

FOR LEASE | FORMER RITE AID PAD SPACE

±6,000 SF - ±17,340 SF AVAILABLE 7025 El Camino Real - Atascadero, CA

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS



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PROPERTY HIGHLIGHTS & DEMOGRAPHICS

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location:

7025 El Camino Real
Atascadero, CA

notable tenants in center:

Vons, Dollar Tree, Starbucks, Panda Express, Carl's Jr.

building size:

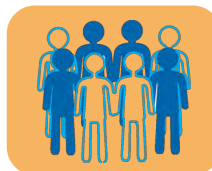
±6,000 SF - ±17,340 SF stand alone building with mezzanine of ±640 SF

parcel parking :

118 spaces. With potential to add a further 10 without drive through

asking rent & NNN charges:

Contact Broker



2024 total population

1-mile	8,196
3-mile	26,415
5-mile	34,649



2024 daytime population

1-mile	8,740
3-mile	26,289
5-mile	34,285



2024 total employees

1-mile	5,026
3-mile	11,926
5-mile	14,997



2024 total households

1-mile	3,313
3-mile	10,407
5-mile	13,703



2024 average HH income

1-mile	\$131,706
3-mile	\$131,987
5-mile	\$137,918



traffic counts

US Hwy 101	±68,525 AADT
El Camino Real	±10,851 ADT
US Hwy 41	±18,000 AADT



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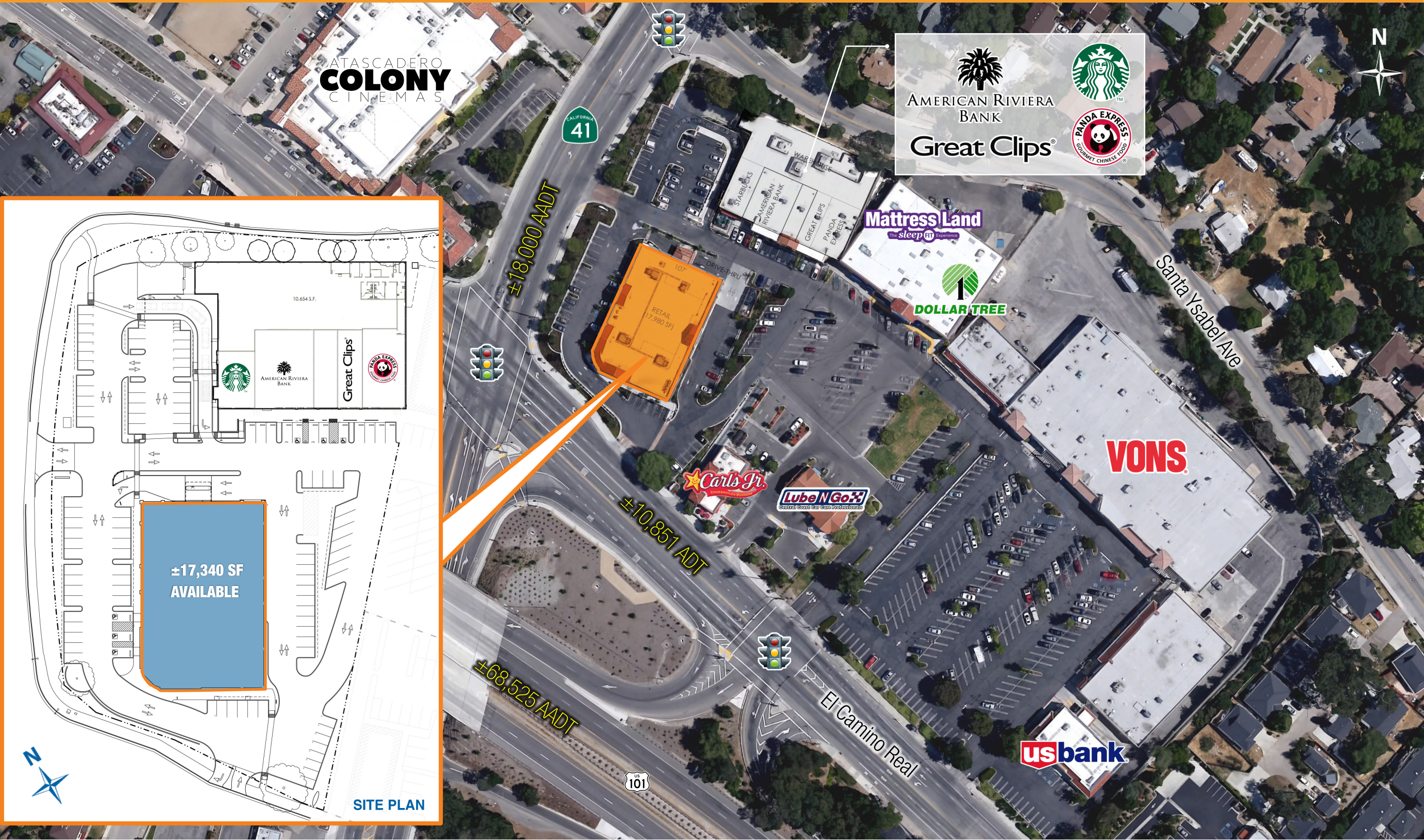
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NEC El Camino Real & HWY 41 - Atascadero, CA

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For leasing information,
please contact:

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PROPERTY OVERVIEW

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Located within the El Camino Real Shopping Center, the former Rite Aid offers the best retail corner in all of Atascadero along the US 101 and HWY 41 corridor. The pad features a $\pm 6,000$ SF to $\pm 17,340$ SF stand alone building with a mezzanine of ± 640 SF and an existing drive-through with potential to demise.

Adjacent to a $\pm 108,000$ square foot grocery anchored neighborhood center, the subject building benefits from excellent visibility from Highway 41 and El Camino Real and is easily accessible from multiple ingress/egress access points.

Major retailers and traffic generators in close proximity include Vons, Galaxy Theaters, Smart & Final Extra and Food 4 Less.

The City of Atascadero is located along the Highway 101 corridor midway between Los Angeles and San Francisco. With a city population of more than 30,000 people, Atascadero is one of the largest cities in San Luis Obispo County.

Notable traffic generators in the region include California Polytechnic State University ($\pm 21,000$ students), Morro Bay State Park, and several marquee wineries such as Edna Valley Vineyards, J. Lohr Vineyards, Ancient Peaks Winery and Soaring Hawk Vineyards.



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