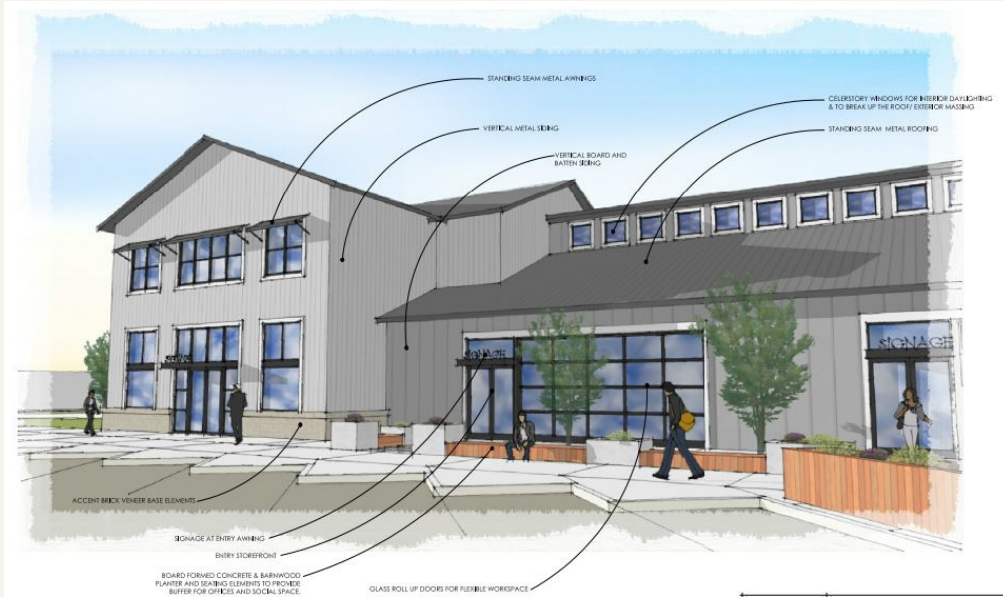


# DEL RIO MARKET PLACE FOR LEASE

**CENTURY 21**  
Hometown Realty

Light Industry / Flex Space  
From 1,500 to 18,000 Sq. Ft.



## COMING SOON 1905 El Camino Real Atascadero, CA

Prime signalized corner location. Easy access from Highway 101 and Del Rio Road off ramp.

**Unit Sizes:** 1,500 to 18,000 SF

**Zoning:** Commercial

**Rates:** Starting @ \$1.20 SF NNN



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# SITE PLAN



## PROJECT STATISTICS

SITE INFORMATION	
SITE AREA	12 ACRES
ZONING	C-8 (COMMERCIAL RETAIL)
PROPOSED USE	MIXED USE, RETAIL, OFFICE, RESIDENTIAL

COMMERCIAL BUILDING AREA	
VALLEY FRESH MARKET	32,400 SF
RETAIL 1	4,500 SF
RETAIL 2	6,800 SF
RETAIL 3	6,800 SF
RETAIL 4	6,200 SF
RETAIL 5	6,800 SF
EXCHANGE	18,000 SF
EXCHANGE 2	8,600 SF
OFFICE 1	18,000 SF
OFFICE 2	13,500 SF
<b>TOTAL COMMERCIAL</b>	<b>174,200 SF</b>

RESIDENTIAL UNITS	
OFFICE 1 - 10 1BED & 10 2BED	32 UNITS
OFFICE 2 - 12 1BED & 12 2BED	24 UNITS
EXCHANGE - 10 1BED & 10 2BED	20 UNITS
EXCHANGE 2 - 8 1BED & 8 2BED	16 UNITS
<b>TOTAL - 24 1BED &amp; 23 2BED</b>	<b>82 UNITS</b>

PARKING		
COMMERCIAL PARKING REQUIRED		
VALLEY FRESH MARKET	(1/300)	108 SPACES
RETAIL 1	(1/250)	18 SPACES
RETAIL 2	(1/250)	24 SPACES
RETAIL 3	(1/250)	24 SPACES
RETAIL 4	(1/250)	25 SPACES
RETAIL 5	(1/250)	30 SPACES
EXCHANGE	(1/400)	25 SPACES
EXCHANGE 2	(1/400)	22 SPACES
OFFICE 1	(1/400)	45 SPACES
OFFICE 2	(1/400)	34 SPACES
<b>TOTAL COMMERCIAL</b>		<b>361 SPACES</b>

RESIDENTIAL PARKING REQUIRED		
28 1-BEDROOM UNITS	(2/UNIT)	82 SPACES
28 2-BEDROOM UNITS	(2/UNIT)	82 SPACES
GUEST	182 1/3 PER	17 SPACES
<b>TOTAL RESIDENTIAL</b>		<b>181 SPACES</b>
<b>TOTAL REQUIRED PARKING</b>		<b>542 SPACES</b>

PARKING PROVIDED



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# Project Benefits

- Equal Distance to Los Angeles & San Francisco
- Easy On/Off Hwy 101 at Del Rio Road
- 20 Minutes to Cal Poly and San Luis Obispo
- 35 Minutes to Regional Airport (SBP) Direct Flights to Los Angeles, San Francisco, Denver, Dallas, Seattle and Phoenix
- Easy Access to Central Valley Bakersfield & Fresno
- Campus like Setting
- Medium Home Price \$575,000+/-
- Flexible Floor plans Available



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