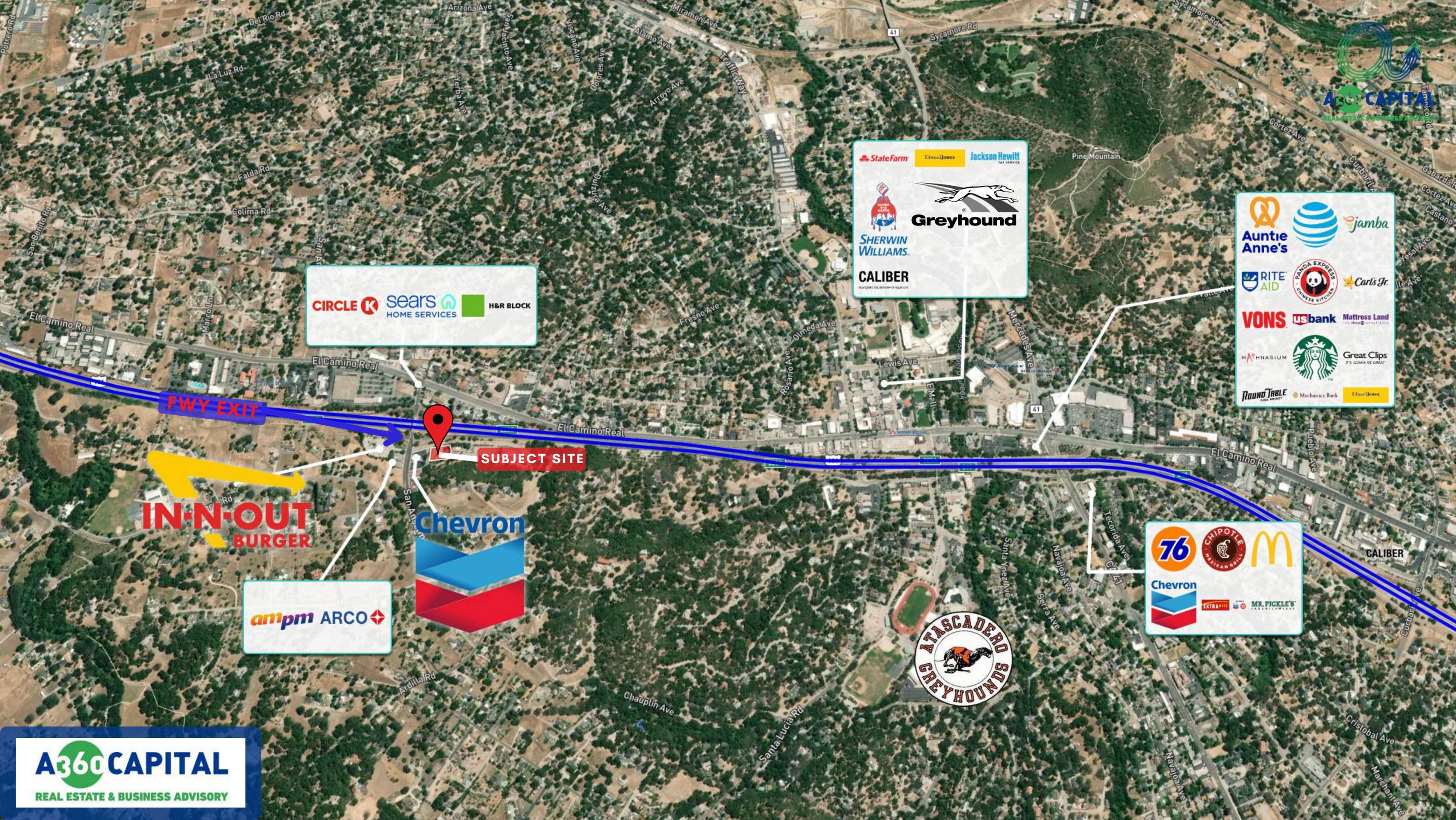
H&R BLOCK

ampm ARCO

Chevron

SONIC





CIRCLE K **sears** **H&R BLOCK**
HOME SERVICES

State Farm **Edward Jones** **Jackson Hewitt**
Greyhound
SHERWIN WILLIAMS
CALIBER

Auntie Anne's **Jamba**
RITE AID **PANDA EXPRESS** **Carl's Jr.**
VONS **usbank** **Mattress Land**
MATHNASIUM **Starbucks** **Great Clips**
ROUND TABLE **Mechanics Bank** **Edward Jones**

IN-N-OUT
BURGER

ampm **ARCO**

Chevron

76 **CHIPOTLE** **McDonald's**
Chevron **EXTRA** **MR. PICKLE'S**



**ATASCADERO
RESIDENTIAL**

**ATASCADERO
HIGH-SCHOOL**

**ATASCADERO
RETAIL CORRIDOR**

**CHALK MOUNTAIN
GOLF COURSE**

**ATASCADERO
DEVELOPMENTS
AND HIGHLIGHTS**



OFFERING SUMMARY



LOCATION

SONIC DRIVE-IN
4500 San Palo Rd,
Atascadero, CA 93422
APN: 049-225-011

OFFERING SUMMARY

| | |
|-----------------------------|-------------|
| Price: | \$3,000,000 |
| Net Operating Income (NOI): | \$150,000 |
| Capitalization Rate: | 5% |
| Net Rentable Area: | ±2,856 SF |
| Year Built/Renovation: | 1999/2024 |
| Lot Size: | ±41,818 SF |

LEASE TERMS (1)

| | |
|-------------------------|-----------------------|
| Guarantor: | Personal Guarantee |
| Lease Commencement: (2) | Close of Escrow |
| Lease Term: | 10 Yrs |
| Lease Type: | Absolute NNN |
| Roof & Structure: | Tenant Responsibility |
| Monthly Rent: | \$12,500.00 |
| Annual Rent: | \$150,000 |
| Rental Increases: | 10% Every 5 Years |
| Renewal Options: | 2 x 5 yrs Options |

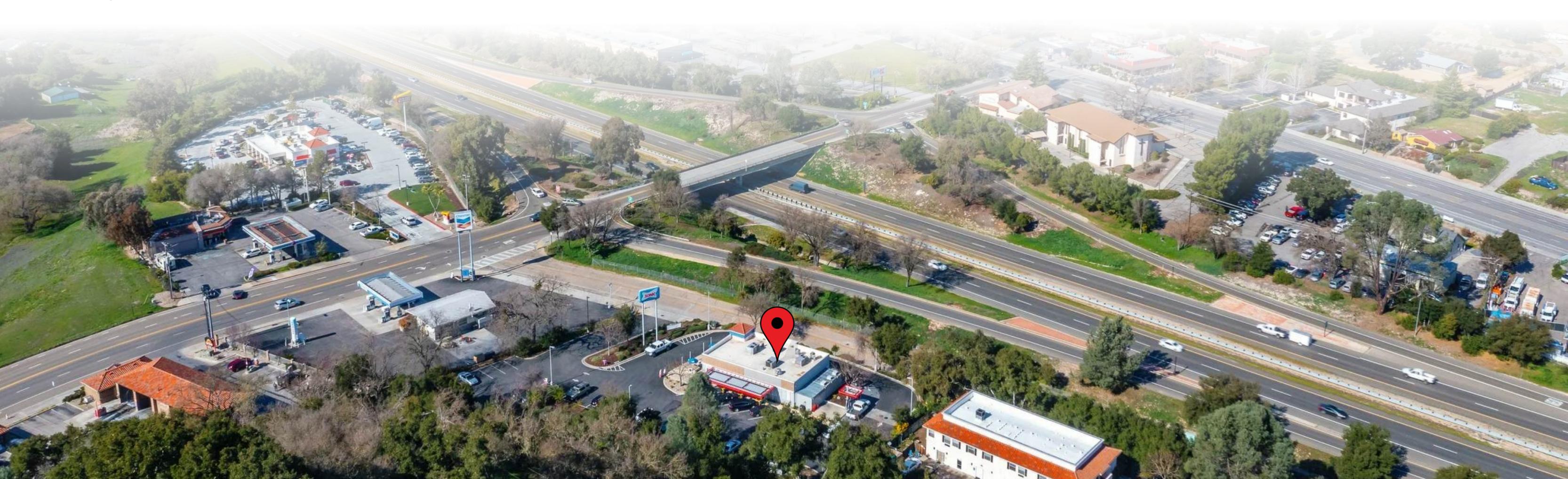
(1) All lease provisions to be independently verified by Buyer during the Due Diligence Period.



INVESTMENT HIGHLIGHTS



- High-Visibility Location: Easily accessible from U.S. Highway 101, with approximately 68,000 AADT, ensuring strong traffic exposure.
- Built in 1999 and extensively renovated in 2024
- 10 Years Absolute NNN Lease to commence on close of escrow
- 10% Increases Every 5 Years throughout Primary Term and Option Periods
- The site attracts over 232,000 annual visits (Placer.ai), offering strong consumer engagement.
- Across the street to a high-volume **In-N-Out**, which drives additional consumer traffic
- **33,575+ households** within a five-mile radius with an average household size of **2.7**



REGIONAL HIGHLIGHTS



Prime Central Coast Location

- Conveniently located between San Luis Obispo and Paso Robles, offering easy access to beaches, wineries, and vibrant downtown areas.
- Strategically positioned midway between Los Angeles and San Francisco, attracting travelers from both up and down the coast, making it an ideal stop for vacationers and a prime NNN investment opportunity

Booming Real Estate Market

- Atascadero is experiencing growth, with increasing home values and strong demand for residential properties.
- More affordable than San Luis Obispo, making it attractive for buyers looking to invest in the Central Coast.

Economic Development

- The city is experiencing economic growth, with new businesses and restaurants opening, enhancing its desirability.

Educational Opportunities

- The presence of high-quality schools, including elementary, middle, and high schools, as well as a college, attracts families, students, and faculty to the area, driving consistent foot traffic and increasing visibility for nearby businesses.

Community Events

- A diverse lineup of annual events fosters a strong sense of community and attracts residents and visitors alike, providing consistent foot traffic and engagement opportunities for local businesses.

Outdoor Recreation Hub

- With easy access to Morro Bay, Avila Beach, and Montana de Oro, as well as hiking, biking, and nature trails in Stadium Park, Cerro Alto, and Santa Margarita Lake Recreation Area, the area attracts outdoor enthusiasts year-round, driving steady visitor traffic.



SITE DETAILS

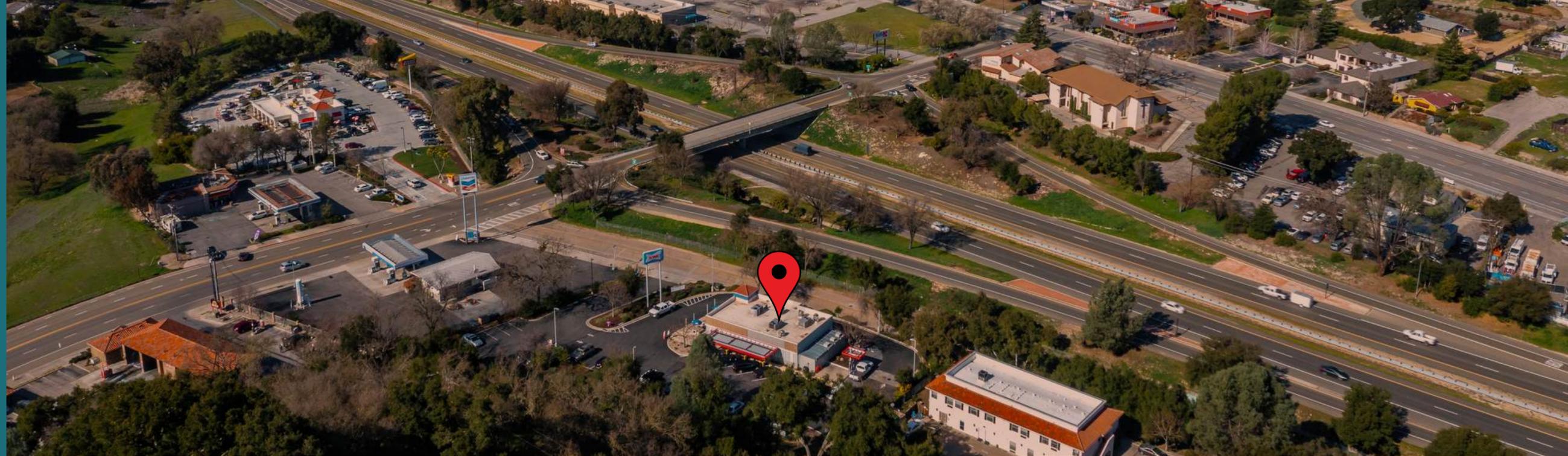
**ASKING
PRICE**
\$3,000,000

LOT SIZE:
41,818 SQF

BUILDING SIZE:
2,856 SQF

**LOCATED ACROSS
THE STREET FROM
IN-N-OUT**

A360CAPITAL
REAL ESTATE & BUSINESS ADVISORY



4500 SAN PALO RD, ATASCADERO, CA

| Demographics | 2 Mile | 5 Mile | 5 Mile |
|--------------------------------|-----------------|-----------------|-----------------|
| Population | 15,838 | 36,951 | 70,802 |
| Consumer Spending | \$239.2M | \$561.8M | \$1.03B |
| Median Household Income | \$79,230 | \$66,301 | \$71,840 |
| 2024 Households | 2,891 | 33,575 | 65,478 |
| Avg Household Size | 2.5 | 2.7 | 2.6 |

SITE AERIAL





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