

AVAILABLE for Lease

Del Rio Marketplace

El Camino Real &
Del Rio Road
Atascadero, California



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*Rendering Not Final, Subject To Change.



Property Highlights

- Signalized intersection at Del Rio Road and El Camino Real,
- Immediately adjacent to on/off ramp to Highway 101
- Excellent access to Atascadero and surrounding submarket
- Well located within Del Rio Specific Plan.
- Projected delivery by Q4 2024
- Anchored by Valley Fresh Market.
- Atascadero's first mixedused commercial development
- Retail, office, and flex space available



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Architectural Renderings

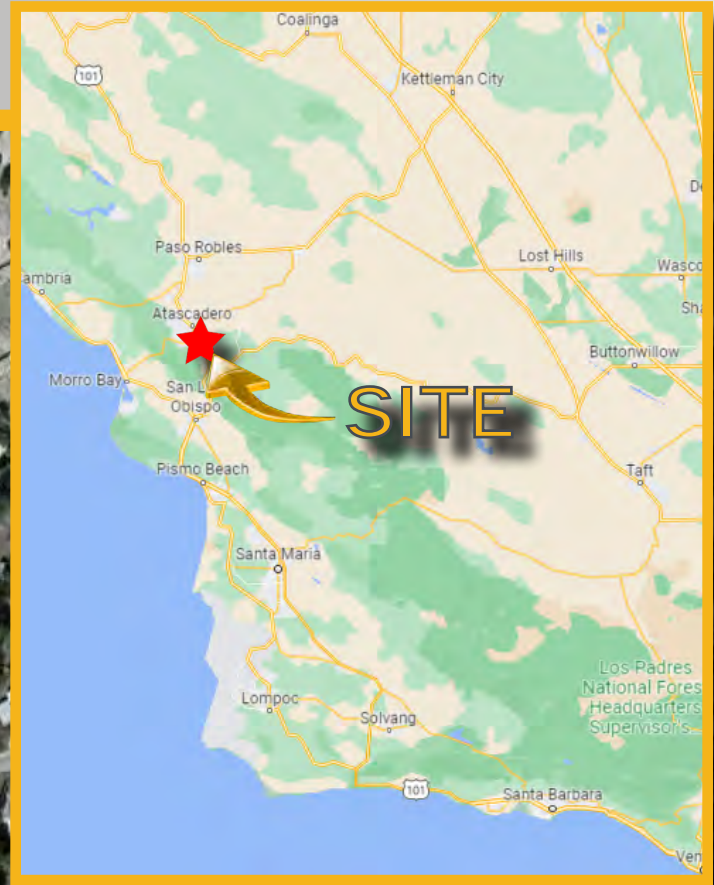
El Camino Real & Del Rio Road
Atascadero, California



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Location Map/Demographics

El Camino Real & Del Rio Road
Atascadero, California



Demographics	1 Mile	3 Mile	5 Mile	10 Mile
Total Population	3,007	20,357	37,251	81,162
Total Households	1,118	7,746	14,394	30,845
Average Household Income	\$110,000	\$107,437	\$108,818	\$107,327
Business	176	994	2,123	4,251
Employees	1,424	6,501	17,620	31,879



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Site Plan

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Bldg	Building Area	SF Size
	Valley Fresh Market	32,400
#1	Retail	4,100
#2	Retail	6,000
#3	Retail	6,000
#4	Retail	6,200
#5	Retail	8,864
#7	Exchange	10,000
#8	Exchange	8,600
#9	Office	18,000
#10	Office	13,500
TOTAL		114,200

Property Details

- APN: 049-102-020 (Portion)
031, 032, 033, 045, 048, 050, 051, 056
- Lot Size: 12 Acres or 522,000±SF
- Zoning: CR - Commercial Retail
- Building: 214,400 SF
Ground Floor 114,200 SF
- Year Built: 4Q of 2023



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Photos

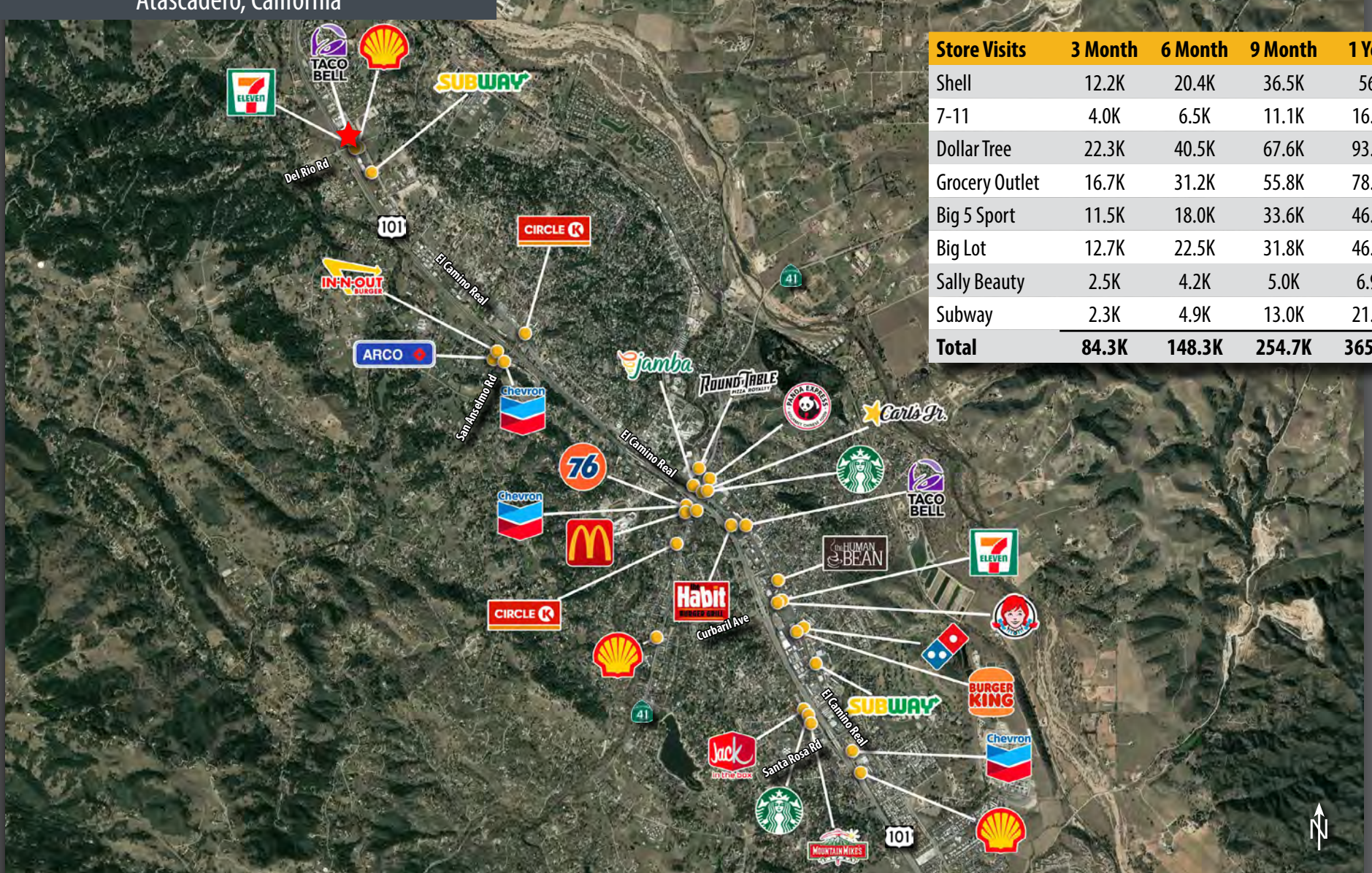
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National Tenant Map

El Camino Real & Del Rio Road
Atascadero, California



Store Visits	3 Month	6 Month	9 Month	1 Year
Shell	12.2K	20.4K	36.5K	56K
7-11	4.0K	6.5K	11.1K	16.8K
Dollar Tree	22.3K	40.5K	67.6K	93.5K
Grocery Outlet	16.7K	31.2K	55.8K	78.8K
Big 5 Sport	11.5K	18.0K	33.6K	46.6K
Big Lot	12.7K	22.5K	31.8K	46.0K
Sally Beauty	2.5K	4.2K	5.0K	6.9K
Subway	2.3K	4.9K	13.0K	21.1K
Total	84.3K	148.3K	254.7K	365.8K

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Parcel Map

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049-10

REVISIONS	
I.S.	DATE
04-242	12-18-03
NA	03-10-04
06-110	09-16-05
06-223	01-08-06
09-044	04-28-08
NA	03-01-18
21-108	01-20-21
21-139	03-29-21

100' 0 100 200' 400'

THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

TRACT 3161; R.M. Bk. 40, Pg. 97.
TRACT 2546; R.M. Bk. 25, Pg. 95.
ATASCADERO COLONY, R.M. Bk. AC3, Pg. 66

CITY OF ATASCADERO
ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 049 PAGE 10

