

LEASE OR BUILD TO SUIT

Retail Space
Corner of El Camino Real & Del Rio
Atascadero

ROSSETTI
COMPANY
COMMERCIAL REAL ESTATE



THE ANNEX
EL CAMINO REAL &
DEL RIO ROAD
ATASCADERO
CALIFORNIA



WEST



EAST



NORTH



SOUTH

BUILDING C



SOUTH



EAST



NORTH



WEST

BUILDING D

FEATURES

Comments: Prime signalized hard corner locations. Easy access from Highway 101 via Del Rio Road off-ramp.

Location: Northwest and Northeast Corner El Camino Real and Del Rio Road, Atascadero

Type: Vacant Land - Commercial

Total size: 1.2 +/- Acres NW Corner
11 +/- Acres NE Corner

Zoning: CR – Commercial Retail



CONTACT

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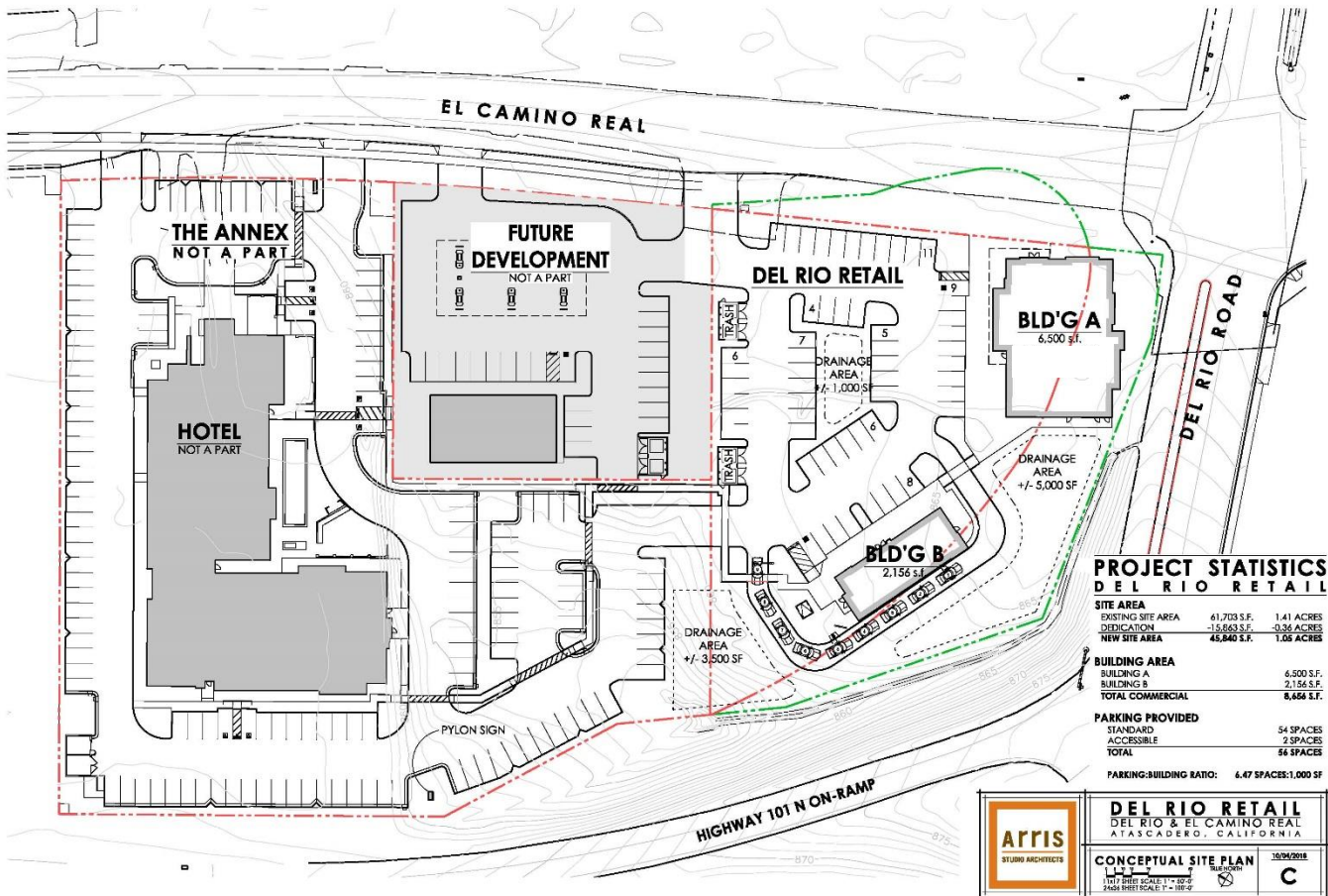
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SITE PLAN – NW CORNER

1920 El Camino Real
Atascadero

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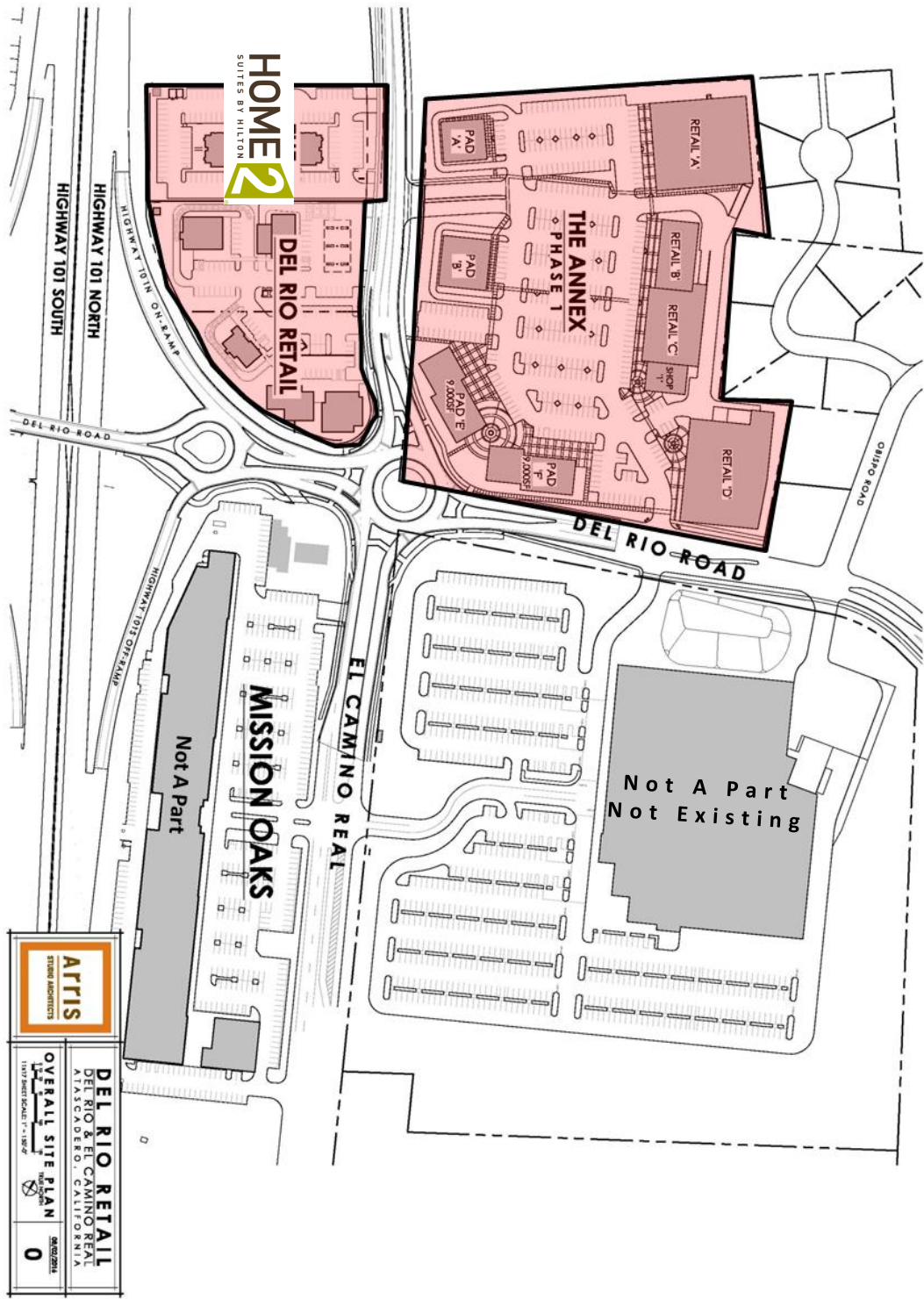
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SITE PLAN – NE CORNER

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DEMOGRAPHICS

1920 El Camino Real
Atascadero

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Demographics	3-Miles	5-Miles	10-Miles
2010 Census Households	7,225	13,554	28,381
2018 Est. Households	7,671	14,400	30,468
2023 Proj. Households	7,983	15,036	31,787
2018 Est. Avg. HH Income	\$96,544	\$95,881	\$95,622

	3-Miles	5-Miles	10-Miles
2018 Est. Households by Household Type	7,671	14,400	30,468
Family Households	5,515 (71.9%)	10,109 (70.2%)	21,402 (70.2%)
Nonfamily Households	2,156 (28.1%)	4,290 (29.8%)	9,066 (29.8%)



1920 EL CAMINO REAL
ATASCADERO, CA 93422
Coord: 35.514220, -120.698283
Radius - See Appendix for Details



0 miles 4.53 8.66



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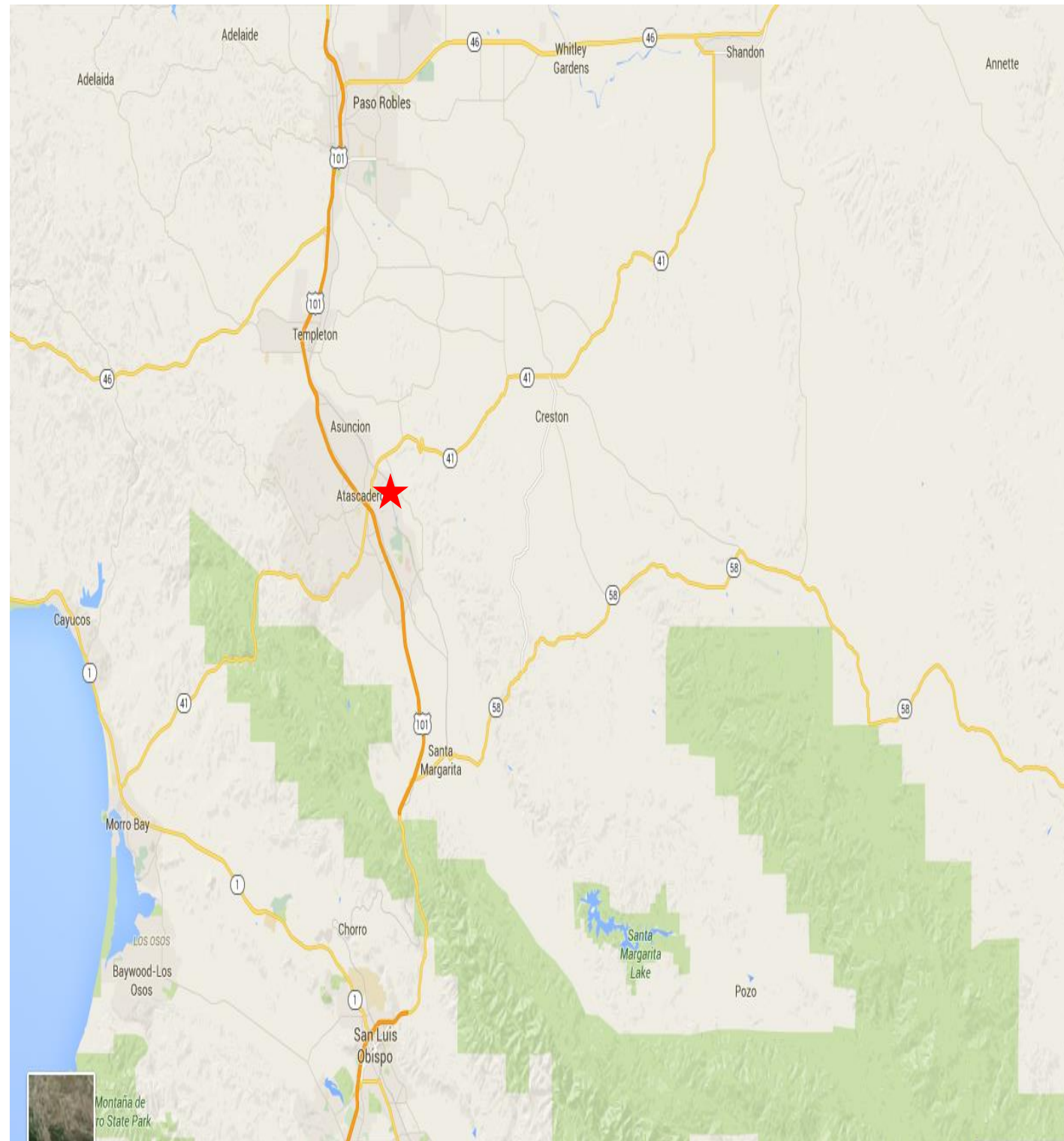
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AREA MAP

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