

# NEW RETAIL DEVELOPMENT

## 101 FREEWAY AT SAN ANSELMO OFF-RAMP

### ATASCADERO, CALIFORNIA



±110,000 SF OF ANCHOR, SHOP SPACES & PADS AVAILABLE



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**PROPERTY PROFILE**

**PROPERTY HIGHLIGHTS**

- Over 100K People in the Trade Area
- Prime Freeway Location at On-Ramp with Easy On/Off Access
- Visibility from Highway 101
- Big Box Opportunities in High Barrier to Entry Market
- Center to be Renovated with New Freeway Signage
- Proposed Grocery Anchor
- Estimated Delivery: Q2 2025

**TRAFFIC COUNTS**

El Camino Real	7,388 ADT
Highway 101	60,583 ADT
San Anselmo Rd.	6,867 ADT

**AVAILABLE SPACE**

Contact Leasing Agents

**ASKING RENTS**

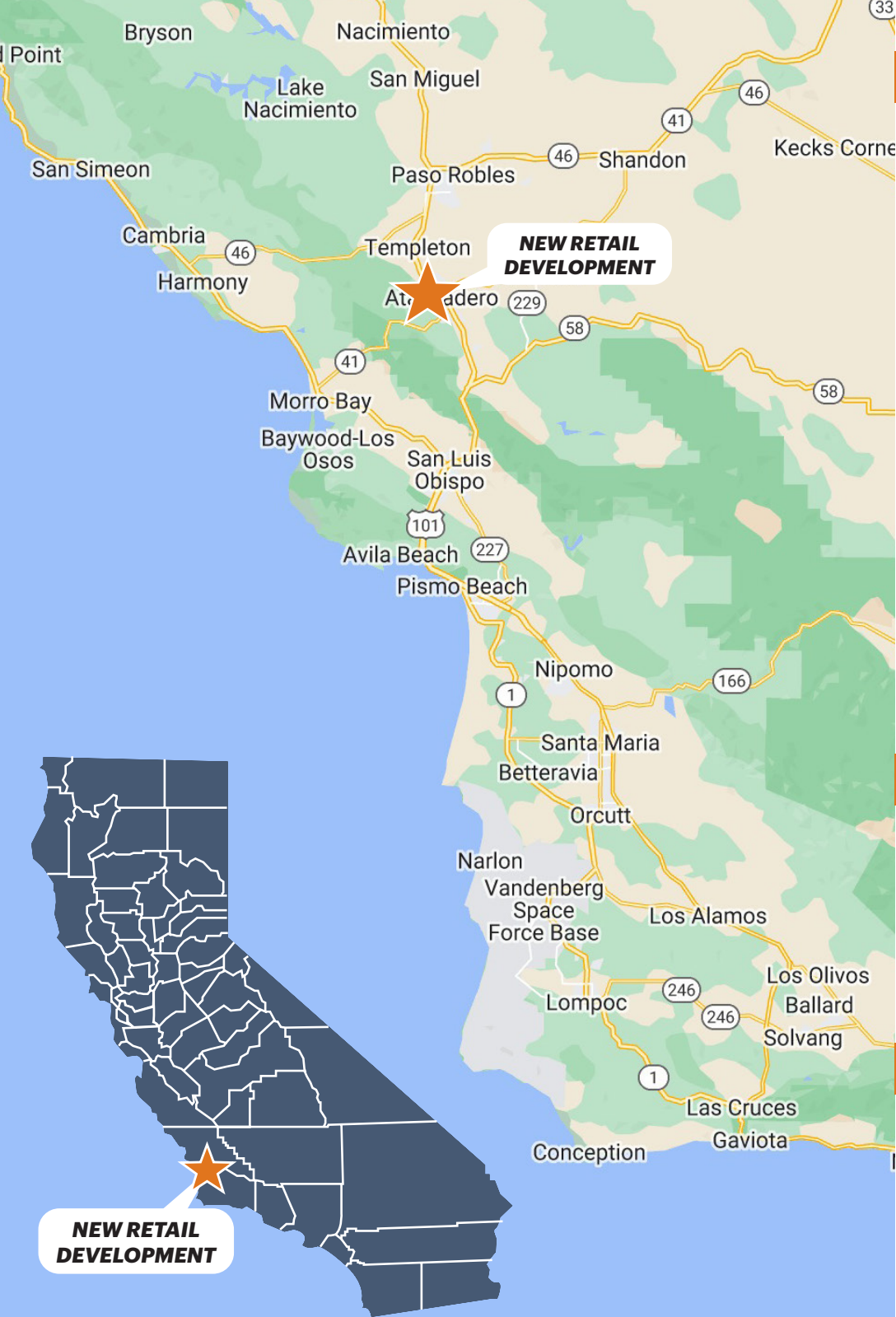
Contact Leasing Agents

**PROPERTY DESCRIPTION**

This new ±110,000 SF retail development is located in the center of the city, just 1 mile north of Downtown Atascadero and slightly over 1 mile south of more retail, residential and new commercial development. The property benefits from direct access from Highway 101 to San Anselmo Rd. and visibility from the freeway. Anchor, junior anchor and shop spaces available. Call agents for more information.

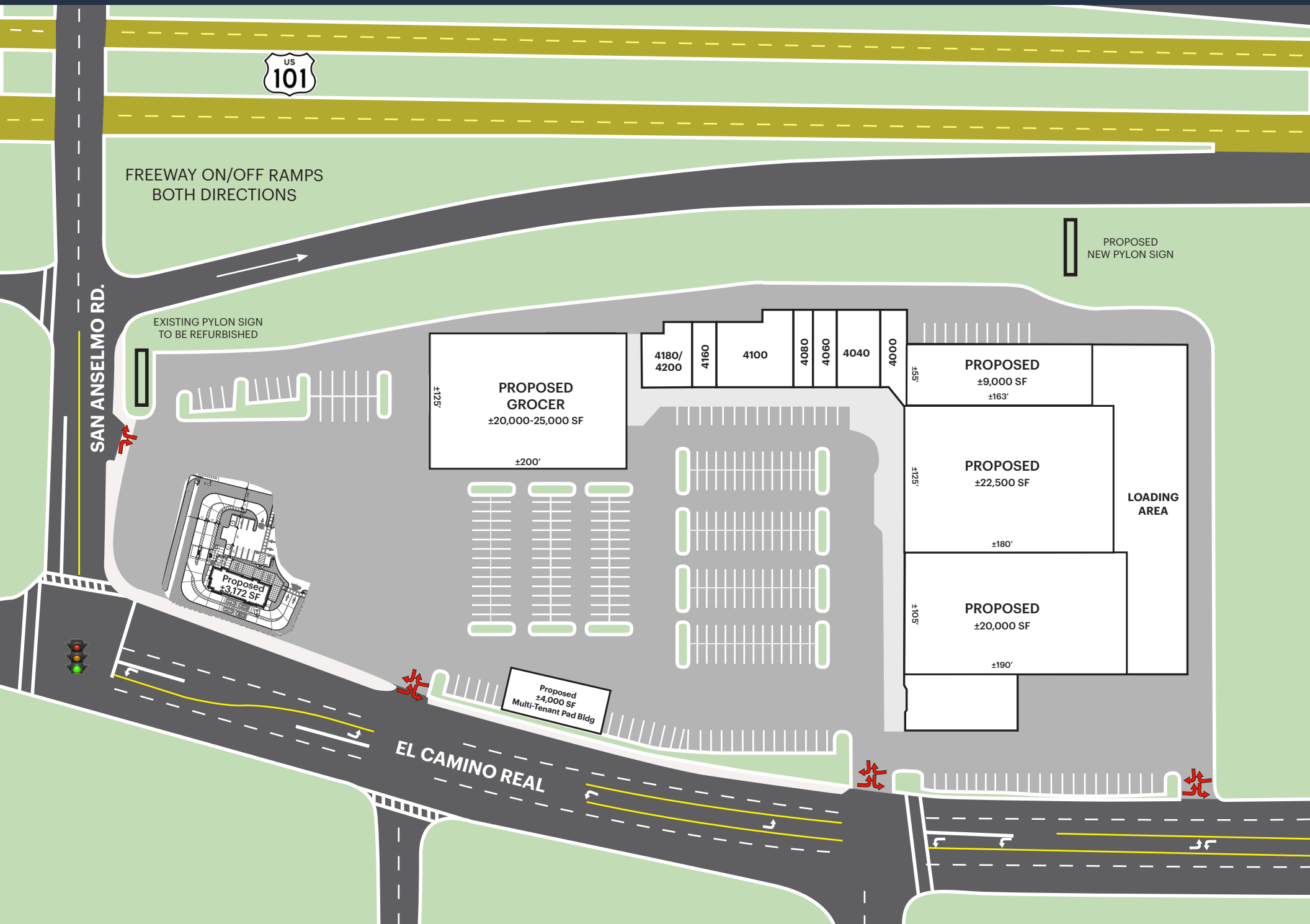
**LOCATION DESCRIPTION**

The project is located within Atascadero, a freeway-oriented city at the southern edge of north San Luis Obispo County, with a trade area of over 100,000 people. It is located just 13 miles south of Paso Robles and 17 miles north of San Luis Obispo, and its major employers include the County of San Luis Obispo and several retailers; it is equidistant from San Francisco and Los Angeles.



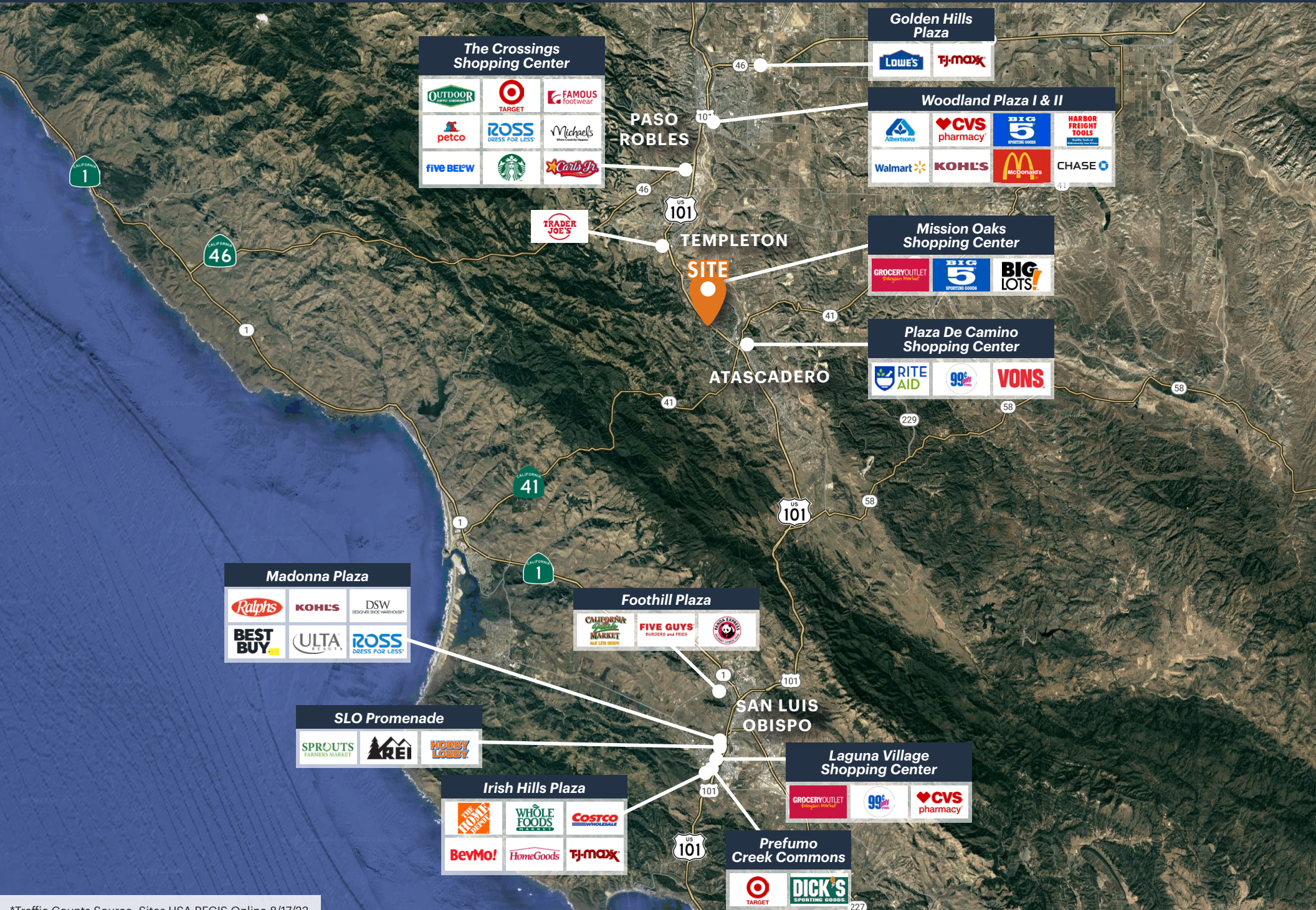
**NEW RETAIL DEVELOPMENT**

# PROPOSED SITE PLAN



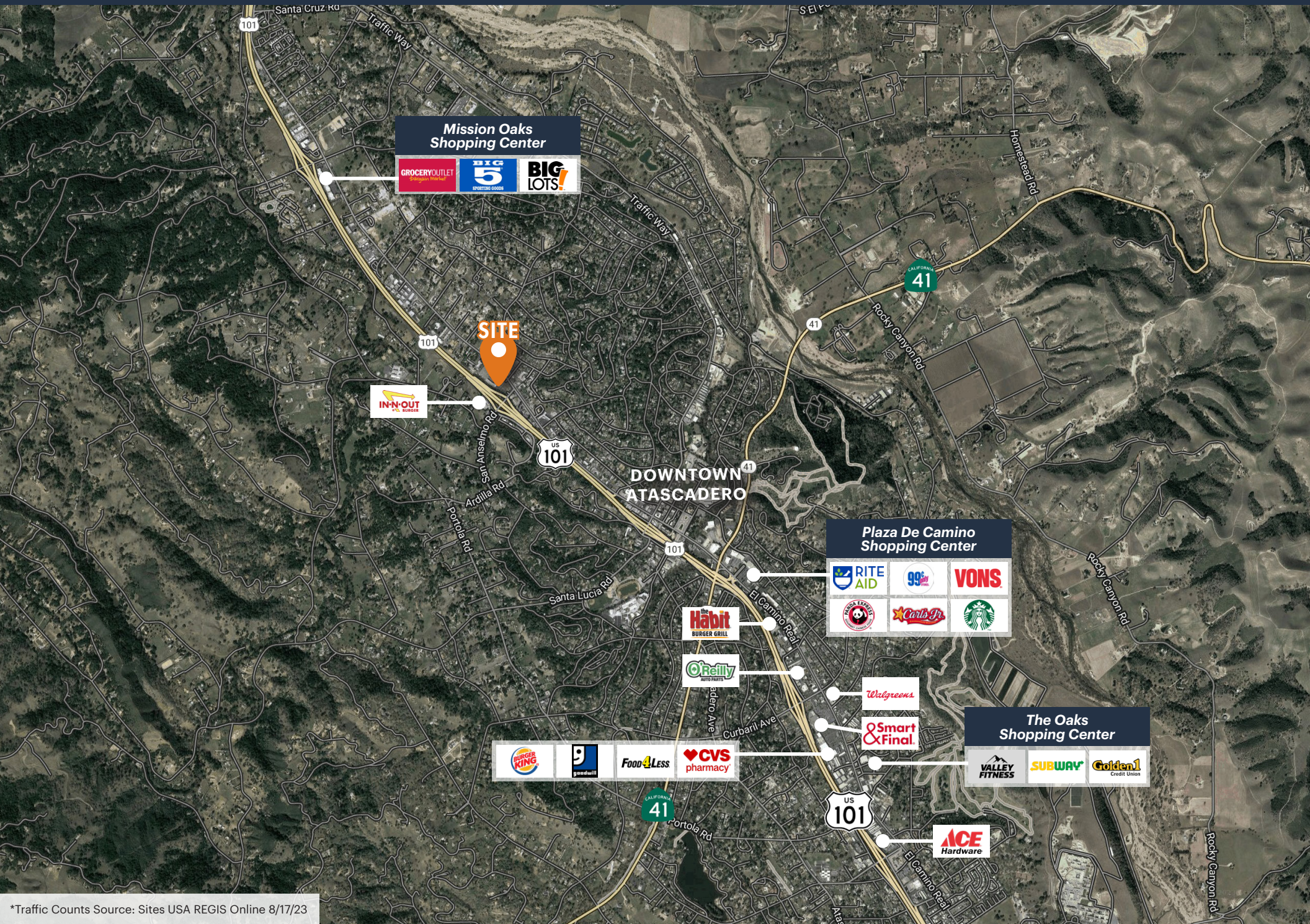


# TRADE AREA AERIAL



\*Traffic Counts Source: Sites USA REGIS Online 8/17/23





**SITE**

**DOWNTOWN ATASCADERO**

**Plaza De Camino Shopping Center**

**The Oaks Shopping Center**

\*Traffic Counts Source: Sites USA REGIS Online 8/17/23





## POPULATION

3 MILE	5 MILES	10 MILES
22,185	37,698	73,409



## ESTIMATED AVERAGE HOUSEHOLD INCOME

3 MILE	5 MILES	10 MILES
\$181,063	\$163,475	\$150,010



## HOUSEHOLD INCOME DISTRIBUTION > \$200K

3 MILE	5 MILES	10 MILES
18.7%	17.8%	16.7%



## HOME VALUES > \$750K

3 MILE	5 MILES	10 MILES
24.5%	27.6%	28.0%



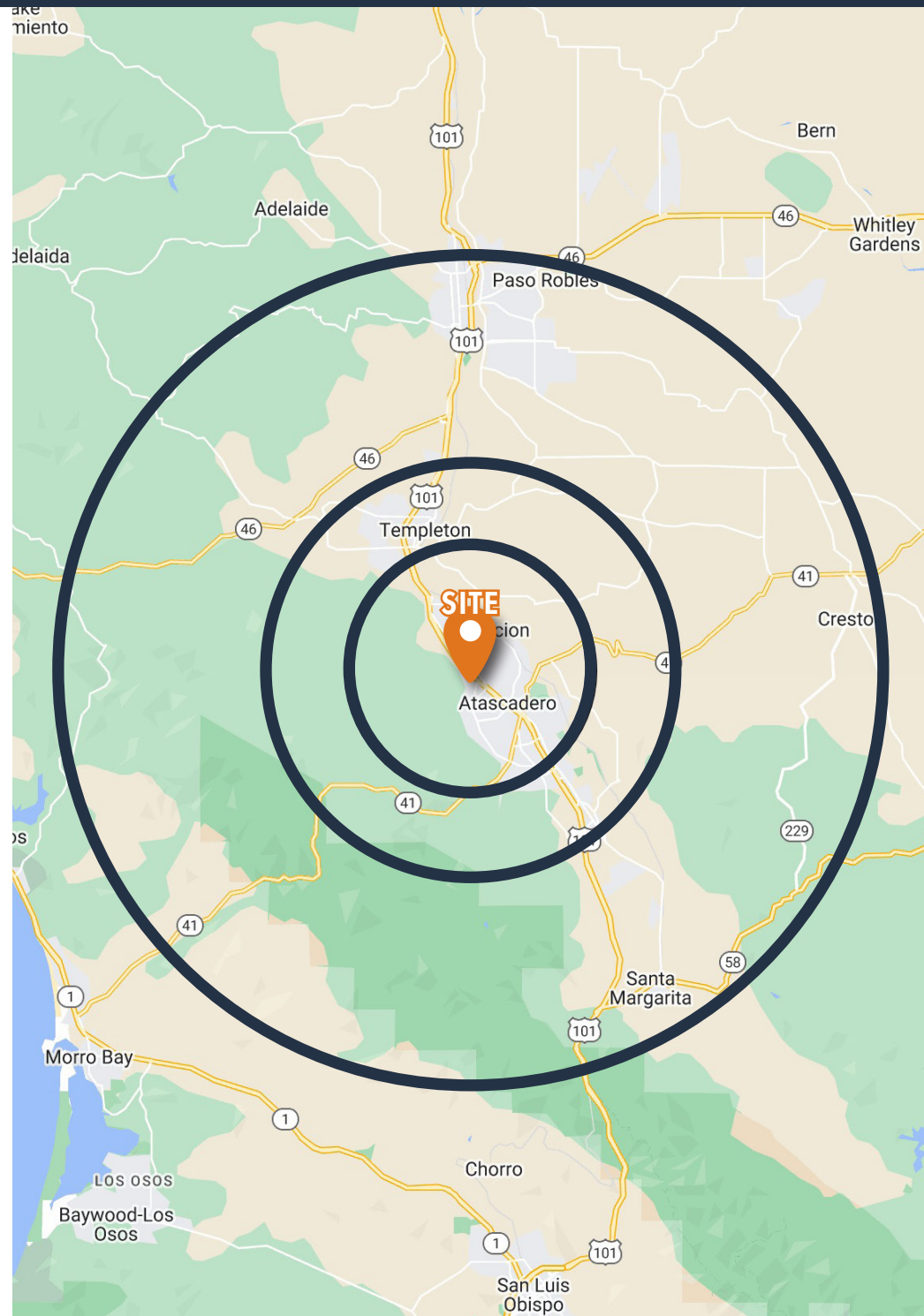
## COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

3 MILE	5 MILES	10 MILES
33.3%	34.8%	35.5%



## TOTAL HOUSEHOLD RETAIL EXPENDITURES

3 MILE	5 MILES	10 MILES
\$492.5 M	\$833.19 M	\$1.57 B



\*Demographics Source: Sites USA REGIS Online 2/12/25