

FOR LEASE

8810 Morro Road
Atascadero, CA 93422



CONTACT US

Corban Holland

(805) 237- 4040

corban@pacificacre.com

DRE #01836854

Paul Shannon

(805) 237- 4040

paul@pacificacre.com

DRE #01970198



PACIFICA
COMMERCIAL REALTY

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PROPERTY HIGHLIGHTS

- +/- 1,723 SF Building
- Currently Improved as a Hot Yoga Studio
- PEM Flooring, Reznor Heating & Polk Audio in the Workout Studio
- Reception/Retail Area, Restroom, Break Room, Refrigerator, 2 Changing Rooms, Room that Could be Used as Office

PROPERTY OFFERING

- \$1.50 Per SF NNN



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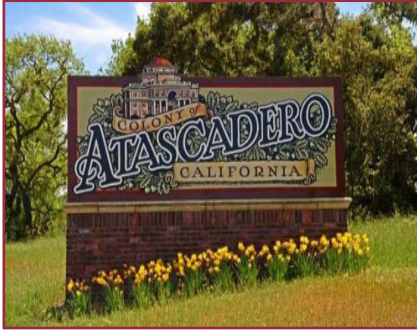


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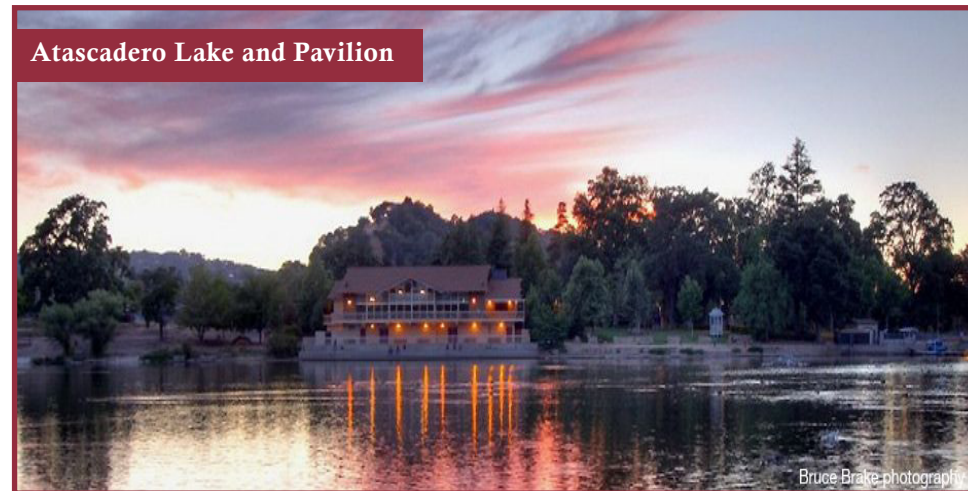


ATASCADERO AREA



Located on California's Central Coast, Atascadero is a small suburb located half way between San Francisco and Los Angeles. The City benefits from tourists traveling up and down the coast. Due to it's plethora of family activities and temperate climate people have been coming to the city, growing more than 8% since 2010.

The city offers a colorful history, picturesque Lake Park, vineyards, the Charles Paddock Zoo, and historic downtown Colony District. Atascadero offers a championship golf course, hiking and biking trails, zip line adventures and state of the art movie theatres. Visitors can enjoy nearby recreational lakes, Hearst Castle, the Pacifica Ocean, several California Missions, Morro Bay Harbor, and the California Mid-State Fair



The City of Atascadero's premier event venue. Planning an event in San Luis Obispo County, the Pavilion on the Lake is an excellent location for wedding, Banquet, Reception, Meeting, or Conference. The Lake is a 30 acre reservoir with walking path that follows the edge of the lake for a stroll, jog, or bike ride. The park also has a playground, paddle boats, kayak boats, workout station, large and small BBQ areas, horseshoe pits, and valleyball court.

City Hall - Original construction of the Historic Atascadero City Hall began in 1914 and was completed in 1918. After being closed for 10 years, and undergoing extensive renovations and retrofitting, the building re-opened in August 2013.



Golf - Chalk Mountain Golf course is ideally situated among the lush, ancient oak groves. Wildlife abounds throughout the rolling fairways and meandering creeks, which adds to the enchantment and character of this Robert Muir Graves championship golf course.

Movies - Galaxy Theatre is a fully integrated movie theatre. Currently there are theatres in California, Nevada, and Washington. Formed in 1998, its focus is to offer high impact, state-of-the-art movie entertainment.



Zoo - The Charles Paddock Zoo is California Central Coast's ONLY zoo accredited by the Association of Zoos and Aquariums. The zoo is home to hundreds of animal species from around the world. Many of the zoo residents are part of a globally managed program to preserve animals and their habitats.

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