

AVAILABLE: ADJACENT TO SMART AND FINAL EXTRA:

9,330-18,660sf

8200 CAMINO REAL | ATASCADERO, CA



PROPERTY DESCRIPTION

Center includes smaller retailers and services such as: Lee's nails, Pizza Express, Advance America Cash Advance, Fantastic Sam's, and John's Video Palace.

Nearby tenants include: Food 4 Less, CVS, Walgreens, and Chase Bank.

Lease Rate: Front Space \$9.50/ft, Rear Space \$7.80/sf, NNN - \$0.39

Building Size: **Approx. 9,330-18,660sf. Can be expanded to 22,000sf.**

Lot Size: Approx. 6.1 Acres

Ingress & 3 access points: 1 on Curbaril with right turn in and right turn out, 1 signalized, and 1 with right and left in and out access on El Camino Real.

APN: 056-031-062

Parking: Shared

Signage: Front fascia and Possible Rear and Side Building Signage

Loading: Side Loading from Behind

Available: Now

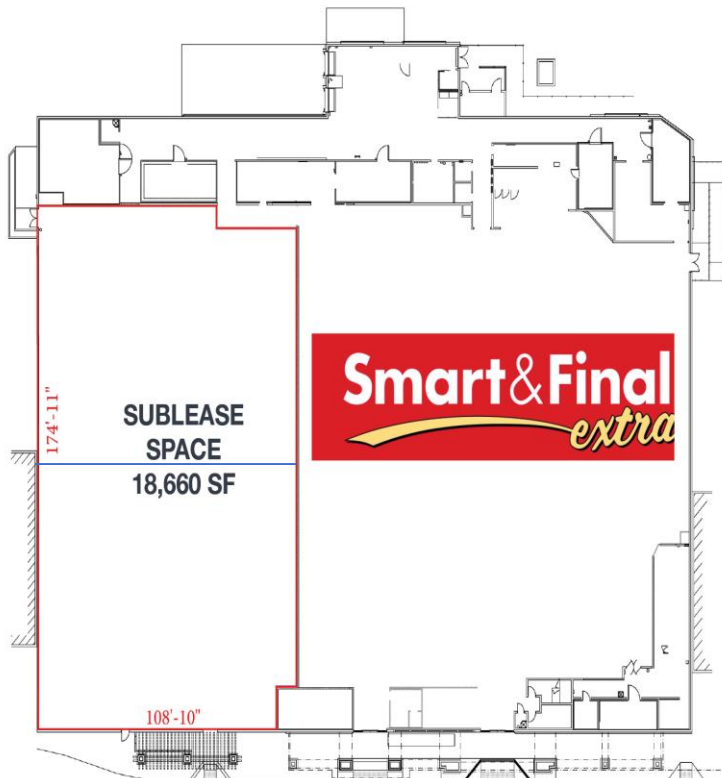


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SUBLEASE AVAILABALE: ADJACENT TO SMART & FINAL

8200 EL CAMINO REAL | ATASCADERO, CA



2015 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	8,672	26,356	33,212
Households	2,998	10,055	12,570
Income	\$59,516	\$62,826	\$66,928

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