

MISSION OAKS

ATASCADERO, CALIFORNIA

Box Retail Space Available | ± 25,200 SF

Shop Spaces & Office Suites Available | ±1,360 SF (RETAIL) + ±916 - 3,089 SF (OFFICE)



2240 - 2300 El Camino Real | Atascadero, California 93422

[VIEW ON MAP](#)

executive summary

Located right on the 101 (60,000+ VPD) at the strategic midpoint between San Luis Obispo to the south and Paso Robles to the north, Mission Oaks in Atascadero, the third largest city in the county, sits in a fantastic position to attract creditworthy occupiers who see the value in joining a successful tenant mix.

Supporting the growing community, the Grocery Outlet anchoring Mission Oaks ranks in the top 13% against the entire 484-unit chain (per Placer.ai). Additionally, the development of the brand new 12-acre Del Rio Marketplace, anchored by Valley Fresh Market, UCLA Medical, and Central Coast Distillery, directly across the street in an inferior location, further proves the need for more retail density in the marketplace.

With limited box and shop space available in grocery-anchored centers in the entire Central Coast, including the only 20,000-30,000 SF availability along the 101 within 30 miles, we anticipate significant interest in this opportunity.

AVAILABLE
± 916 - 3,089 SF

AVAILABLE
± 25,200 SF

AVAILABLE
± 1,300 SF

HWY 101 - 60,000 VPD

EL CAMINO REAL



MISSION OAKS

ATASCADERO, CALIFORNIA

SHOP SPACES & OFFICE SUITES

AVAILABLE
± 1,300 SF

AVAILABLE
± 916 - 3,089 SF

PYLON SIGN

AVAILABLE
± 25,200 SF

WING-STOP
COMING SOON!

T-Mobile

GRACIE BARRA

BIG 5
SPORTING GOODS

GROCERY OUTLET
bargain market™

DOLLAR TREE

NCL
AFFILIATES, INC.

EV CHARGING STATIONS

PYLON SIGN

HWY 101 - 60,000 VPD

ELEVEN

EL CAMINO REAL

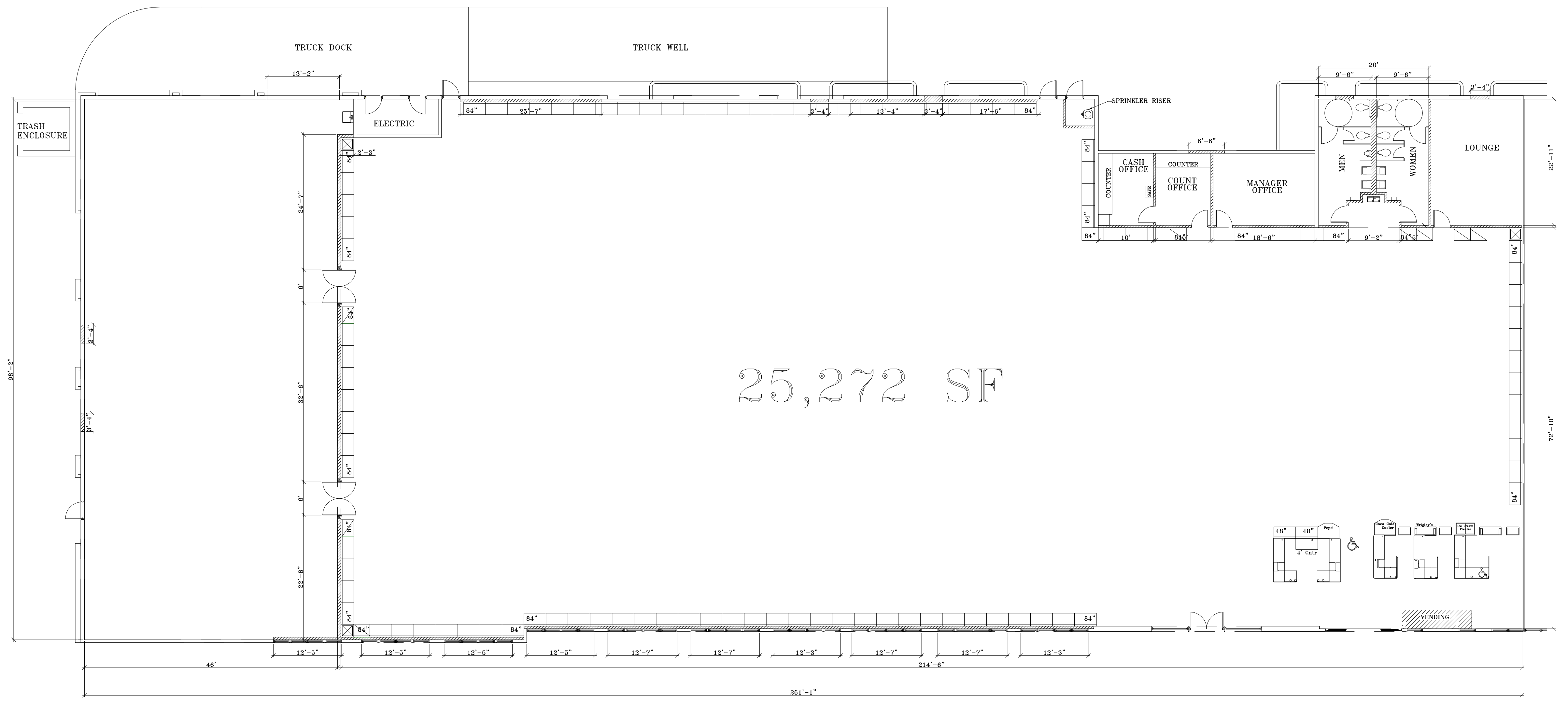
AVAILABLE

LEASED

box floor plan

MISSION OAKS

ATASCADERO, CALIFORNIA



25,272 SF

MISSION OAKS

GROCERY OUTLET
bargain market™

BIG 5
SPORTING GOODS

DOLLAR TREE

T-Mobile

7
ELEVEN

NCL
AFFILIATES, INC.

GRACIE
BARRA

WING STOP
COMING
SOON!

THE HOME
DEPOT

SPRINGHILL SUITES
Marriott
Staples
Starbucks

HOME 2
SUITES BY HILTON

NOW OPEN!
VALLEY FRESH
MARKET
real food from local people

AVAILABLE
± 916 - 3,089 SF

BARREL CREEK
planned

NOW OPEN!
UCLA Health

TACO
BELL

DEL RIO MARKETPLACE
under construction

AVAILABLE
± 25,200 SF

AVAILABLE
± 1,300 SF

HWY 101 - 60,000 VPD

DEL RIO RD

RAMONA RD

EL CAMINO REAL

DEL RIO RANCH & RESORT
planned

NEW INDUSTRIAL
DEVELOPMENT

Del Rio Marketplace

The Del Rio Marketplace project is anchored by a full service market, restaurants and a distillery. The surrounding buildings will be filled with a bustling job center including flexible work space, traditional office and multi family residential on the upper floors.

[VIEW PROJECT DETAILS →](#)



DEL RIO MARKETPLACE
under construction



MISSION OAKS

GROCERY OUTLET **BIG 5**
bargain market SPORTING GOODS

DOLLAR TREE T-Mobile **7**
SUBWAY **ELEVEN**

NCL **GRACIE BARRA** **WING STOP** COMING SOON!
AFFILIATES, INC.

NOW OPEN!
VALLEY FRESH
 MARKET
real food from local people

DEL RIO MARKETPLACE
under construction

HOME 2
 SUITES BY HILTON

DEL RIO RANCH & RESORT
planned

NOW OPEN!
UCLA Health

TACO BELL

EL CAMINO REAL

AVAILABLE
 ± 1,300 SF

AVAILABLE
 ± 25,200 SF

EMERALD COURT
 289 apartments

IN-N-OUT **SONIC**
 BURGER America's Drive-In

NEW INDUSTRIAL DEVELOPMENT

AVAILABLE
 ± 916 - 3,089 SF

HWY 101 - 60,000 VPD

DEL RIO RD

BARREL CREEK
planned

the market

Atascadero is a city in San Luis Obispo County on California's Central Coast, located roughly halfway between Los Angeles and San Francisco. Founded in 1913 as a planned community by publisher E.G. Lewis, the city is known for its historic City Hall, distinctive Mediterranean-style architecture, and relaxed, small-town atmosphere. Surrounded by rolling hills, oak woodlands, and vineyards, Atascadero offers easy access to nearby Paso Robles wine country, Morro Bay, and the Pacific coastline. With a mild Mediterranean climate, family-friendly neighborhoods, and a growing mix of local businesses and wineries, Atascadero blends rural charm with convenient access to the broader Central Coast region.

| <i>2024 Population</i> | <i>No. of Households</i> | <i>Avg, Household Income</i> |
|------------------------|--------------------------|------------------------------|
| <i>1 MILE 2,785</i> | <i>1 MILE 1,057</i> | <i>1 MILE \$127,818</i> |
| <i>3 MILE 18,923</i> | <i>3 MILE 7,218</i> | <i>3 MILE \$122,353</i> |
| <i>5 MILE 34,673</i> | <i>5 MILE 13,287</i> | <i>5 MILE \$118,919</i> |



MISSION OAKS

ATASCADERO, CALIFORNIA

contact leasing
(424) 363-7800

ANDREW COHEN

EXECUTIVE VICE PRESIDENT | LEASING
ACOHEN@PEGASUSAM.COM
LIC # 01996379 (CA)

EMMET PIERSON

SENIOR ASSOCIATE | LEASING
EPIERSON@PEGASUSAM.COM
LIC # 02048600 (CA)

JOSH DEMBO

ASSOCIATE | LEASING
JDEMBO@PEGASUSAM.COM
LIC # 02242456 (CA)

DANIEL WOZNICA

ASSOCIATE | LEASING
DWOZNICA@PEGASUSAM.COM
LIC # 02211034 (CA)

SAYAKA MATSUMOTO

ASSOCIATE | LEASING
SMATSUMOTO@PEGASUSAM.COM
LIC # 02248660 (CA)



PEGASUS ASSET MANAGEMENT INC.

1901 AVENUE OF THE STARS, SUITE 630, LOS ANGELES, CA 90067
(310) 691-1350 • WWW.PEGASUSAM.COM • LIC # 02119442 (CA)

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