

NEW RETAIL DEVELOPMENT

101 FREEWAY AT SAN ANSELMO OFF-RAMP

ATASCADERO, CALIFORNIA



±110,000 SF OF ANCHOR, SHOP SPACES & PADS AVAILABLE



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The information contained herein has been obtained from sources that have been deemed reliable. While we have no reason to doubt its accuracy we do not guarantee it.

PROPERTY PROFILE

PROPERTY HIGHLIGHTS

- Over 100K People in the Trade Area
- Prime Freeway Location at On-Ramp with Easy On/Off Access
- Visibility from Highway 101
- Big Box Opportunities in High Barrier to Entry Market
- Center to be Renovated with New Freeway Signage
- Proposed Grocery Anchor
- Estimated Delivery: Q2 2025

TRAFFIC COUNTS

El Camino Real	11,615 ADT
Highway 101	64,581 ADT
San Anselmo Rd.	12,908 ADT

AVAILABLE SPACE

Contact Leasing Agents

ASKING RENTS

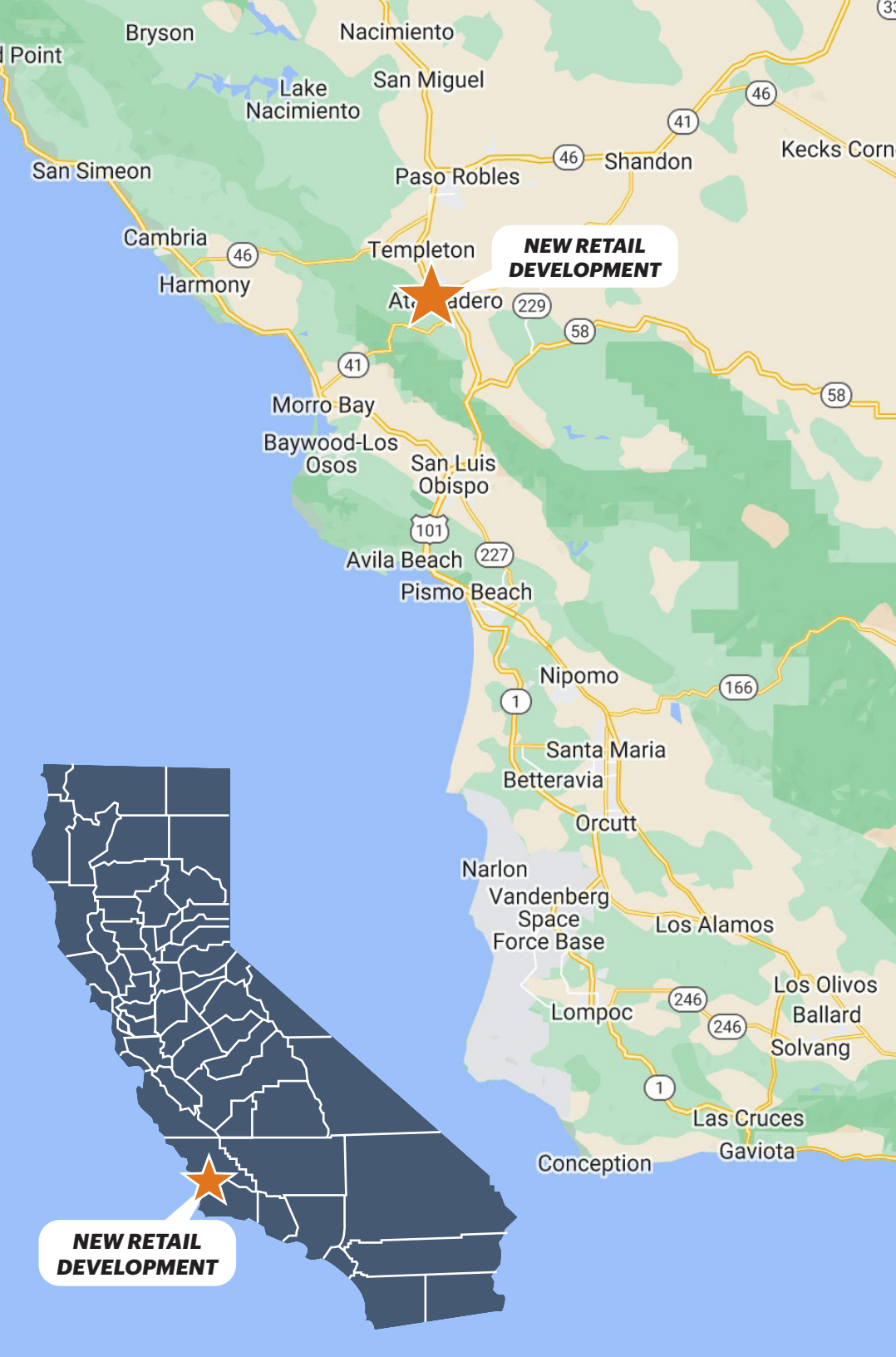
Contact Leasing Agents

PROPERTY DESCRIPTION

This new ±110,000 SF retail development is located in the center of the city, just 1 mile north of Downtown Atascadero and slightly over 1 mile south of more retail, residential and new commercial development. The property benefits from direct access from Highway 101 to San Anselmo Rd. and visibility from the freeway. Anchor, junior anchor and shop spaces available. Call agents for more information.

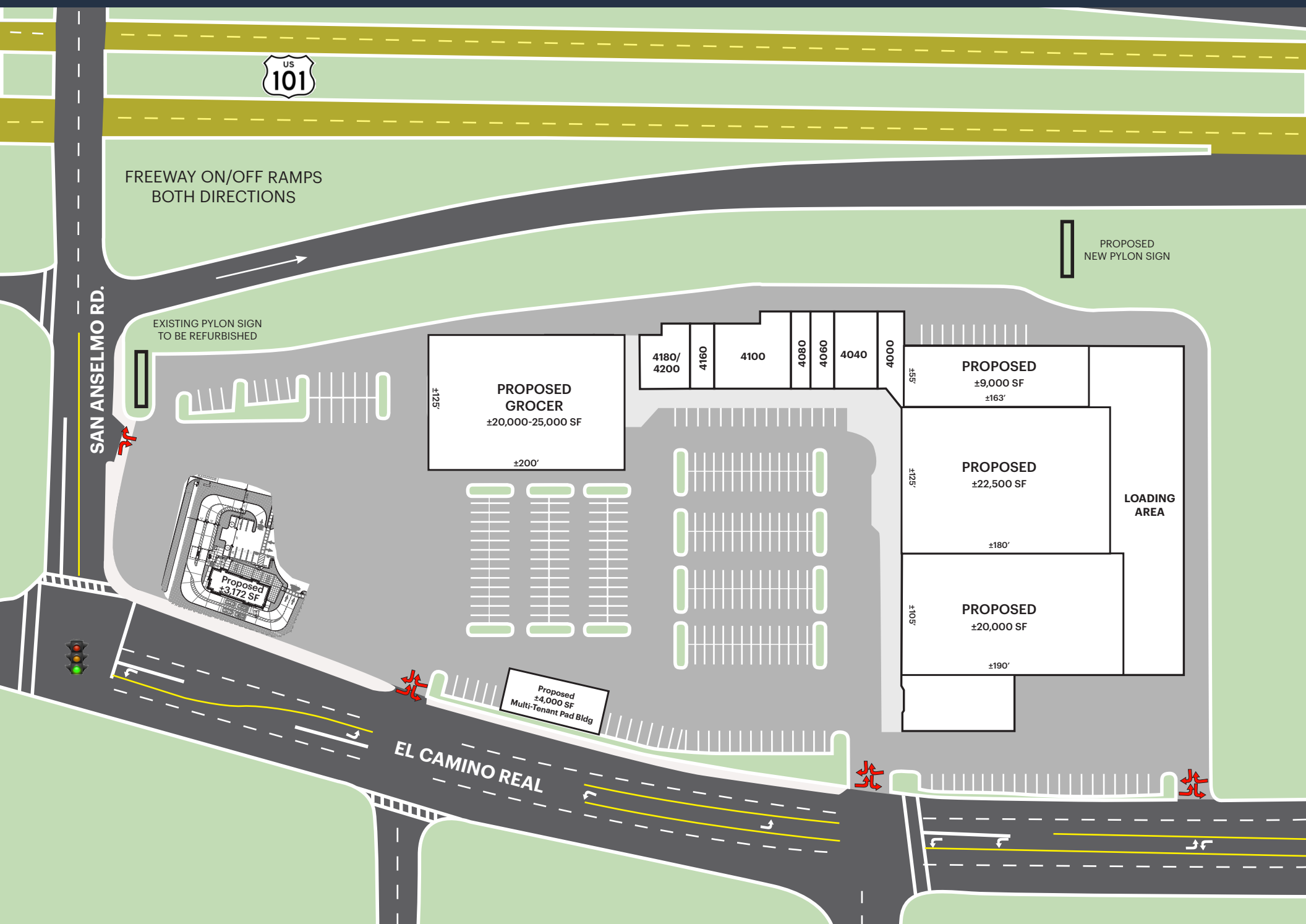
LOCATION DESCRIPTION

The project is located within Atascadero, a freeway-oriented city at the southern edge of north San Luis Obispo County, with a trade area of over 100,000 people. It is located just 13 miles south of Paso Robles and 17 miles north of San Luis Obispo, and its major employers include the County of San Luis Obispo and several retailers; it is equidistant from San Francisco and Los Angeles.



NEW RETAIL DEVELOPMENT

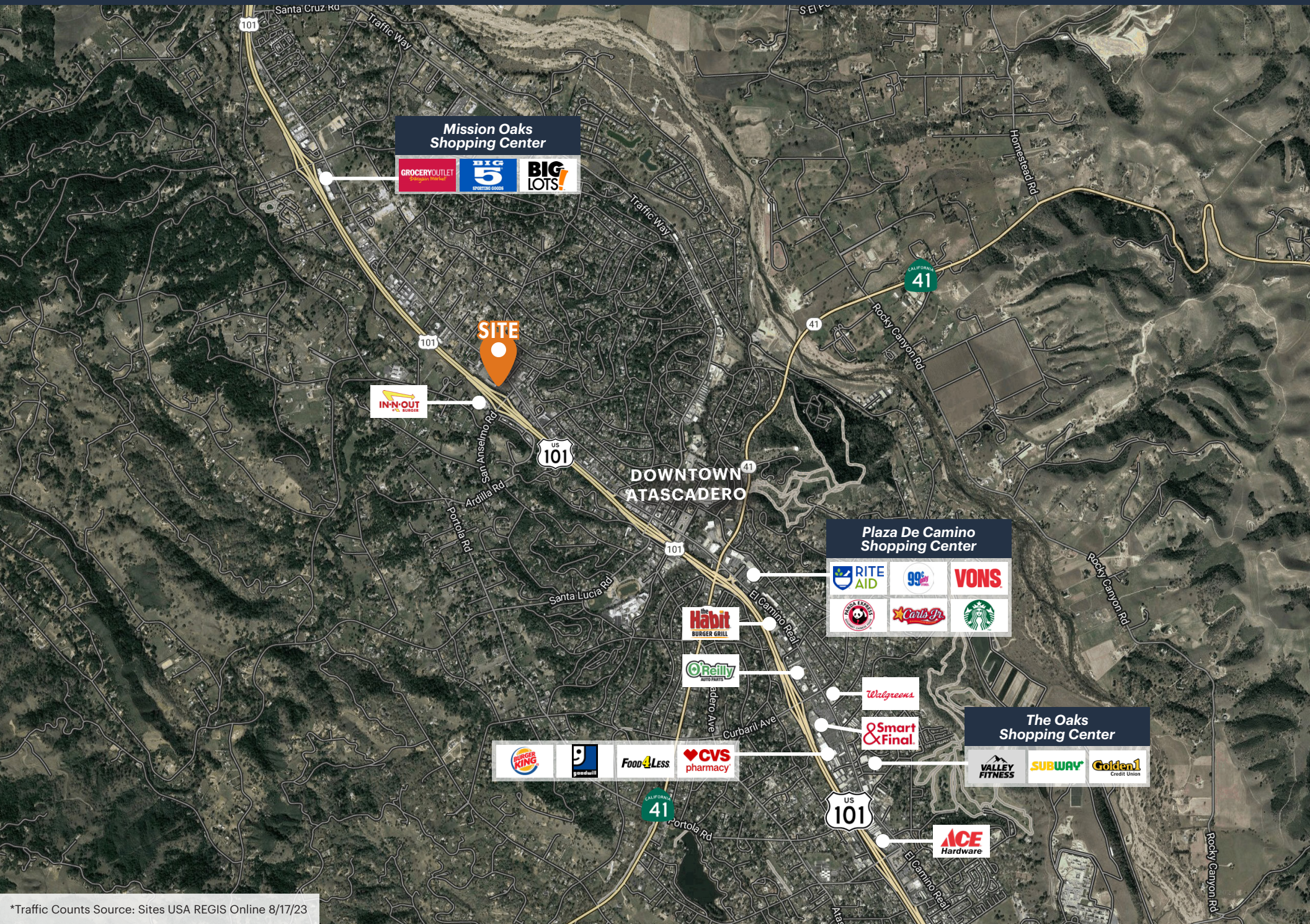
PROPOSED SITE PLAN



TRADE AREA AERIAL



*Traffic Counts Source: Sites USA REGIS Online 8/17/23



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POPULATION

3 MILE	5 MILES	10 MILES
23,582	39,944	77,681



ESTIMATED AVERAGE HOUSEHOLD INCOME

3 MILE	5 MILES	10 MILES
\$127,852	\$135,043	\$129,005



HOUSEHOLD INCOME DISTRIBUTION

3 MILE	5 MILES	10 MILES
18.1%	16.4%	14.6%



HOME VALUES > \$750K

3 MILE	5 MILES	10 MILES
30.2%	35.9%	34.7%



COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

3 MILE	5 MILES	10 MILES
31.4%	33.6%	32.4%



TOTAL HOUSEHOLD RETAIL EXPENDITURES

3 MILE	5 MILES	10 MILES
\$362.3 M	\$636.92 M	\$1.18 B

