

**FOR SALE**

**7605 Morro Road  
Atascadero, CA 93422**

**Commercially Zoned Land**

**+/-32,834 SF**



**Z VILLAGES  
REAL ESTATE**

DRE #01997012

[zvillages.com](http://zvillages.com)

6100 El Camino Real Suite B Atascadero, CA 93422

# PROPERTY SUMMARY

Address	7605 Morro Road Atascadero, CA 93422
Lot SF	+/- 0.75 Acres (32,834 SF)
Zone	CP: Commercial Professional* (subject to zoning change to "Mixed Use" in 2025)
Parcel #	031-161-055
Sale Price	\$788,016.00 (\$24/SF)

- Premier Location 0.7 miles from HWY 101 and thriving Downtown Atascadero
- All utilities at the front property line
- Brand new frontage improvements done by CalTrans
- Annual Average Daily Traffic counts: 61,000 per day at HWY 101/HWY 41
- Flat parcel
- Large mature Oak trees at rear of property







**7605 Morro Road**

Key Distances	
101 Freeway	0.7 Miles
Amtrak Atascadero	1.1 Miles
Paso Robles	15.5 Miles
Morro Bay	16.3 Miles
Cal Poly SLO	17 Miles
Paso Robles Municipal Airport	17.7 Miles
SLO County Airport	21 Miles
Cuesta College	22 Miles



**Downtown Atascadero**

**7605 Morro Road**

Map showing various businesses and landmarks in Downtown Atascadero, CA. Key locations include:

- Bank of America
- AMTRAK
- Round Table PIZZA
- Starbucks COFFEE
- DOLLAR TREE
- RITE AID
- VONS
- Jamba Juice
- TESLA
- Chevron
- McDonald's
- 76
- CHIPOTLE MEXICAN GRILL
- UPS
- TACO BELL
- jiffy lube
- Wendy's
- Walgreens
- CVS
- FOOD 4 LESS
- AutoZone
- BIG BRAND TIRE & SERVICE

Major roads shown: US 101, CALIFORNIA 41, El Camino Real, Atascadero Ave, Curbaril Ave, Santa Lucia Rd, Santa Ynez Ave, and others.



## Contact us for more information



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