



3660

EL CAMINO REAL
ATASCADERO, CA

FOR SALE

ALEX OLSEN

aolsen@lee-associates.com
D 805.218.5766
CalDRE: #01126609

AUSTIN CAVINESS

acaviness@lee-associates.com
D 530.680.2769
CalDRE: #02237273

LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES
CENTRAL CALIFORNIA

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

PROPERTY OVERVIEW

Commercial Retail Development Opportunity
±2.66 Acres | CR Zoned

Lee and Associates is pleased to offer a highly visible ±2.66-acre Commercial (CR) zoned property fronting Highway 101 on El Camino Real in Atascadero. Located just north of San Anselmo Road, the property enjoys exceptional exposure with unimpeded visibility from Highway 101.

The site is currently improved with a colonial style residence and offers significant future development potential.

PROPERTY HIGHLIGHTS:

- ±2.66 Acres (±115,870 SF)
- Commercial Retail (CR) Zoning
- Exceptional Highway 101 Frontage and Exposure
- Easy Access to Highway 101 and Downtown Atascadero
- Utilities Available to Site*
- Zoning allows for a variety of uses

Call Brokers for additional information and pricing



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AERIALS



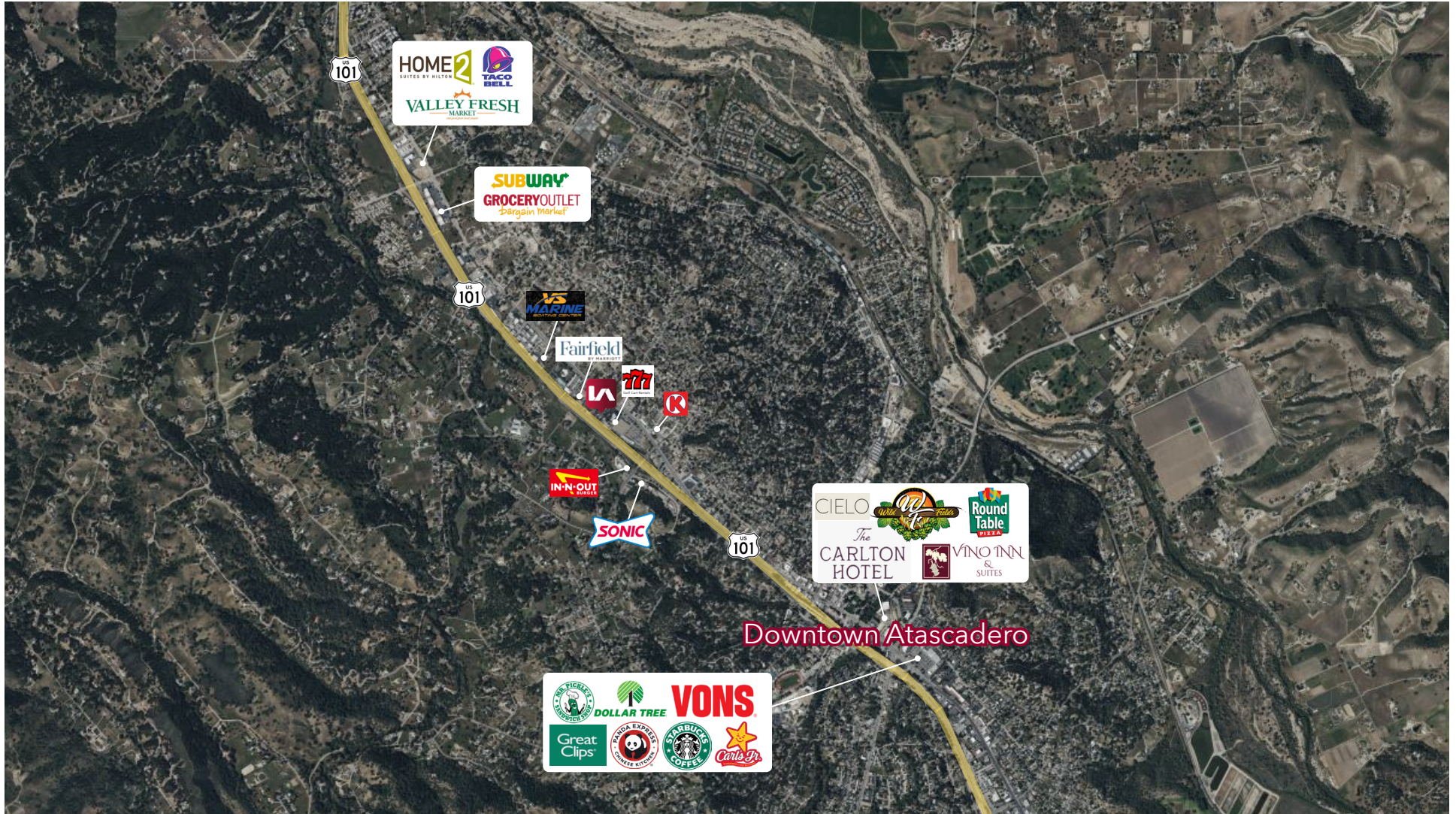
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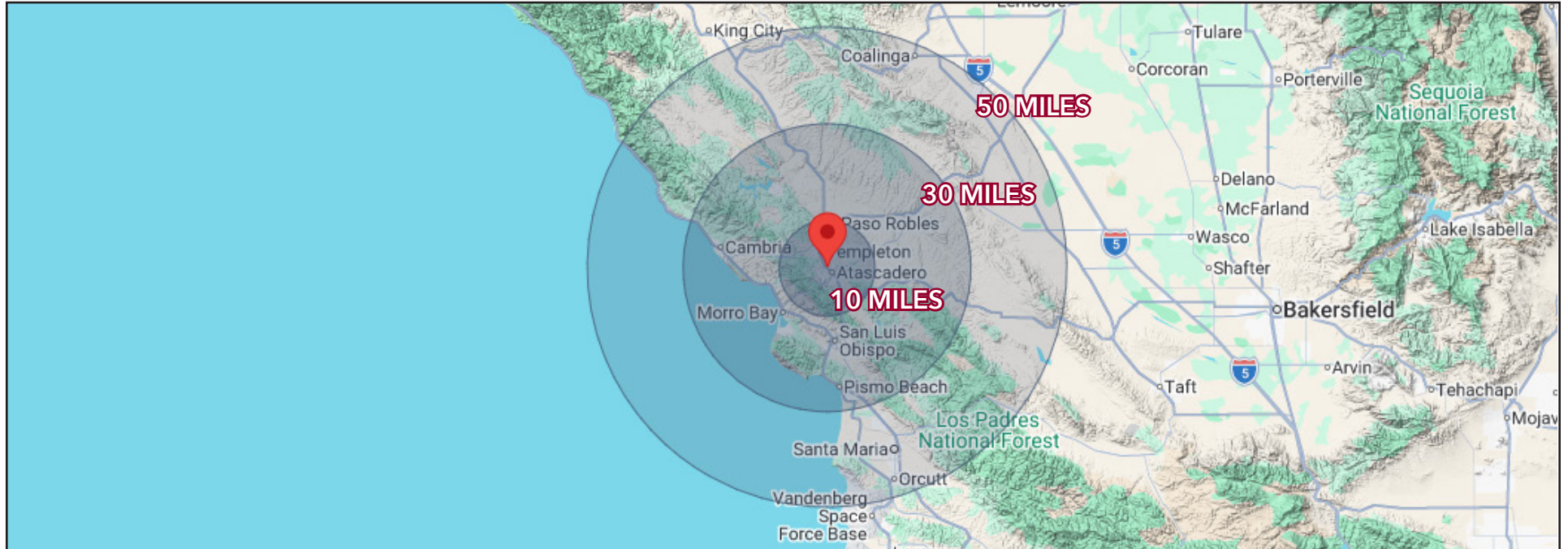
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RETAIL MAP



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DEMOGRAPHICS



RADIUS DEMOGRAPHICS	10 MILES	30 MILES	50 MILES
POPULATION			
Total Population	75,203	252,584	467,358
Average Age	42.9	41.9	38.6
HOUSEHOLDS & INCOME			
Total Households	29,152	98,447	160,233
# of Persons per HH	2.6	2.6	2.9
Average HH Income	\$138,602	\$125,425	\$118,978
Average House Value	\$777,455	\$840,013	\$744,863

Demographics data derived from AlphaMap

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COMMERCIAL REAL ESTATE SERVICES

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

Lee & Associates, the largest broker-owned firm in North America, has been providing seamless, consistent execution and value-driven market-to-market services for our clients since 1979.

Our real estate services are tailored to exceed the needs of our local, national, and international clients by combining the latest technology, resources, and market intelligence with over 40 years of expertise to optimize results.

ALEX OLSEN

805.218.5766

aolsen@lee-associates.com

License ID# 011226609

AUSTIN CAVINESS

530.680.2769

acaviness@lee-associates.com

License ID# 02237273

Central California, Inc. -
Lee & Associates
Corporate ID #02215506
A Member of the Lee & Associates
Group of Companies
5401 Business Park South, Suite 122 & 123
Bakersfield, CA 93309

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