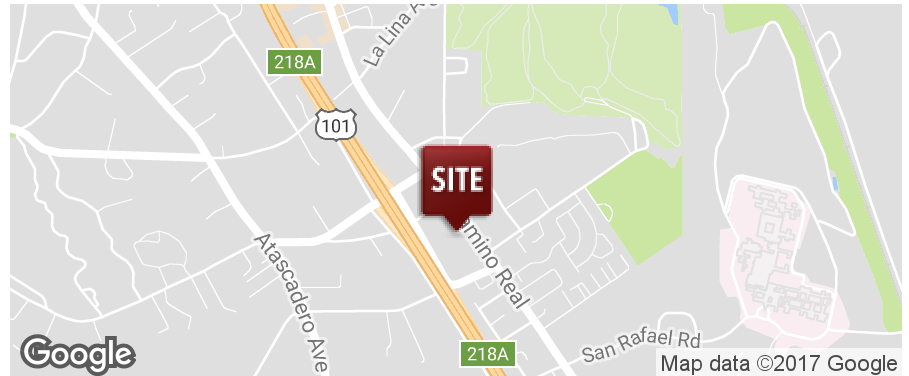


RETAIL FOR LEASE
COLONY SQUARE
6917 El Camino Real , Atascadero, CA 93423



LEASE RATE: \$2.40/sf/month/NNN
AVAILABLE SF: 1,251 SF
ZONING: DC
HVAC: Yes
APN: 029-361-048, 049
LOT SIZE: 60,548 SF
BATHROOM: Yes
LEASE TERM: Negotiable
AADT: 65,000 Vehicles



PROPERTY OVERVIEW

RARE OPPORTUNITY - Retail space available for lease with great access to two very high traffic count highways (HWY 101 and HWY 41). The property is one lot removed from a signaled hard corner intersection and is anchored by the prestigious Galaxy Theater.

Jeff Allen
jallen@lee-associates.com
D 805.782.9000 x20
Lic. #01313074

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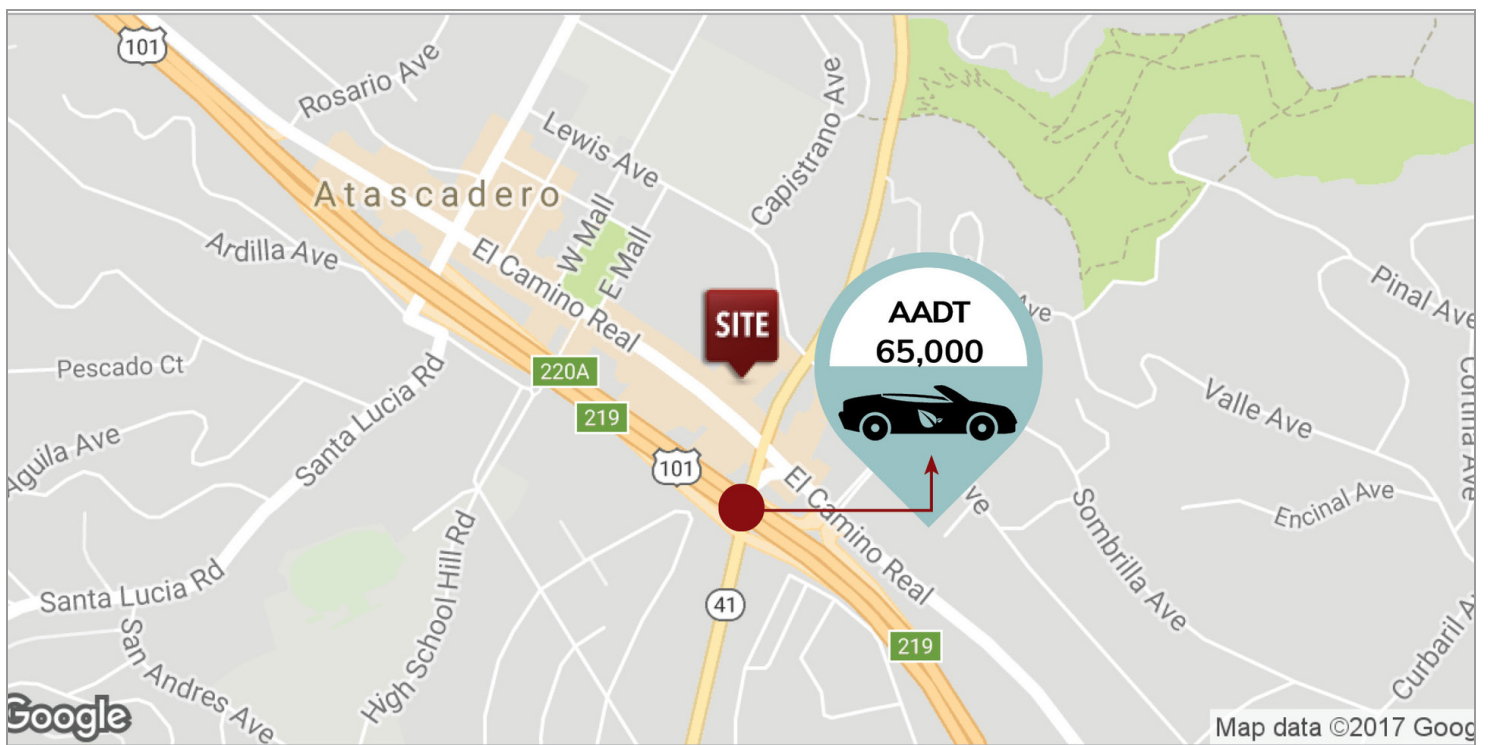


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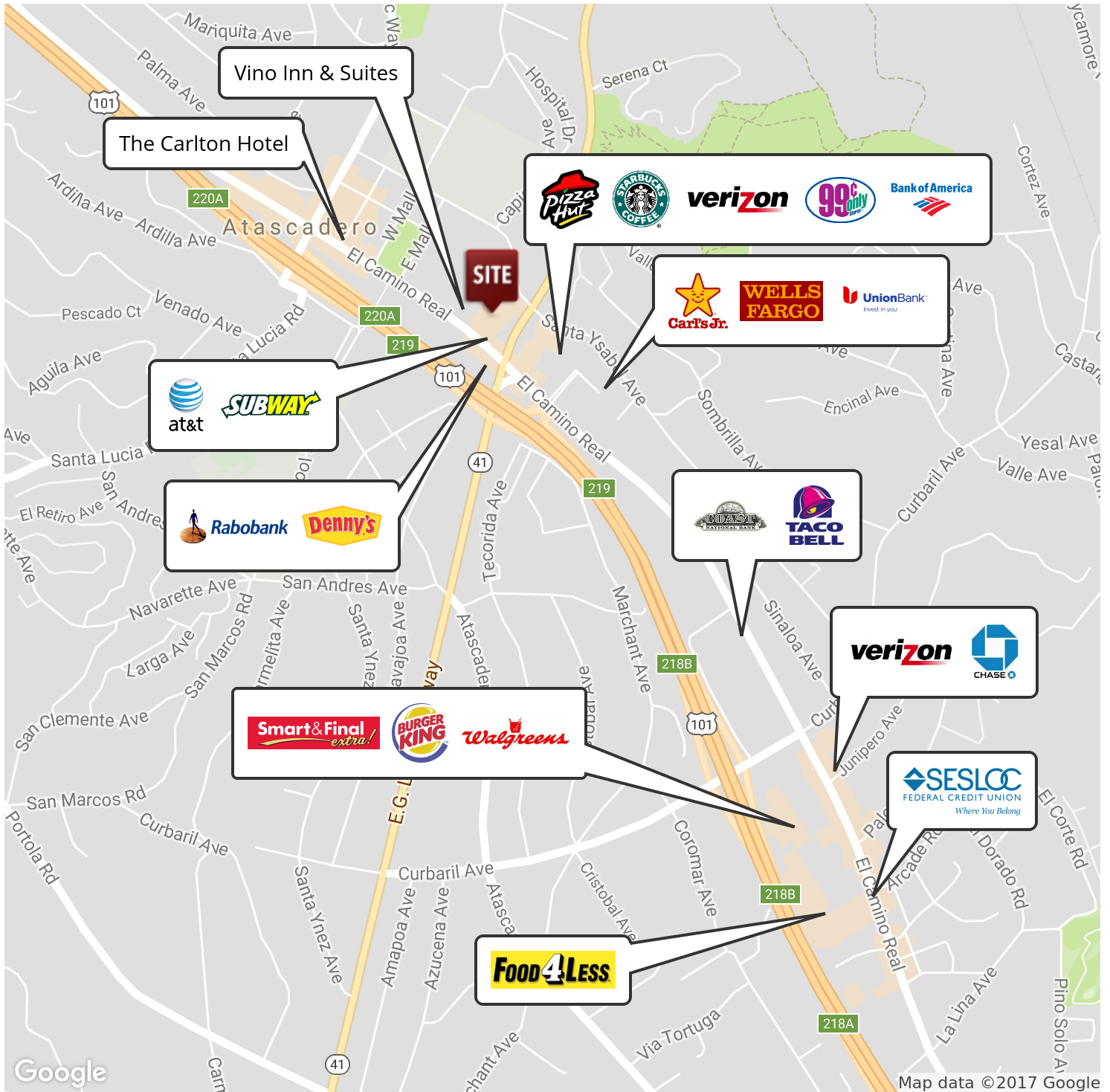


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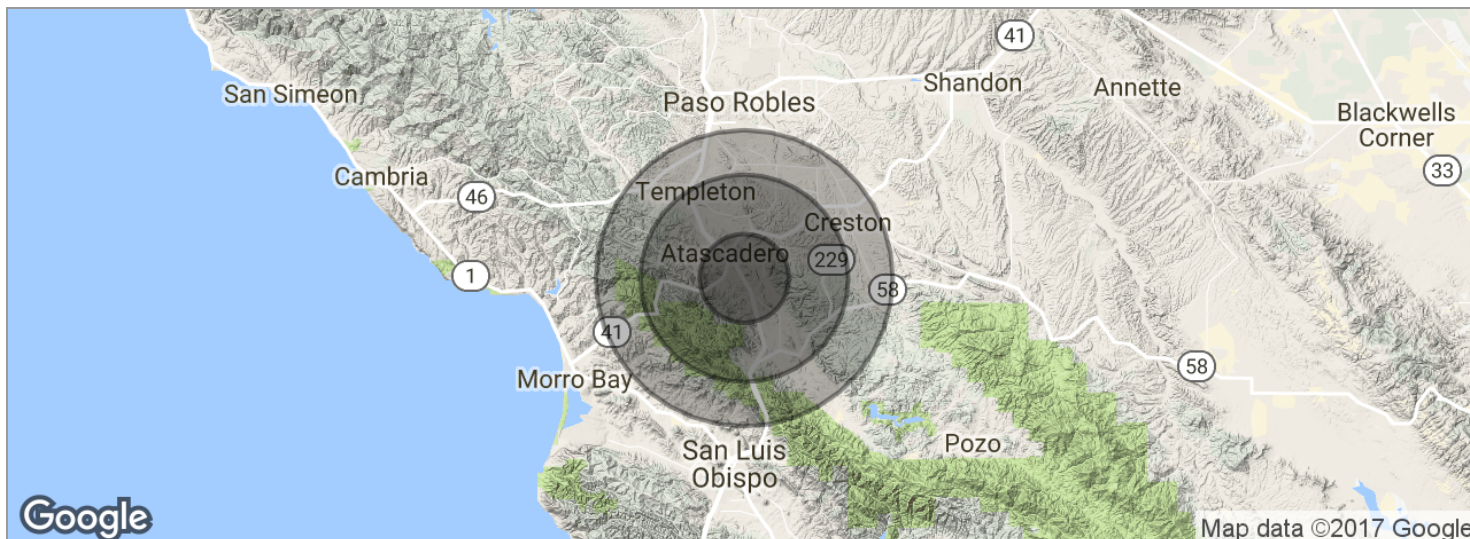


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6917 El Camino Real , Atascadero, CA 93423



POPULATION	3 MILES	7 MILES	10 MILES
Total population	27,699	38,521	68,620
Median age	39.0	40.6	38.7
Median age (male)	38.3	39.7	37.5
Median age (Female)	35.7	38.1	37.7
HOUSEHOLDS & INCOME	3 MILES	7 MILES	10 MILES
Total households	10,252	14,343	25,423
# of persons per HH	2.7	2.7	2.7
Average HH income	\$72,321	\$77,890	\$77,034
Average house value	\$447,009	\$478,965	\$485,895

* Demographic data derived from 2010 US Census

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