

# 22390

EL CAMINO REAL  
SANTA MARGARITA, CA

**FOR SALE**



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COMMERCIAL REAL ESTATE SERVICES  
CENTRAL CALIFORNIA

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## PROPERTY OVERVIEW



22390 El Camino Real, The Santa Margarita Antique Mall is a prime commercial building located in the heart of Santa Margarita. This versatile property offers a rare opportunity for business owners, investors, and developers looking for a prime location in Downtown Santa Margarita.

This property is an excellent investment opportunity and is perfect for a variety of future uses, whether you're looking to start a new business or expand an existing one. The barn is approximately 4800 square feet and is currently an antique store. The property features additional rental income from a 1700 square foot single family home situated on the back of the parcel.



This property offers endless potential for the savvy investor or entrepreneur. Whether you're looking to occupy the space for your own business or looking for a strong income-producing asset, this property has it all! Own a piece of Santa Margarita's rich history! This property contributes to the character and charm of this vibrant community, making it not only a sound investment but also a piece of local heritage.

Contact us today to schedule a private showing or for more details about this exceptional property. Rent Roll available upon request.

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# SANTA MARGARITA ANTIQUE MALL | FOR SALE

## ADDRESS

22390 El Camino Real  
Santa Margarita, CA 93453

## OFFERING PRICE

\$1,325,000

## LOT SIZE

±10,688 SF (0.24 AC)

## ZONING

CR

## APN

069-034-015

## KEY FEATURES

- Prime downtown location with high visibility on El Camino Real.
- Easy access to major roads and highways.
- Own a key piece of Santa Margarita's Rich History!



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# SANTA MARGARITA'S MARKET IS RIPE FOR CHANGE

*Santa Margarita, located in San Luis Obispo County in California's Central Coast region, offers excellent connectivity to nearby submarkets via State Route 58 & Hwy 101.*

Within a 5-mile radius of the property, the area boasts a population of approximately 8,451 residents. Agriculture is a major economic driver, with San Luis Obispo being one of California's largest wine producing regions. Other key sectors in the area include a growing tech industry, construction, healthcare, and educational services.

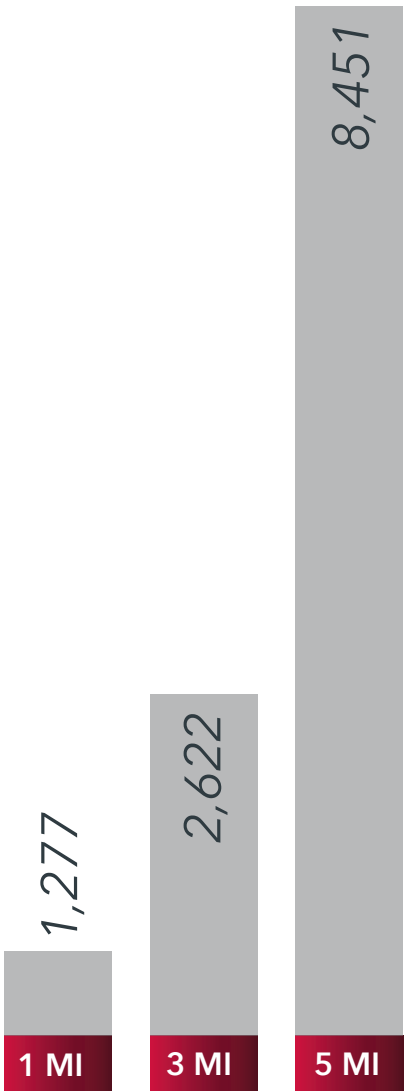
The average household income within a 5-mile radius of the property is \$121,783 and an average home value of \$898,098. The Property is only 12 minutes from California Polytechnic University, highlighting its accessibility to a highly educated workforce. This offers a strategic advantage that not only provides residents with access to a wealth of educational opportunities, but also strengthens the local job market.

Source: ESRI, City of San Luis Obispo

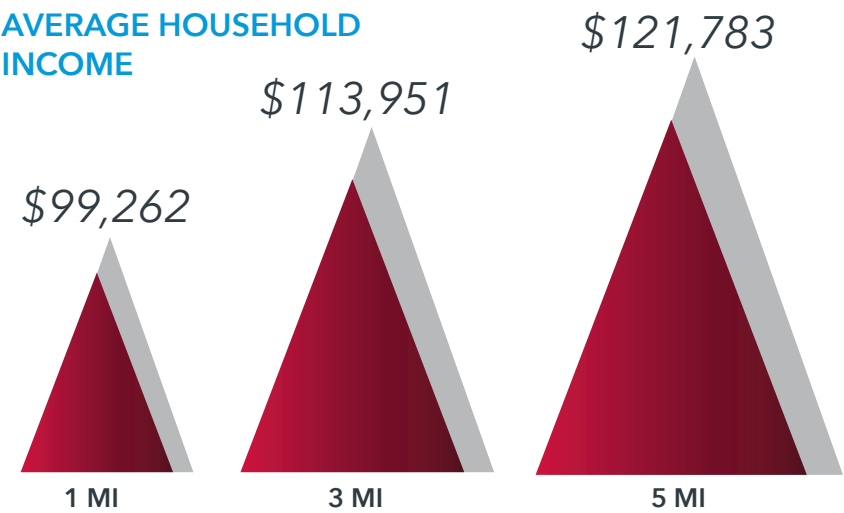
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# DEMOGRAPHICS

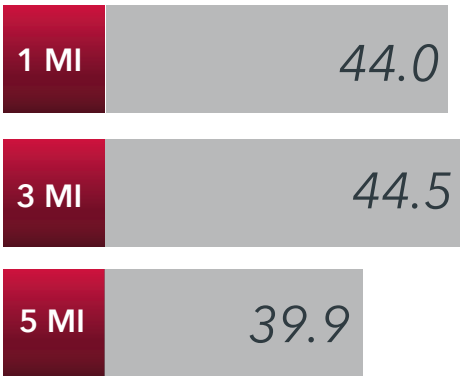
POPULATION



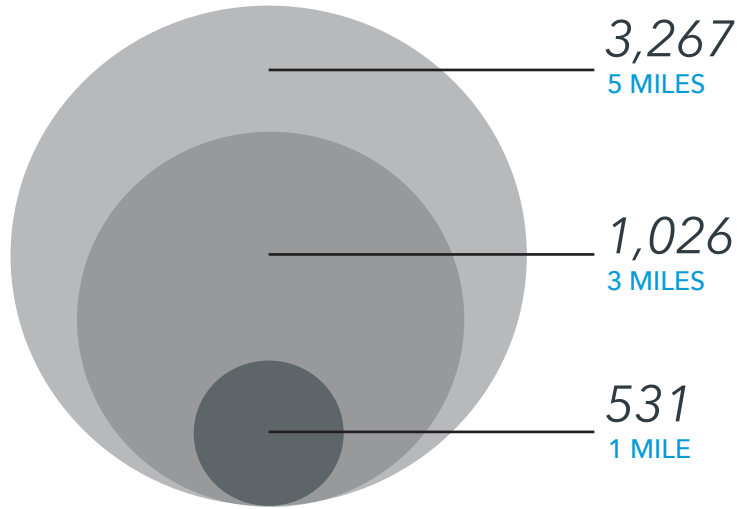
AVERAGE HOUSEHOLD INCOME



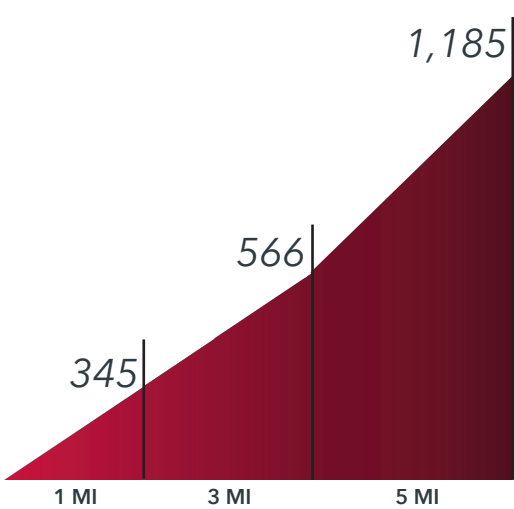
MEDIAN AGE



ESTIMATED HOUSEHOLDS



ESTIMATED EMPLOYEES



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Our real estate services are tailored to exceed the needs of our local, national, and international clients by combining the latest technology, resources, and market intelligence with over 40 years of expertise to optimize results.

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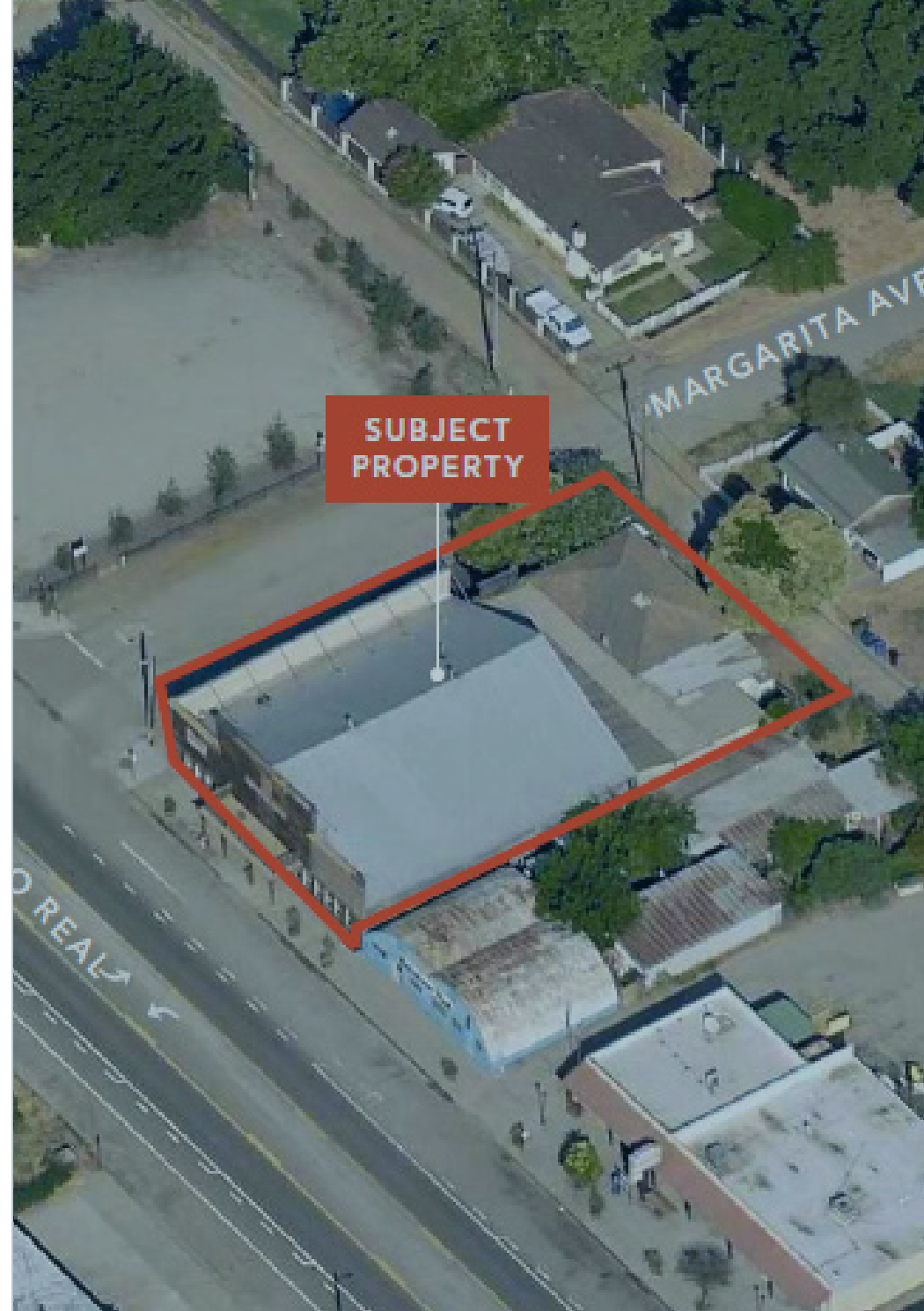
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