



For Lease

3980 El Camino Real Atascadero, CA

Property Specifications

SPACE AVAILABLE

± 110,000 SF of Redevelopment

Anchor, Shop Spaces, & Pad Opportunities

2025 Demographics

1 MILE

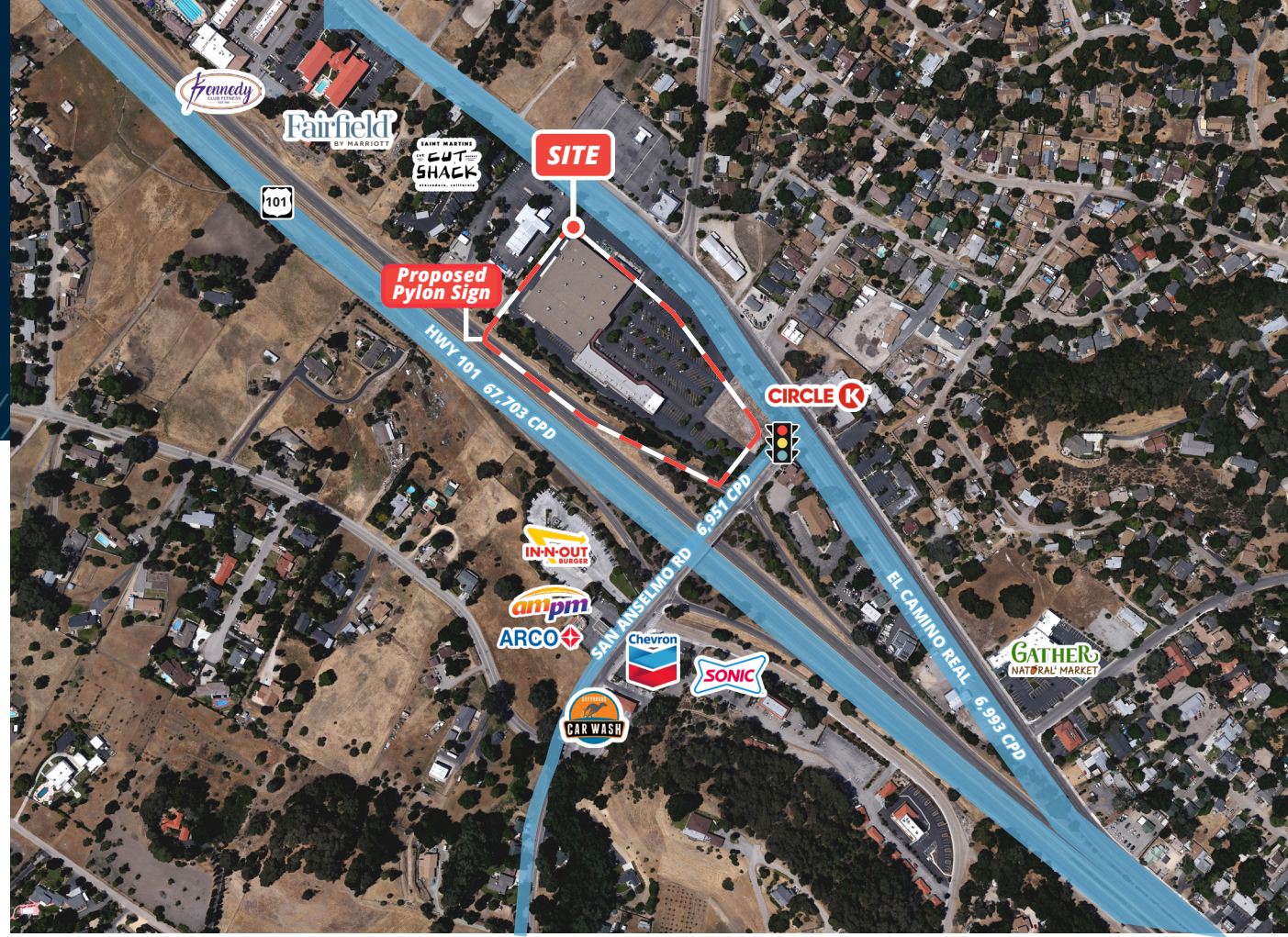
6,228 Population	4,705 Total Daytime Population	\$124,061 Average Household Income	2,514 Total Households
---------------------	--------------------------------------	--	------------------------------

3 MILES

23,085 Population	19,642 Total Daytime Population	\$150,736 Average Household Income	9,120 Total Households
----------------------	---------------------------------------	--	------------------------------

5 MILES

38,997 Population	34,398 Total Daytime Population	\$144,305 Average Household Income	15,288 Total Households
----------------------	---------------------------------------	--	-------------------------------



About the Property

- Prime location directly off Highway 101 at the San Anselmo Road interchange (67,000+ CPD)
- Strong regional trade area drawing from Paso Robles, Templeton, and San Luis Obispo
- Located approximately one mile from Downtown Atascadero and surrounded by growing residential and commercial development
- High-growth corridor serving more than 100,000 consumers throughout North San Luis Obispo County
- Freeway-visible pylon signage

Traffic Counts

US Hwy 101	67,703 CPD
El Camino Real	6,993 CPD
San Anselmo Rd	6,951 CPD

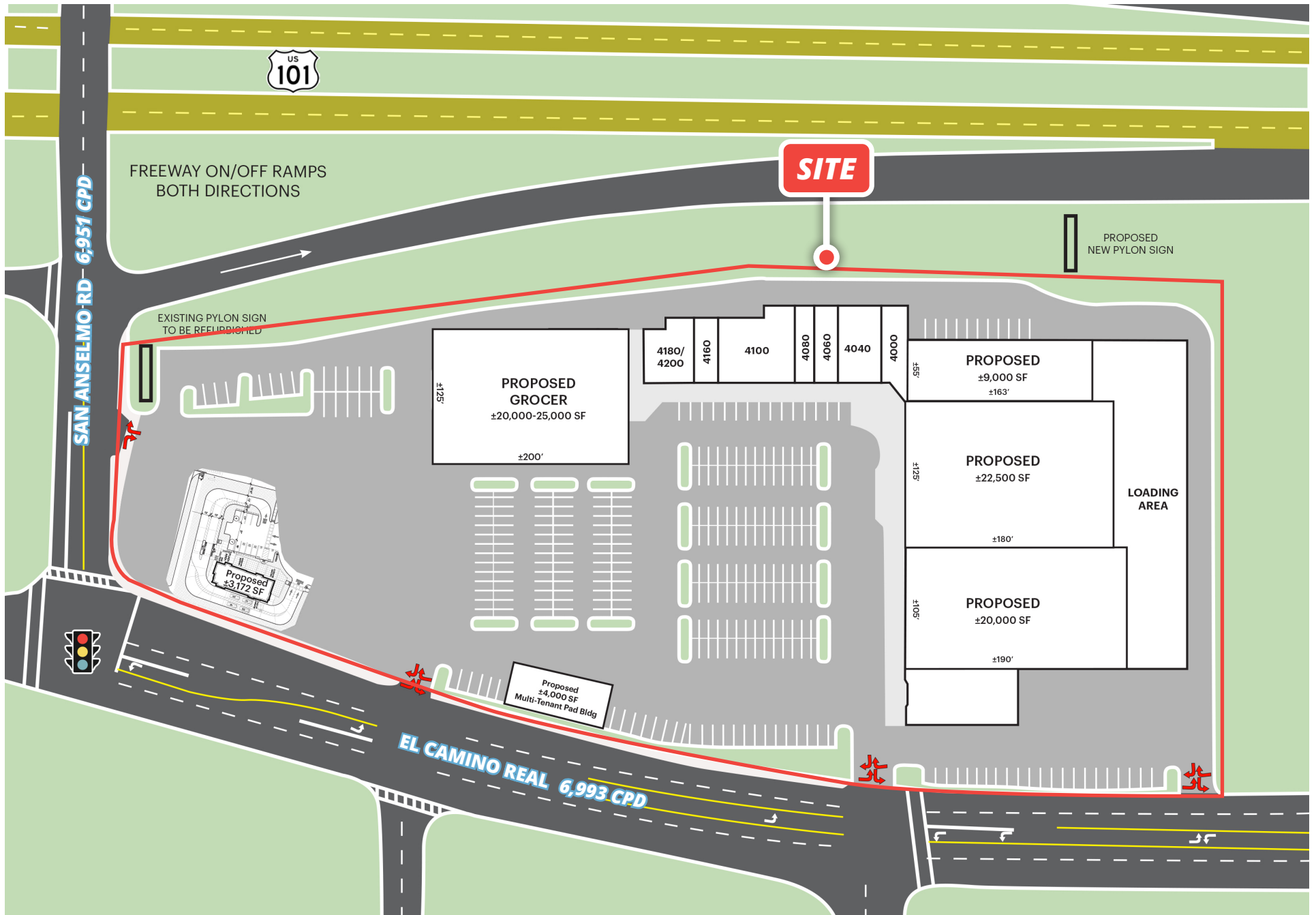
Year: 2025 | Source: CoStar

MIKE HIESHIMA CA License No. 00994298
805.451.3304 | mike.hieshima@srsre.com

CADEN WESTWICK CA License No. 02244757
805.770.1747 | caden.westwick@srsre.com

SRS REAL ESTATE PARTNERS







SRS REAL ESTATE PARTNERS

680 Newport Center Drive, Suite 300
Newport Beach, CA 92660
949.698.1100

MIKE HIESHIMA

805.451.3304 | mike.hieshima@srsre.com
CA License No. 00994298

CADEN WESTWICK

805.770.1747 | caden.westwick@srsre.com
CA License No. 02244757

SRSRE.COM

©2026 SRS. All Rights Reserved.

The information presented was obtained from sources deemed reliable;
however SRS does not guarantee its completeness or accuracy.