

AVAILABLE for Lease

Del Rio Marketplace

**El Camino Real &
Del Rio Road**
Atascadero, California



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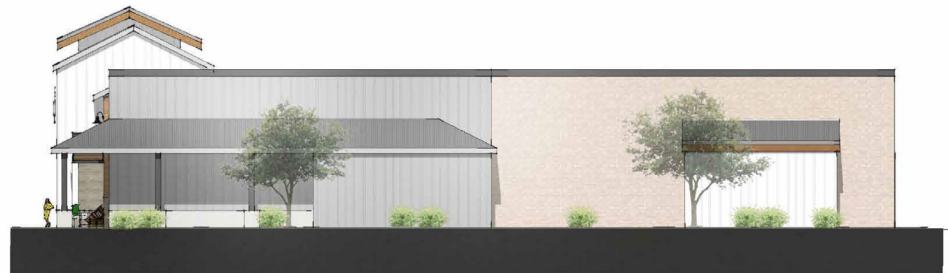
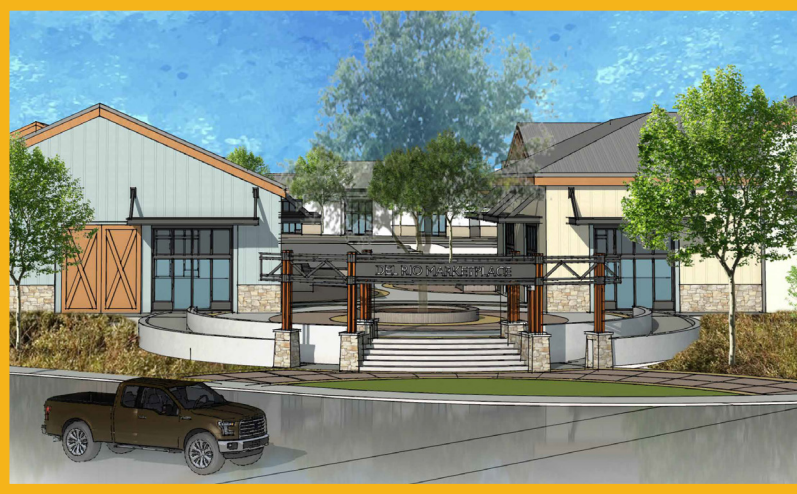
Property Highlights

- Signalized intersection at Del Rio Road and El Camino Real, immediately adjacent to off ramp to Highway 101, providing excellent access to Atascadero and surrounding subs marker
- Incomparable connectivity within developing Del Rio Specific Plan.
- Projected delivery by Q4 2023
- Anchored by Valley Fresh Market.
- Atascadero's first mixed used commercial development
- Retail office and flex space available

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Architectural Renderings

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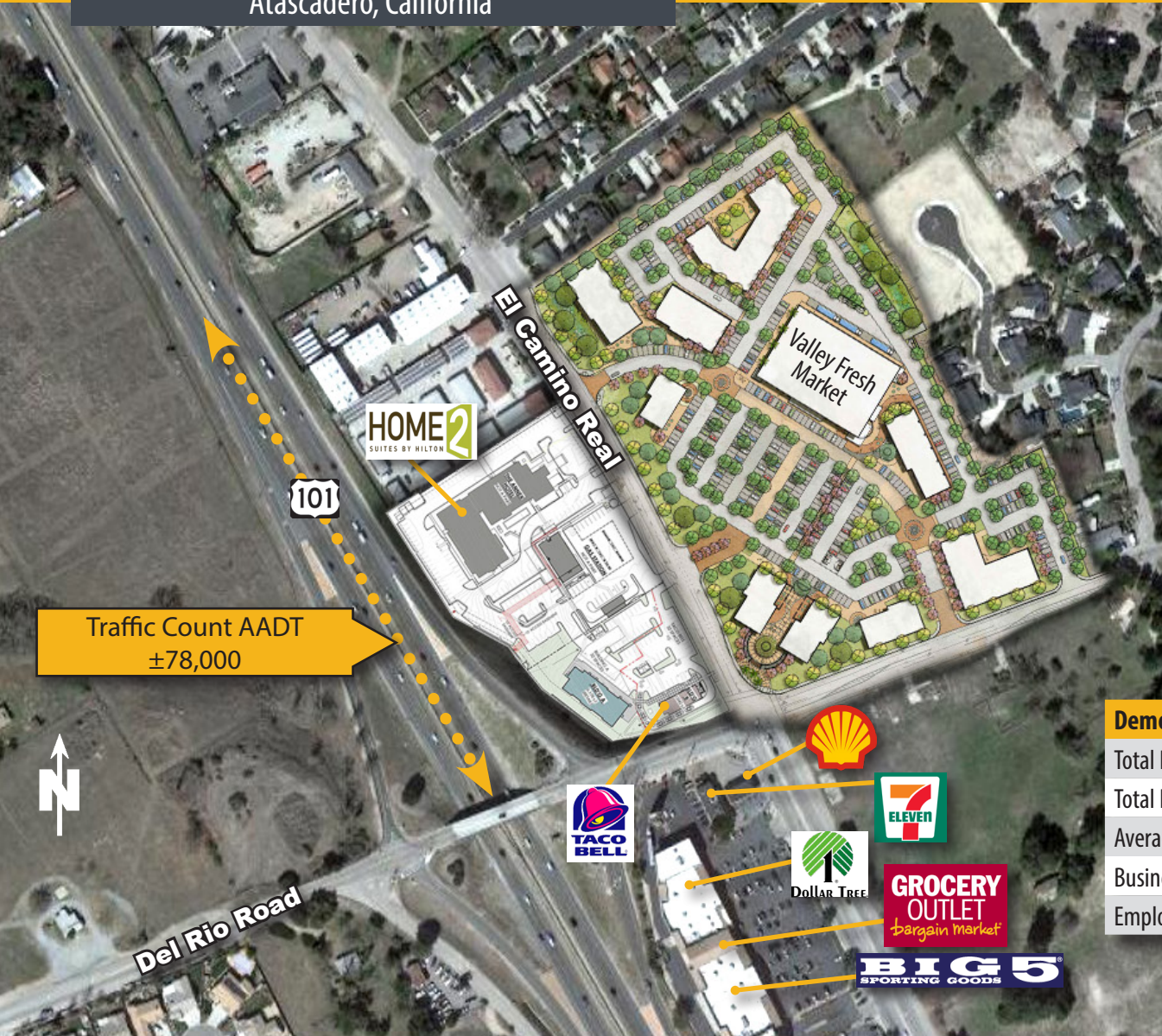
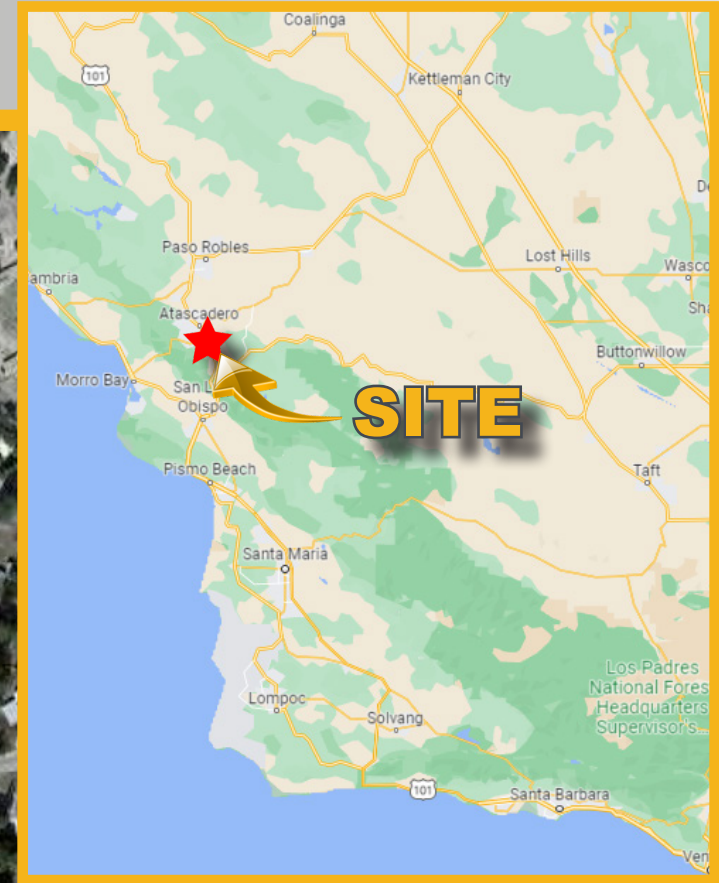


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Location Map/Demographics

El Camino Real & Del Rio Road
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Demographics	1 Mile	3 Mile	5 Mile	10 Mile
Total Population	3,007	20,357	37,251	81,162
Total Households	1,118	7,746	14,394	30,845
Average Household Income	\$110,000	\$107,437	\$108,818	\$107,327
Business	176	994	2,123	4,251
Employees	1,424	6,501	17,620	31,879



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Site Plan

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Bldg	Building Area	SF Size
#1	Valley Fresh Market	32,400
#2	Retail	4,500
#3	Retail	6,000
#4	Retail	6,000
#5	Retail	6,200
#6	Retail	9,000
#7	Exchange	10,000
#8	Exchange	8,600
#9	Office	18,000
#10	Office	13,500
TOTAL		114,200

Property Details

- APN: 049-102-020 (Portion)
031, 032, 033, 045, 048,
050, 051, 056
- Lot Size: 12 Acres or 522,000±SF
- Zoning: CR - Commercial Retail
- Building: 214,400 SF
Ground Floor 114,200 SF
- Year Built: 4Q of 2023

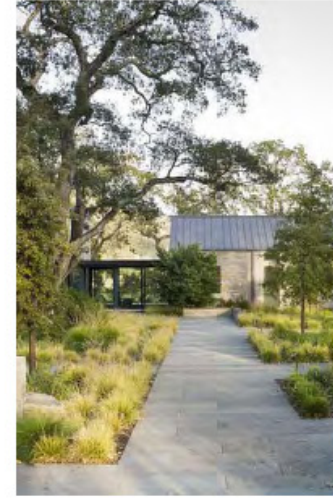
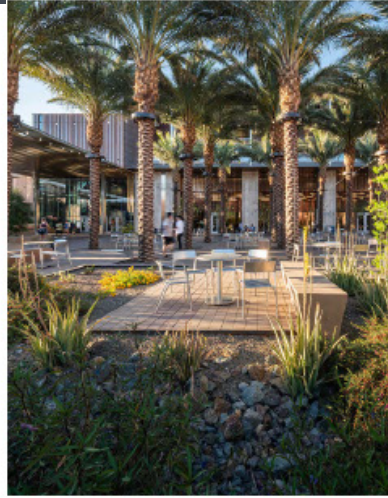


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Photos

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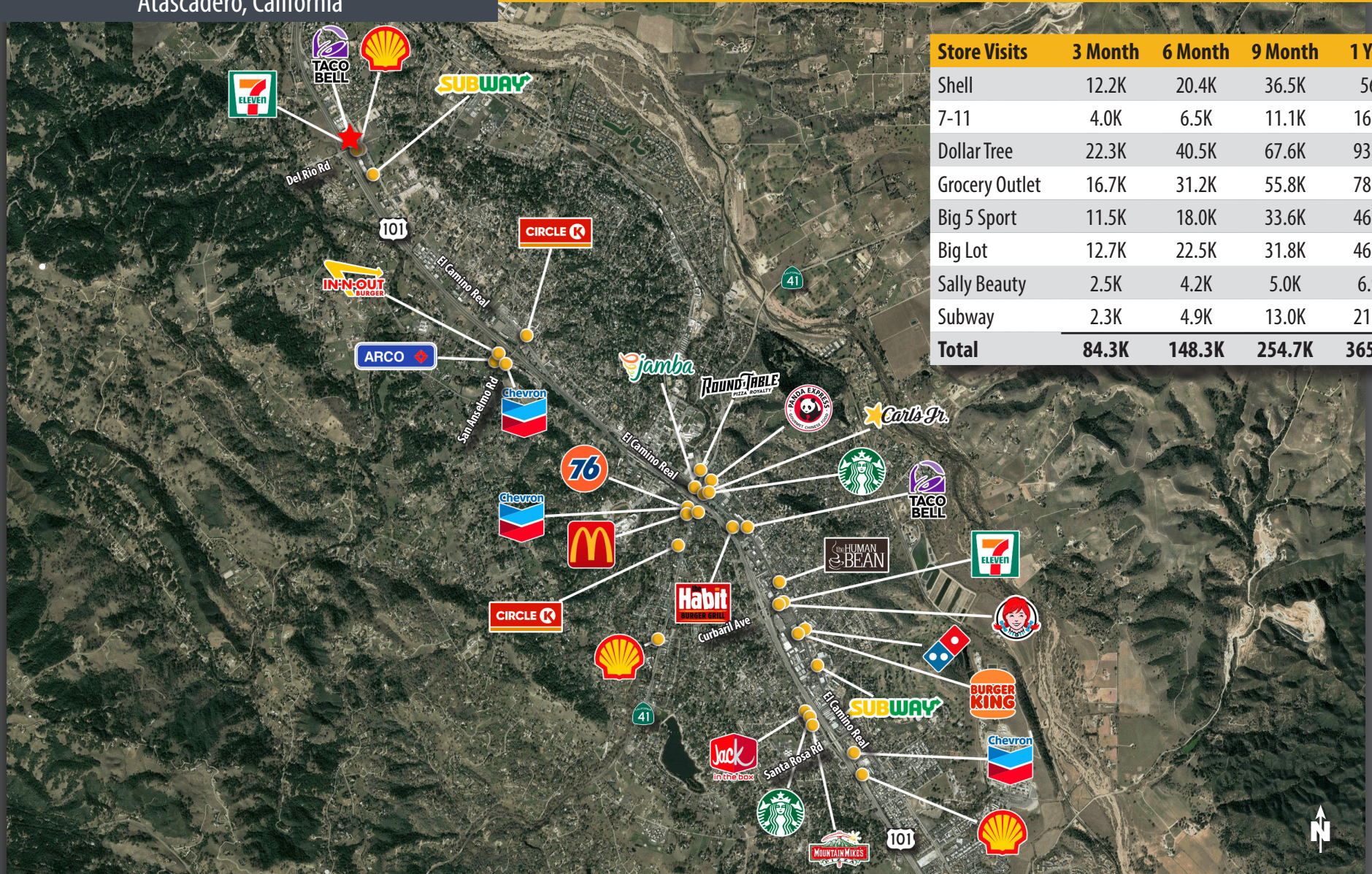


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National Tenant Map

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Parcel Map

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