



10-Year Absolute NNN Lease | 10% Increases Every 5 Years



Atascadero, CA

Los Angeles

San Diego



NEWLY RENOVATED

OFFERING MEMORANDUM

4500 SAN PALO RD, ATASCADERO, CA 93422

Nitti Kaur
nitti@a360capital.com
O 310.740.2051
LIC: 020113783

Daljeet Randhawa
daljeet@a360capital.com
O 661.331.5191
LIC: 02219395

[VIDEO FOR AERIAL VIEW](#)

A360 CAPITAL
REAL ESTATE & BUSINESS ADVISORY



SUBJECT SITE







FWY EXIT

SUBJECT SITE





ATASCADERO
DEVELOPMENTS
AND HIGHLIGHTS

ATASCADERO
RESIDENTIAL

ATASCADERO
HIGH-SCHOOL

ATASCADERO
RETAIL CORRIDOR

CHALK MOUNTAIN
GOLF COURSE

OFFERING SUMMARY



LOCATION

SONIC DRIVE-IN
4500 San Palo Rd,
Atascadero, CA 93422
APN: 049-225-011

OFFERING SUMMARY

Price:	\$3,000,000
Net Operating Income (NOI):	\$150,000
Capitalization Rate:	5%
Net Rentable Area:	±2,856 SF
Year Built/Renovation:	1999/2024
Lot Size:	±41,818 SF

LEASE TERMS (1)

Guarantor:	Personal Guarantee
Lease Commencement: (2)	Close of Escrow
Lease Term:	10 Yrs
Lease Type:	Absolute NNN
Roof & Structure:	Tenant Responsibility
Monthly Rent:	\$12,500.00
Annual Rent:	\$150,000
Rental Increases:	10% Every 5 Years
Renewal Options:	2 x 5 yrs Options

(1) All lease provisions to be independently verified by Buyer during the Due Diligence Period.



INVESTMENT HIGHLIGHTS



- High-Visibility Location: Easily accessible from U.S. Highway 101, with approximately 68,000 AADT, ensuring strong traffic exposure.
- Built in 1999 and extensively renovated in 2024
- 10 Years Absolute NNN Lease to commence on close of escrow
- 10% Increases Every 5 Years throughout Primary Term and Option Periods
- The site attracts over 232,000 annual visits (Placer.ai), offering strong consumer engagement.
- Across the street to a high-volume **In-N-Out**, which drives additional consumer traffic
- **33,575+ households** within a five-mile radius with an average household size of **2.7**



REGIONAL HIGHLIGHTS



Prime Central Coast Location

- Conveniently located between San Luis Obispo and Paso Robles, offering easy access to beaches, wineries, and vibrant downtown areas.
- Strategically positioned midway between Los Angeles and San Francisco, attracting travelers from both up and down the coast, making it an ideal stop for vacationers and a prime NNN investment opportunity

Booming Real Estate Market

- Atascadero is experiencing growth, with increasing home values and strong demand for residential properties.
- More affordable than San Luis Obispo, making it attractive for buyers looking to invest in the Central Coast.

Economic Development

- The city is experiencing economic growth, with new businesses and restaurants opening, enhancing its desirability.

Educational Opportunities

- The presence of high-quality schools, including elementary, middle, and high schools, as well as a college, attracts families, students, and faculty to the area, driving consistent foot traffic and increasing visibility for nearby businesses.

Community Events

- A diverse lineup of annual events fosters a strong sense of community and attracts residents and visitors alike, providing consistent foot traffic and engagement opportunities for local businesses.

Outdoor Recreation Hub

- With easy access to Morro Bay, Avila Beach, and Montana de Oro, as well as hiking, biking, and nature trails in Stadium Park, Cerro Alto, and Santa Margarita Lake Recreation Area, the area attracts outdoor enthusiasts year-round, driving steady visitor traffic.



SITE DETAILS

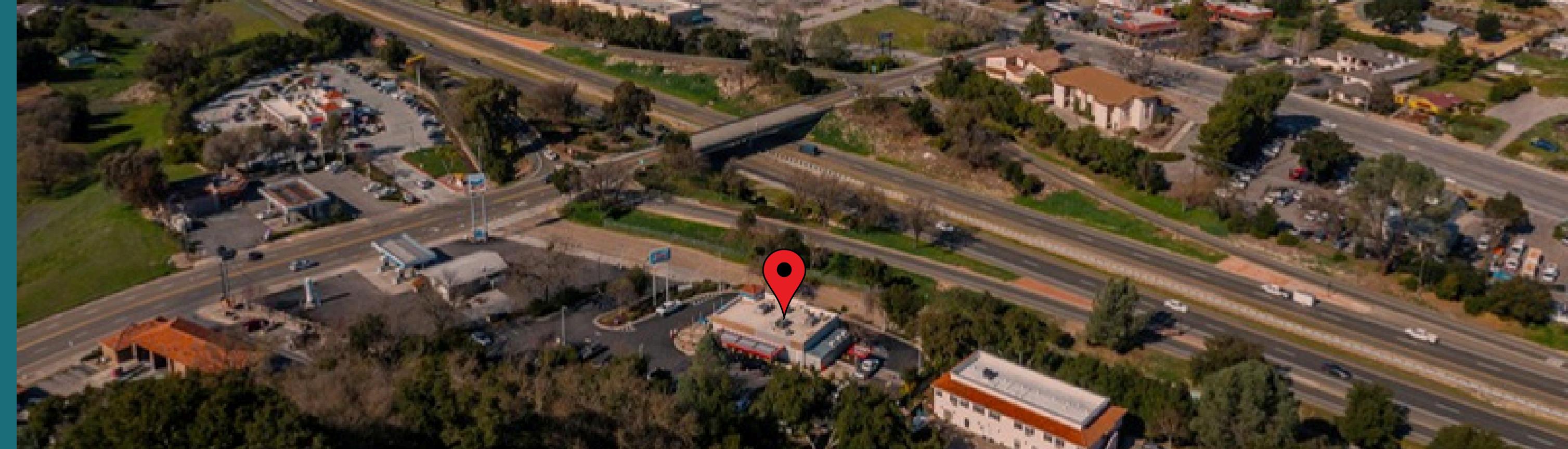
ASKING
PRICE

\$3,000,000

LOT SIZE:
41,818 SQF

BUILDING SIZE:
2,856 SQF

LOCATED ACROSS
THE STREET FROM
IN-N-OUT



4500 SAN PALO RD, ATASCADERO, CA

Demographics	2 Mile	5 Mile	5 Mile
Population	15,838	36,951	70,802
Consumer Spending	\$239.2M	\$561.8M	\$1.03B
Median Household Income	\$79,230	\$66,301	\$71,840
2024 Households	2,891	33,575	65,478
Avg Household Size	2.5	2.7	2.6

SITE AERIAL





Nitti
Kaur

310.740.2051

NITTI@A360CAPITAL.COM
02011383

Daljeet
Randhawa

661.331.5191

DALJEET@A360CAPITAL.COM
02219395

REAL ESTATE BROKERAGE SERVICES ARE PROVIDED IN STRATEGIC COLLABORATION WITH PELLEGO INC., LICENSE NO. 0204323.
THIS MEMORANDUM OFFERS A SUMMARY OF INFORMATION ABOUT THE PROPERTY AND SHOULD BE VIEWED AS A PRELIMINARY RESOURCE FOR PROSPECTIVE INVESTORS. WHILE THE INFORMATION PROVIDED IS SOURCED FROM WHAT IS BELIEVED TO BE RELIABLE, IT IS PRESENTED WITHOUT ANY GUARANTEE OF ACCURACY OR COMPLETENESS. PROSPECTIVE PURCHASERS ARE ADVISED TO PERFORM THEIR OWN DUE DILIGENCE AND CONSULT WITH LEGAL AND FINANCIAL ADVISORS. ALL NEGOTIATIONS AND COMMUNICATIONS ARE NON-BINDING UNTIL A DEFINITIVE PURCHASE AND SALE AGREEMENT IS EXECUTED. THE SELLER AND ITS REPRESENTATIVES RESERVE THE RIGHT TO MODIFY OR WITHDRAW ANY OFFER OR DISCUSSIONS AT ANY TIME. PRICING AND VALUE PROJECTIONS ARE SUBJECT TO CHANGE AND SHOULD NOT BE SOLELY RELIED UPON. RESPONSIBILITY FOR THE USE OF ANY CONTENT IN THIS MEMORANDUM RESTS WITH THE RECIPIENT.