

LEASE OR BUILD TO SUIT

Retail Space
 Corner of El Camino Real & Del Rio
 Atascadero

ROSSETTI COMPANY

COMMERCIAL REAL ESTATE



FEATURES

Comments: Prime signaled 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

John B. Hans, SIOR
 805.544.3900 office
 jhans@rossetticompany.com
 BRE Lic. #00930565

John Rossetti
 805.544.3900 office
 john@rossetticompany.com
 BRE Lic. #00524464

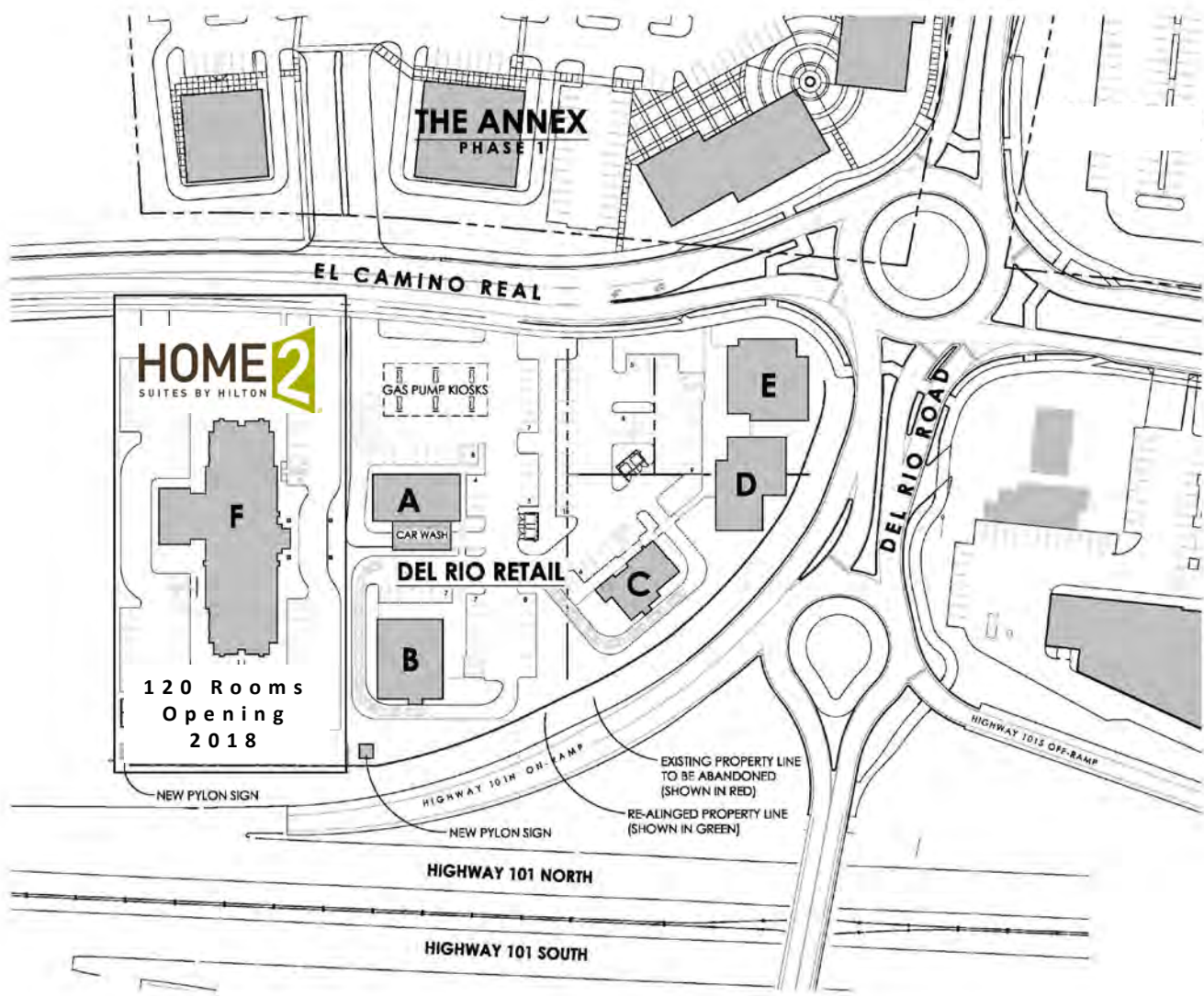
1301 Chorro Street | San Luis Obispo, CA 93401 | tel 805.544.3900 | www.rossetticompany.com

Information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.



SITE PLAN – NW CORNER

1920 El Camino Real
Atascadero



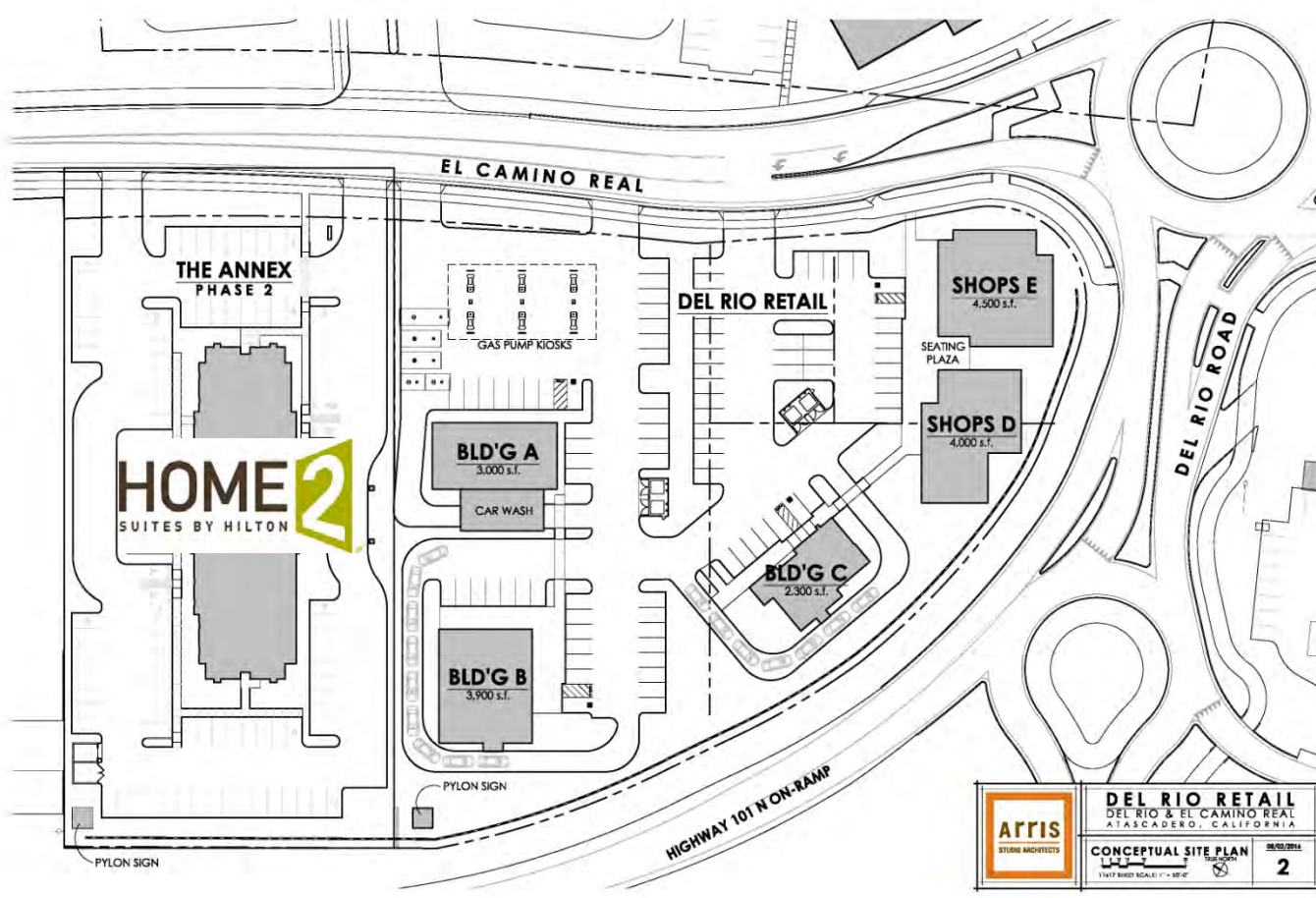
1301 Chorro Street | San Luis Obispo, CA 93401 | tel 805.544.3900 | www.rossetticompany.com

Information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.



SITE PLAN – NW CORNER

1920 El Camino Real
Atascadero

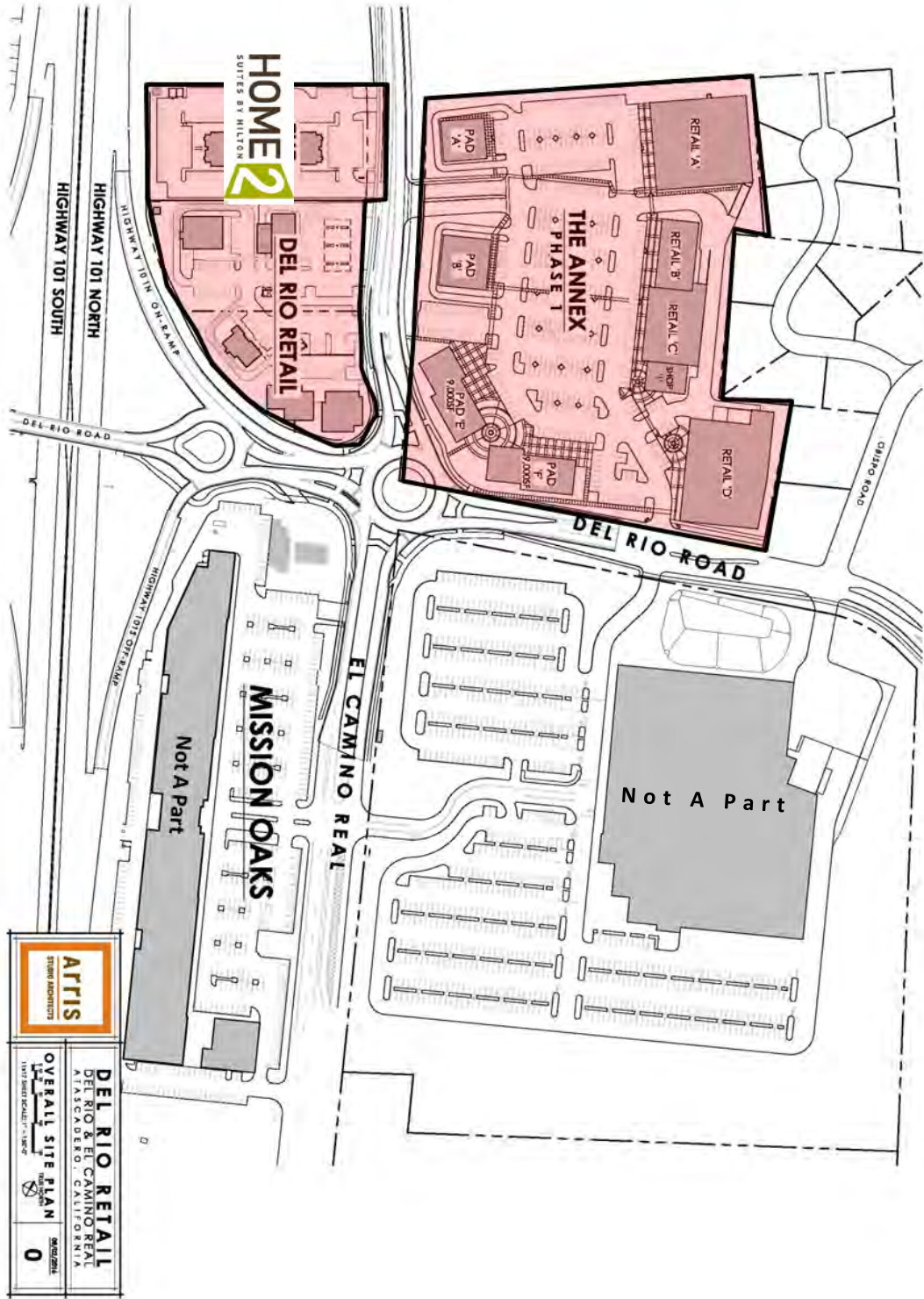


	DEL RIO RETAIL DEL RIO & EL CAMINO REAL ATASCADERO, CALIFORNIA
	CONCEPTUAL SITE PLAN 1920 EL CAMINO REAL - 1920 SCALE: 1" = 40'
	2

SITE PLAN – NE CORNER

1920 El Camino Real
Atascadero

ROSSETTI
COMPANY
COMMERCIAL REAL ESTATE



DEL RIO RETAIL DEL RIO & EL CAMINO REAL ATASCADERO, CALIFORNIA	
OVERALL SITE PLAN 1:1000	
0	

1301 Chorro Street | San Luis Obispo, CA 93401 | tel 805.544.3900 | www.rossetticompany.com

Information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.



DEMOGRAPHICS

1920 El Camino Real
Atascadero

Demographics	5-Miles	10-Miles	20-Miles
2010 Census Households	13,284	28,316	66,485
2015 Est. Households	13,678	29,542	68,813
2020 Proj. Households	14,163	30,915	71,615
2015 Est. Avg. HH Income	\$85,325	\$84,139	\$80,932

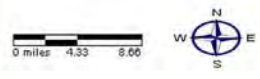
	5-Miles	10-Miles	20-Miles
2015 Est. Households by Household Type	13,678	29,542	68,813
Family Households	9,697 (70.89%)	20,885 (70.70%)	41,156 (59.81%)
Nonfamily Households	3,981 (29.11%)	8,657 (29.30%)	27,657 (40.19%)



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

Legend

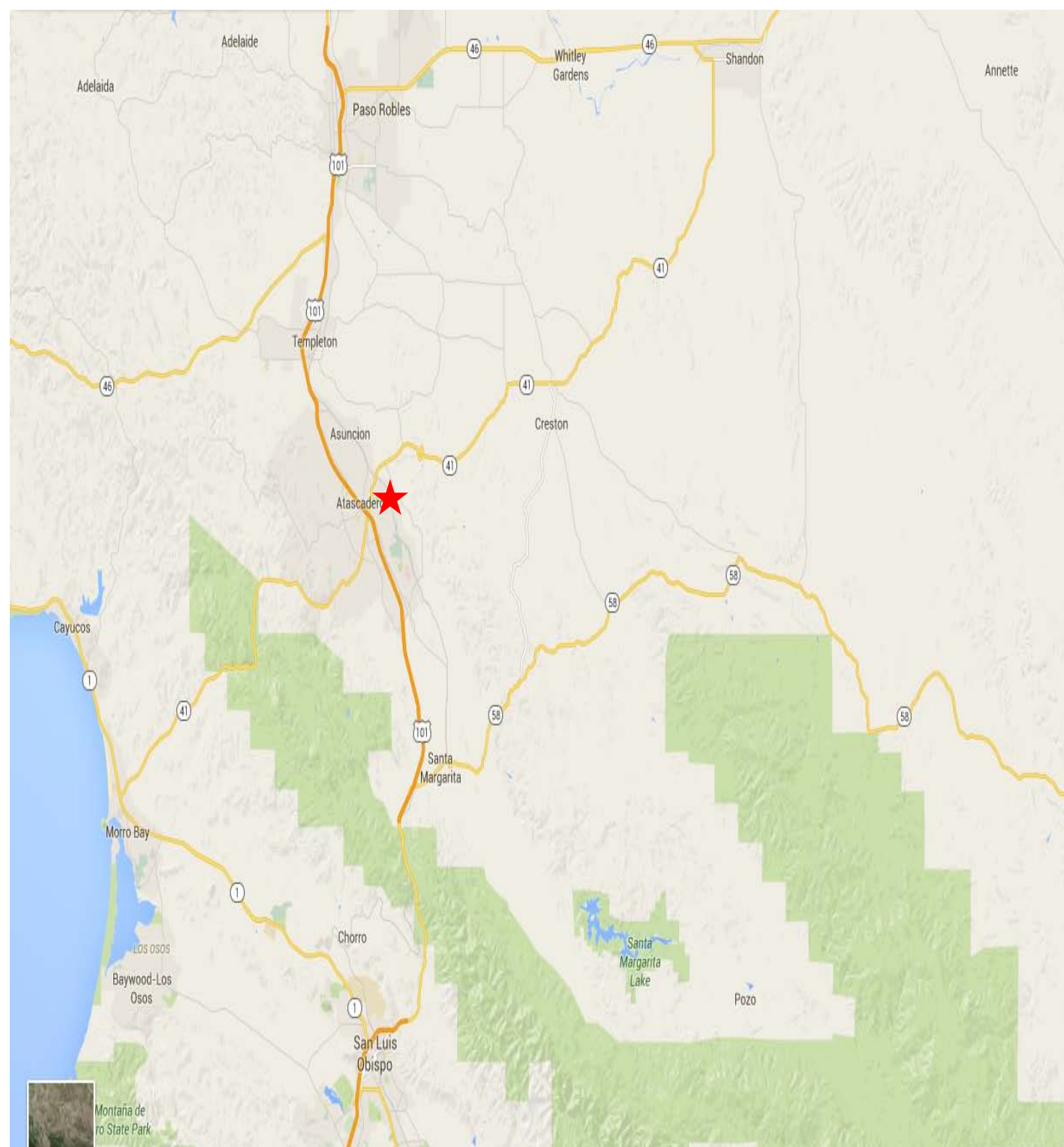
- ★ Point
- Interstate Highways
- US Highways
- State Highways
- Major Highways
- Major Roads
- Roads
- Railroads
- Landmarks
- Parks
- Hydrography
- Ports
- Block Groups
- Tracts
- MCD
- Area Zip Codes
- County
- Core Based Statistical Areas



AREA MAP

1920 El Camino Real
Atascadero

ROSSETTI
COMPANY
COMMERCIAL REAL ESTATE



1301 Chorro Street | San Luis Obispo, CA 93401 | tel 805.544.3900 | www.rossetticompany.com

Information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

