



6910 El Camino Real | Atascadero, CA

Property For Sale

1005 N Demaree Street  
Visalia, California 93291  
O | 559.754.3020  
F | 559.429.4016  
[www.mdgre.com](http://www.mdgre.com)

**GRAHAM** | **& ASSOCIATES**

Matt Graham  
Lic# 01804235  
[www.mdgre.com](http://www.mdgre.com)

to learn more, visit: [www.mdgre.com](http://www.mdgre.com)



## PROPERTY DETAILS

**Address:** 6910 El Camino Real | Atascadero, CA

**APN:** 030-201-026

**Lot Size:** 0.92 +/- Acres

**Building Size:** 3,928 +/- Sq. Ft.

**Zoning** DC

**Sales Price** \$3,600,000.00



### Additional Comments:

Incredible investment opportunity to own a highly popular restaurant on busy El Camino Real in Atascadero. The retail building is well maintained and ideally located on a high traffic main thoroughfare and near numerous hotels. There is a large parking lot included, featuring 57 parking stalls.. See current lease information below. Please call for further details.



**Contact Broker:**

Matt Graham  
Lic# 01804235

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## RENT ROLL

<b>Effective Date</b>	8/1/23
<b>Lease Type</b>	Absolute NNN
<b>Building Size</b>	3,928
<b>Term</b>	15 years
<b>Options to Renew</b>	Two 5-year options
<b>Escalations</b>	3.00%
<b>Security Deposit</b>	\$20,000

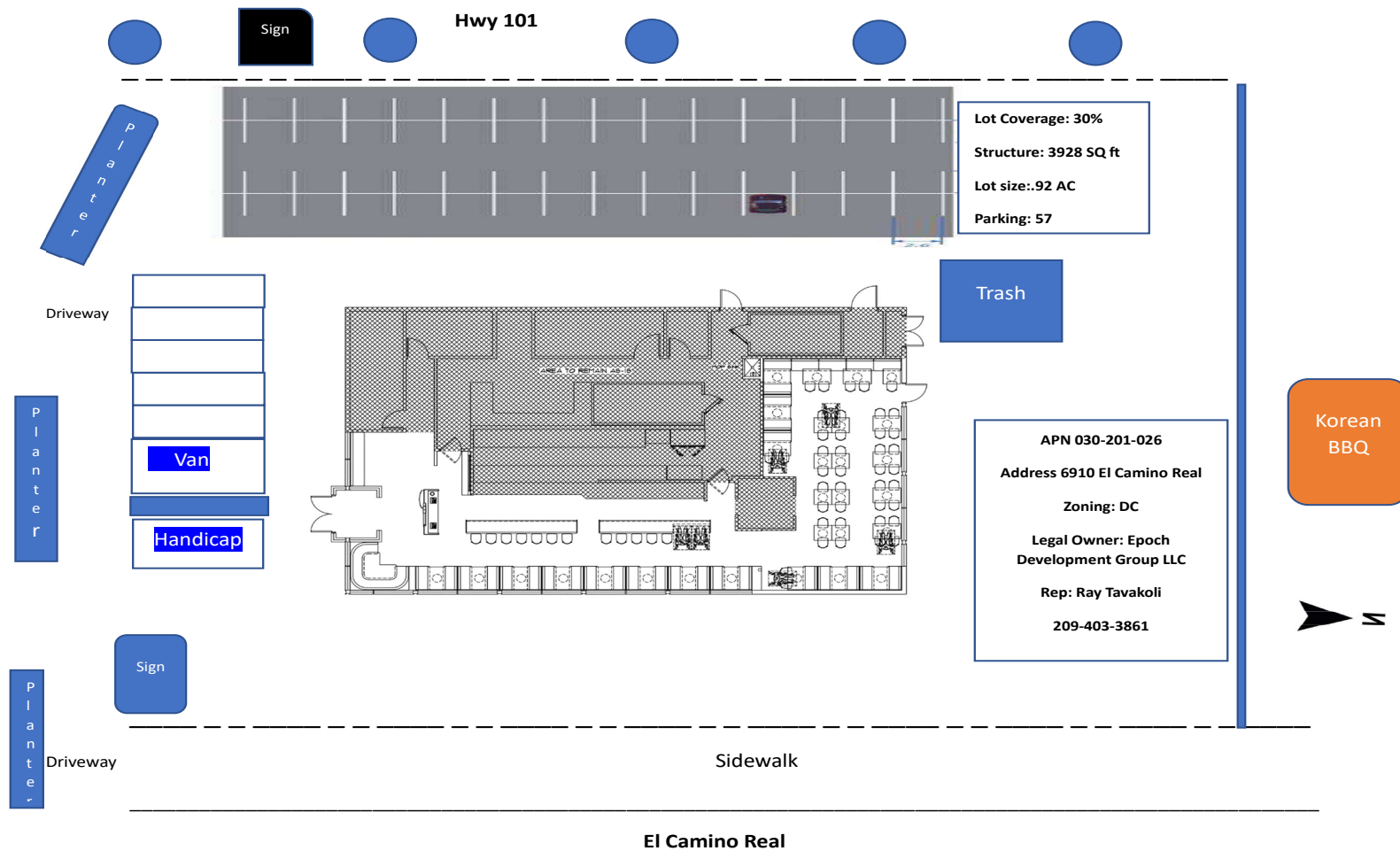
### Operating Expenses

<b>Taxes</b>	Tenant Responsibility
<b>Insurance</b>	Tenant Responsibility
<b>Utilities</b>	Tenant Responsibility
<b>Repairs</b>	Tenant Responsibility

### **Rent Schedule**

	Monthly	Mo/SF	Annual	Yr/SF
Year 1	\$18,000	\$4.58	\$216,000	\$54.99
Year 2	\$18,000	\$4.58	\$216,000	\$54.99
Year 3	\$18,000	\$4.58	\$216,000	\$54.99
Year 4	\$18,540	\$4.72	\$222,480	\$56.64
Year 5	\$18,540	\$4.72	\$222,480	\$56.64
Year 6	\$18,540	\$4.72	\$222,480	\$56.64
Year 7	\$19,096	\$4.86	\$229,154	\$58.34
Year 8	\$19,096	\$4.86	\$229,154	\$58.34
Year 9	\$19,096	\$4.86	\$229,154	\$58.34
Year 10	\$19,669	\$5.01	\$236,029	\$60.09
Year 11	\$19,669	\$5.01	\$236,029	\$60.09
Year 12	\$19,669	\$5.01	\$236,029	\$60.09
Year 13	\$20,259	\$5.16	\$243,110	\$61.89
Year 14	\$20,259	\$5.16	\$243,110	\$61.89
Year 15	\$20,259	\$5.16	\$243,110	\$61.89

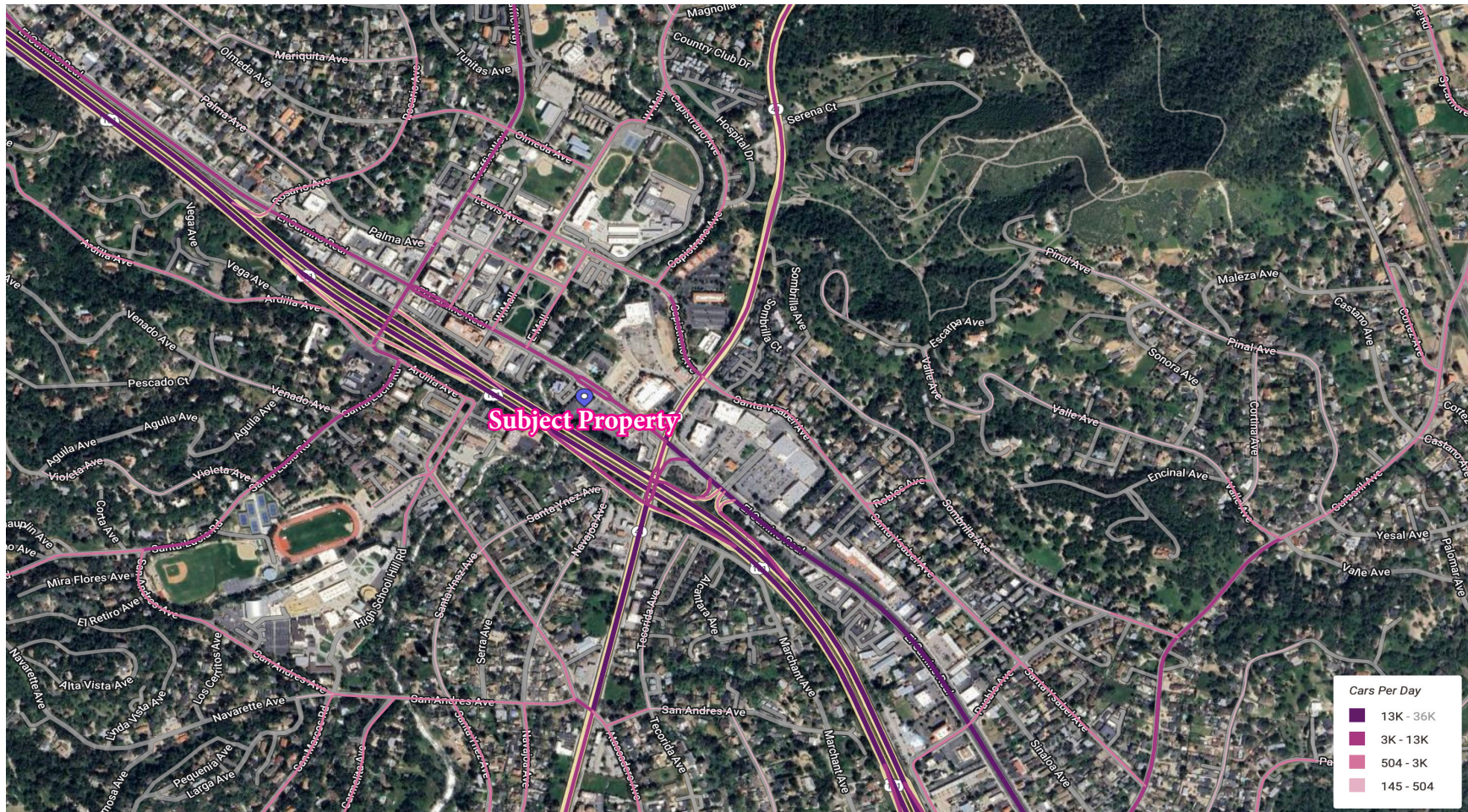
# SITE PLAN



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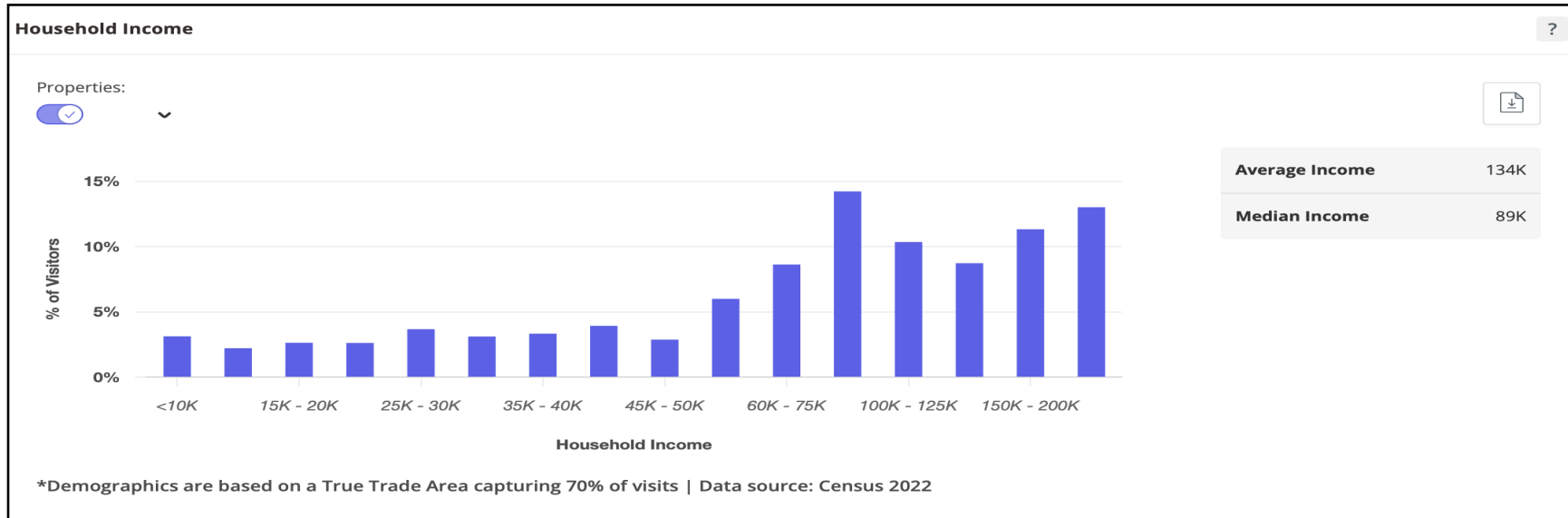


# TRAFFIC MAP



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## DEMOGRAPHICS

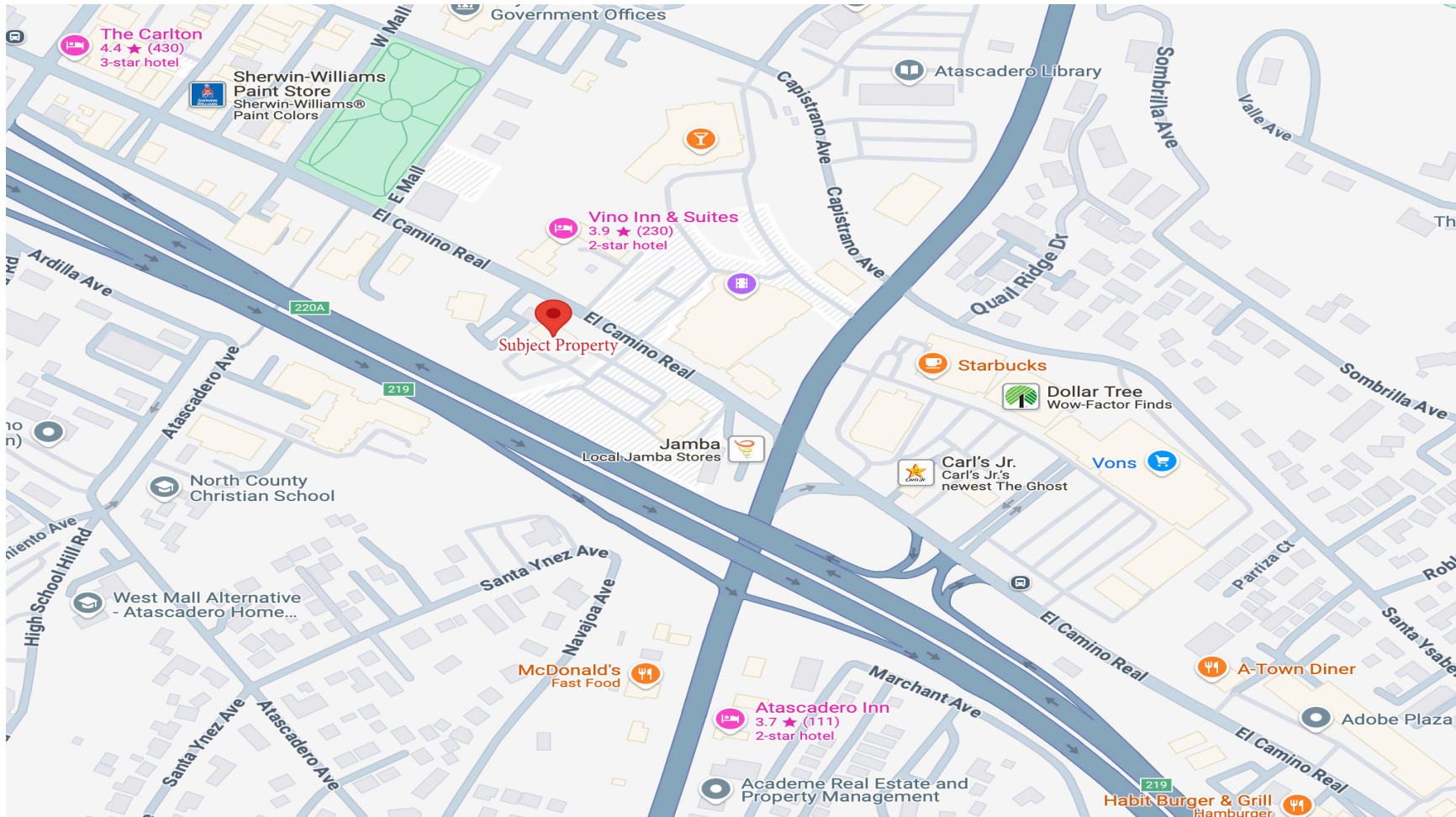


Visits	94.1K	Avg. Dwell Time	55 min
Visits / sq ft	15.82	Panel Visits	4.7K
Size - sq ft	5.9K	Visits YoY	+283%
Visitors	50.2K	Visits Yo2Y	N/A
Visit Frequency	1.87	Visits Yo3Y	N/A

Data Source: Placer.ai



## LOCATION MAP



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## PROPERTY LAYOUT



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## PROPERTY PHOTOS



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