

A large industrial building with a tan metal exterior and a grey roll-up door. The building is surrounded by a paved parking lot. Two white semi-trucks are parked on the right side of the lot. A large tree and some shrubs are on the left side of the building. The sky is blue with white clouds.

Industrial Commercial Space

Exclusively Listed For Sale

\$1,950,000

Ryan Benson
805.550.1980
Ryan@PeakSlo.com



The Offering

This offering is a rare chance to acquire a well-maintained, income-producing commercial asset in Atascadero. The approximately 9,640 square foot property is offered as an investment sale with a long-term local tenant in place on a triple net lease, providing immediate cash flow and passive ownership. Priced north of a 6% cap rate, it offers stable income, strong functionality, and long-term value in a market where quality commercial product remains limited.

What sets this property apart is not just the current income, but the lasting utility of the building itself. With multiple roll-up doors, showroom space, and off-street parking, the improvements support a variety of commercial uses. That flexibility helps preserve long-term appeal for future tenants and owner-users alike.

For investors and 1031 exchange buyers, this asset offers dependable income, low management burden, and real estate fundamentals designed to remain relevant and marketable for years to come.

Atascadero, CA



Atascadero is one of North San Luis Obispo County's most active and improving commercial markets, with ongoing downtown revitalization, major development, and redevelopment of underutilized sites. Recent El Camino Real improvements added about 100 free parking spaces, enhanced pedestrian access, improved lighting, ADA upgrades, and streetscape improvements that support long-term business growth.

The market is supported by a solid local consumer base and strong regional accessibility. Atascadero's 2024 population estimate was 29,743, with 11,579 households, median household income of \$91,429, and more than \$438 million in annual retail sales, giving investors a meaningful demographic and spending base within a business-friendly Central Coast location.

Demand for well-located industrial commercial space in Atascadero remains strong, especially for properties that combine functionality, visibility, and flexibility for a variety of business uses. Buildings with roll-up doors, showroom frontage, and off-street parking are becoming increasingly rare, particularly near the downtown corridor. With limited industrial inventory and steady local business growth, assets like this are uncommon and positioned to grow more valuable over time.



Ryan Benson
805 550 1980
Ryan@PeakSlo.com

Property Overview



Atascadero, CA
5145 Traffic Way

The Oaks is a newly developed, Class A multi-family community featuring sleek modern architecture and thoughtfully designed residences. The property offers a collection of spacious floor plans, premium interior finishes, and an array of luxury amenities including a resort-style pool, rooftop lounge, and state-of-the-art fitness center. Its contemporary design and high-quality.

Blending modern comfort with urban convenience, The Oaks delivers an elevated living experience. Residents enjoy open-concept floor plans, abundant natural light, and upscale finishes throughout every home. Onsite amenities such as a sparkling pool, rooftop lounge, and collaborative workspaces create a vibrant community where leisure, wellness, and productivity seamlessly intersect.

Details

County	<i>San Luis Obispo</i>
Price	<i>\$1,950,000</i>
Size	<i>9,640 sf</i>
Tax IDs	<i>028-191-021</i>
Cap Rate	<i>6.15%</i>
Leased	<i>Multi Year With Extensions</i>

Ryan Benson
805 550 1980
Ryan@PeakSlo.com





Get in Touch

Peak Properties is a locally based brokerage with over a decade of experience serving San Luis Obispo, Santa Barbara, and Monterey Counties. With deep knowledge of the Central Coast market and extensive experience in commercial and investment real estate, our team is proud to represent opportunities that align with the goals of today's buyers, investors, and 1031 exchange clients. For additional information or to schedule a property tour, please contact our office directly.



1041 Chorro St Suite 220
San Luis Obispo, CA

Ryan Benson

Ryan@PeakSlo.com

805 550 1980

DRE#01949307