

FOR LEASE

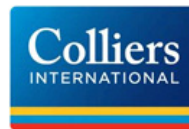
2040 - 2300 El Camino Real, Atascadero, CA | Shopping Center Space | ±2,300 - 3,576 SF



“Mission Oaks Shopping Center”



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2520 Professional Parkway, Santa Maria, CA 93455 • Office: (805) 928-2800 Fax: (805) 349-9375 • www.PacificaSantaMaria.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.

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2040 - 2300 El Camino Real, Atascadero, CA | Shopping Center Space | ±2,300 - 3,576 SF



Prime retail space in this 90,167 GLA value anchored center in North Atascadero. Anchors include Grocery Outlet, Dollar Tree, Big Lots, Big 5, and Subway. Excellent Highway 101 visibility and access via the Del Rio Road interchange. The available ±3,300 - 3,576 SF spaces are ideal for restaurants and a proposed remodel is planned (Tenant Improvements and rate are negotiable).

Lease Details:

- Rate: \$1.40/SF/Mo., NNN
- Estimated NNN: \$0.38/psf
- Term: Negotiable

Property Details:

- Available Space: ±2,300 - 3,576 SF
- Property Type: 90,167 SF Served Center with full access via "Del Rio Road" Interchange
- Zoning: "CR" - Commercial Retail
- Available: Immediately

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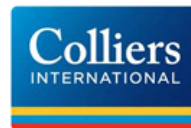
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SUITE	TENANT	SQUARE FEET	SUITE	TENANT	SQUARE FEET
2240	Big Lots	25,272	2160	AVAILABLE	3,300
2100	Grocery Outlet	20,383	2180	Game Stop	2,041
2050	Dollar Tree	10,612	2170	T-Mobile	1,902
2120	Big 5 Sporting Goods	10,497	2290	Subway	1,470
2070	Christinan's Mattress Express	4,722		AVAILABLE (2nd Floor Office Space)	2,300
2270	AVAILABLE	3,576			



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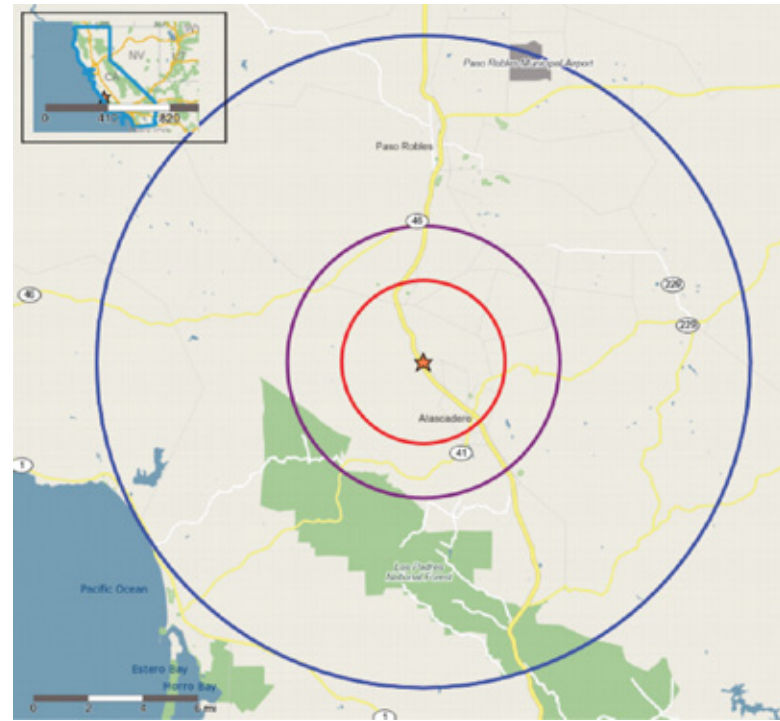
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Trade Area Dmographics

(2016 Estimate)	<u>3 Mile</u>	<u>5 Mile</u>	<u>Trade Area</u>
Population	20,072	37,786	87,580
Median HH Income	\$95,630	\$94,550	\$90,161

Traffic Counts

Highway 101 Southbound	58,800 AADT in 2014
Highway 101 Northbound	60,300 AADT in 2014



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