

9100

EL CAMINO REAL
ATASCADERO, CA

FOR LEASE



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
CENTRAL CALIFORNIA

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PROPERTY OVERVIEW

Located right off the 101 Freeway via the Santa Rosa exit, this well-positioned property in Atascadero offers a flexible layout ideal for a variety of light industrial, service, or trade-related uses.

The space features a +/- 30' x 15' office/showroom with ample natural light. Adjacent to the office are two separate bays, each with its own wall and door access, allowing for the option of dual operations under one roof. Additional skylights in the shop areas provide natural lighting throughout the day, reducing energy costs. The self-service carwash occupies the front half of the property, driving additional on-site traffic and visibility.

Key Features:

- \$4,000/ SF MG
- +/- 2,849 SF
- CS Zoning
- +/- 30' x 15' Office/Showroom with natural light
- Two independent bays with 2 roll up doors and private access

This is a great opportunity for businesses looking for a convenient, functional, and well-lit space in Atascadero.

AVAILABLE SF:	± 2,849 SF
LEASE RATE:	\$1.40/SF Gross
LEASE TERM:	3-5 Years
ROLL UP DOORS:	2
AVAILABLE:	Now
ZONING:	CS
APN:	056-061-028



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PROPERTY IMAGES



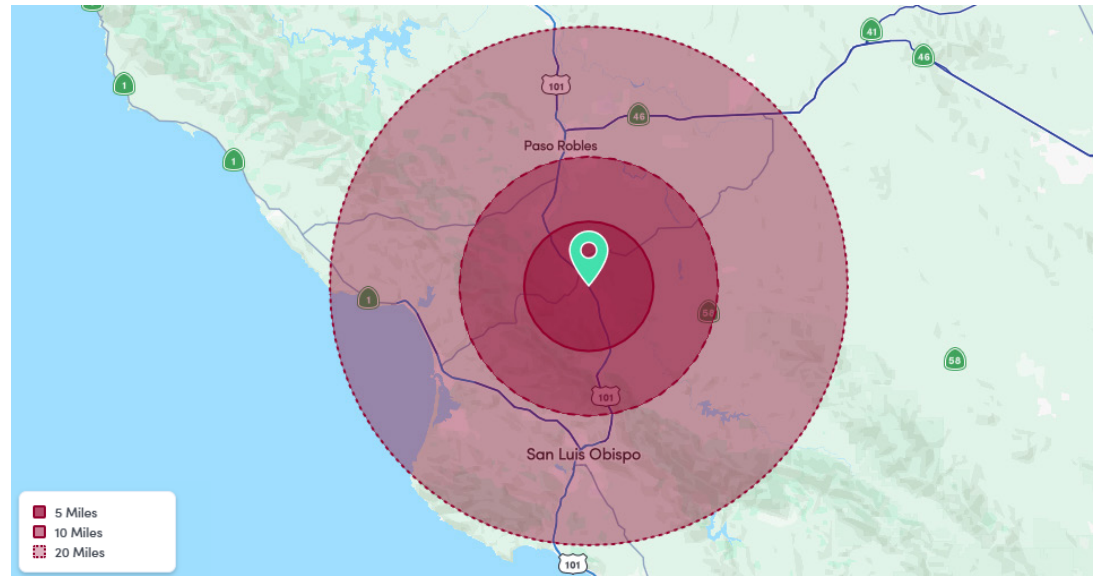
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LOCATION



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DEMOGRAPHICS



RADIUS DEMOGRAPHICS	5 MILE	10 MILES	20 MILES
POPULATION			
Total Population	32,590	67,638	188,036
Average Age	43	42	42
Average Age (Male)	42	41	41
Average Age (Female)	44	44	43
HOUSEHOLDS & INCOME			
Total Households	12,658	23,749	70,707
# of Persons per HH	2.6	2.8	2.7
Average HH Income	\$125,821	\$123,156	\$119,739
Average Hosue Value	\$743,423	\$741,790	\$867,182

Demographics data derived from AlphaMap

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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.

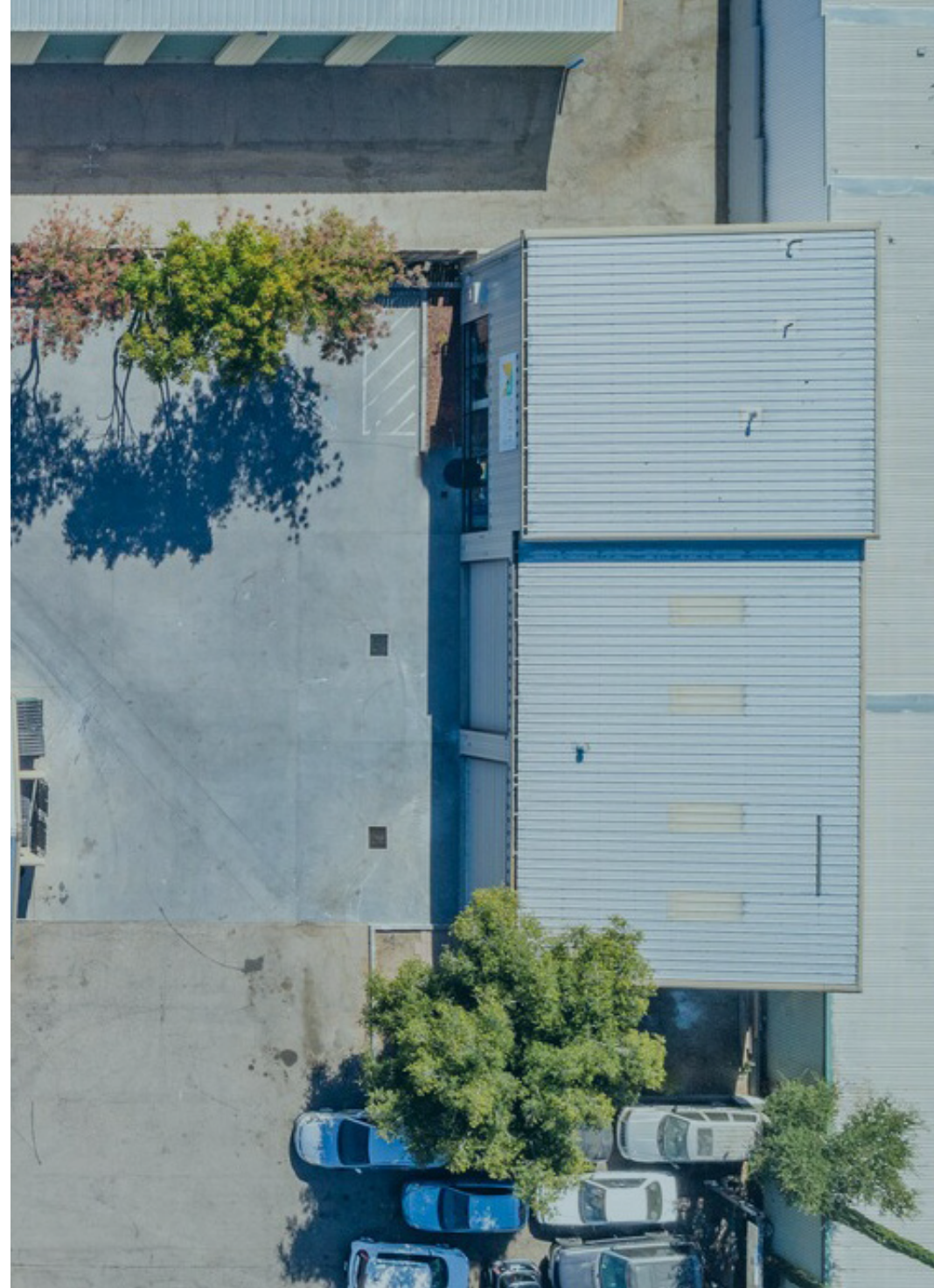
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