

Del Rio Marketplace

AVAILABLE FOR LEASE

El Camino Real & Del Rio Road

Atascadero, CA

Property Highlights

- New development - Under construction
- Anchored by a 32,400 SF Valley Fresh Market
- Excellent pad and in-line space available
- Retail, office and flex space available

Projected
Q1 & Q2 2026
Delivery



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Property Information & Site Plan

El Camino Real & Del Rio Road - Atascadero, CA

Property Details

- **Total Project Size** 214,400 SF
- **Ground Floor Size** 114,200 SF
- **Lot Size** 12 Acres or 522,000 SF
- **Zoning** CR-Commercial Retail
- Signalized intersection at El Camino Real & Del Rio Road
- 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 Q1 & Q2 2026
- Anchored by Valley Fresh Market
- Atascadero's first mixed-used commercial development
- Retail, office and flex space available

Building Area

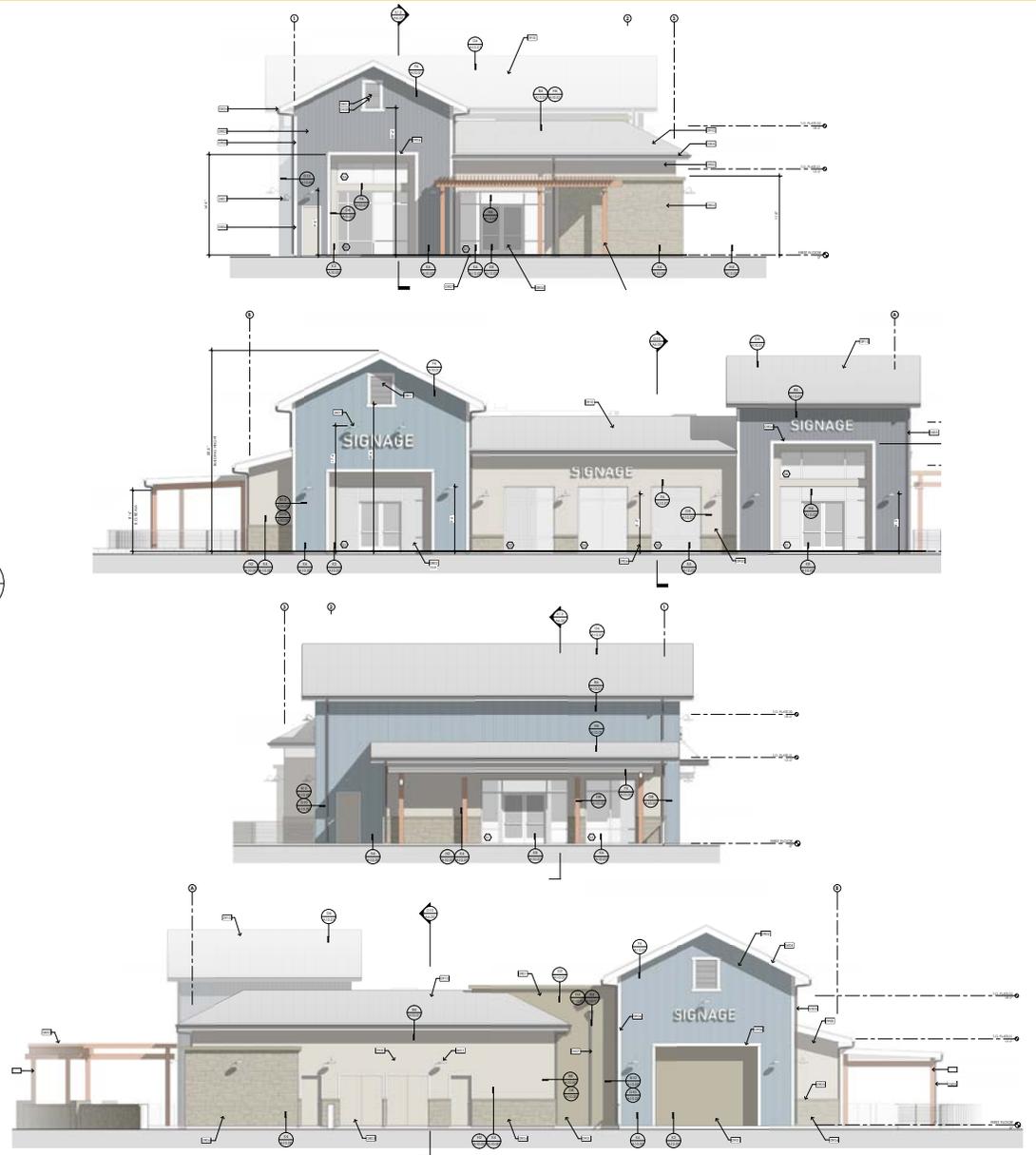
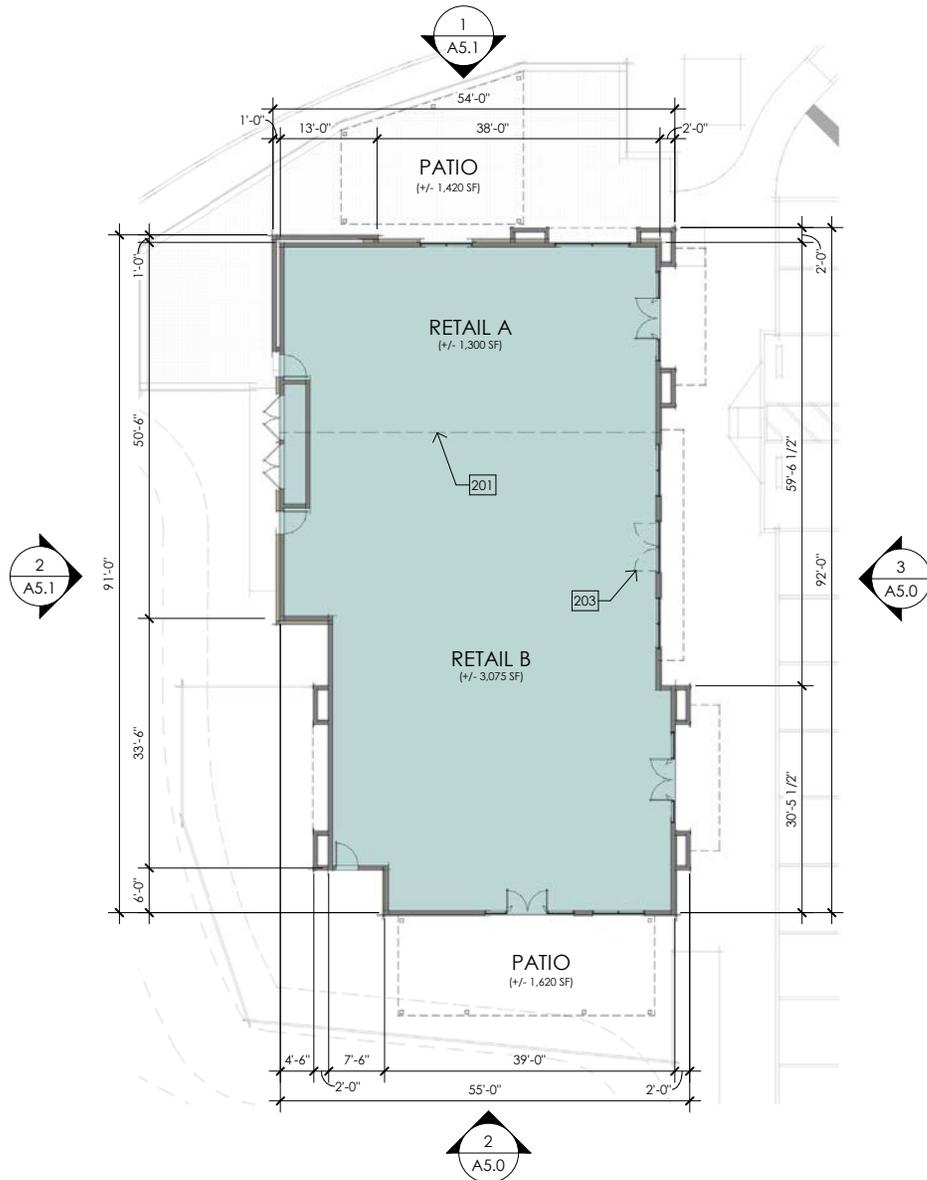
Building Area	SF	Lease Rate
▪ Building 1	4,100 SF	\$3.50 PSF
▪ Building 2	6,000 SF	TBD
▪ Building 3	6,000 SF	TBD
▪ Building 4	6,200 SF	\$225K Ground Lease
▪ Building 5	8,864 SF	\$3.00 PSF
▪ Valley Fresh Market	32,400 SF	Open
▪ Building 7	10,000 SF	\$2.00 PSF
▪ Building 8	8,600 SF	\$2.00 PSF
▪ The Learning Experience	12,000 SF	Permitted
▪ Building 10	13,500 SF	TBD



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Retail 1 Floor Plan

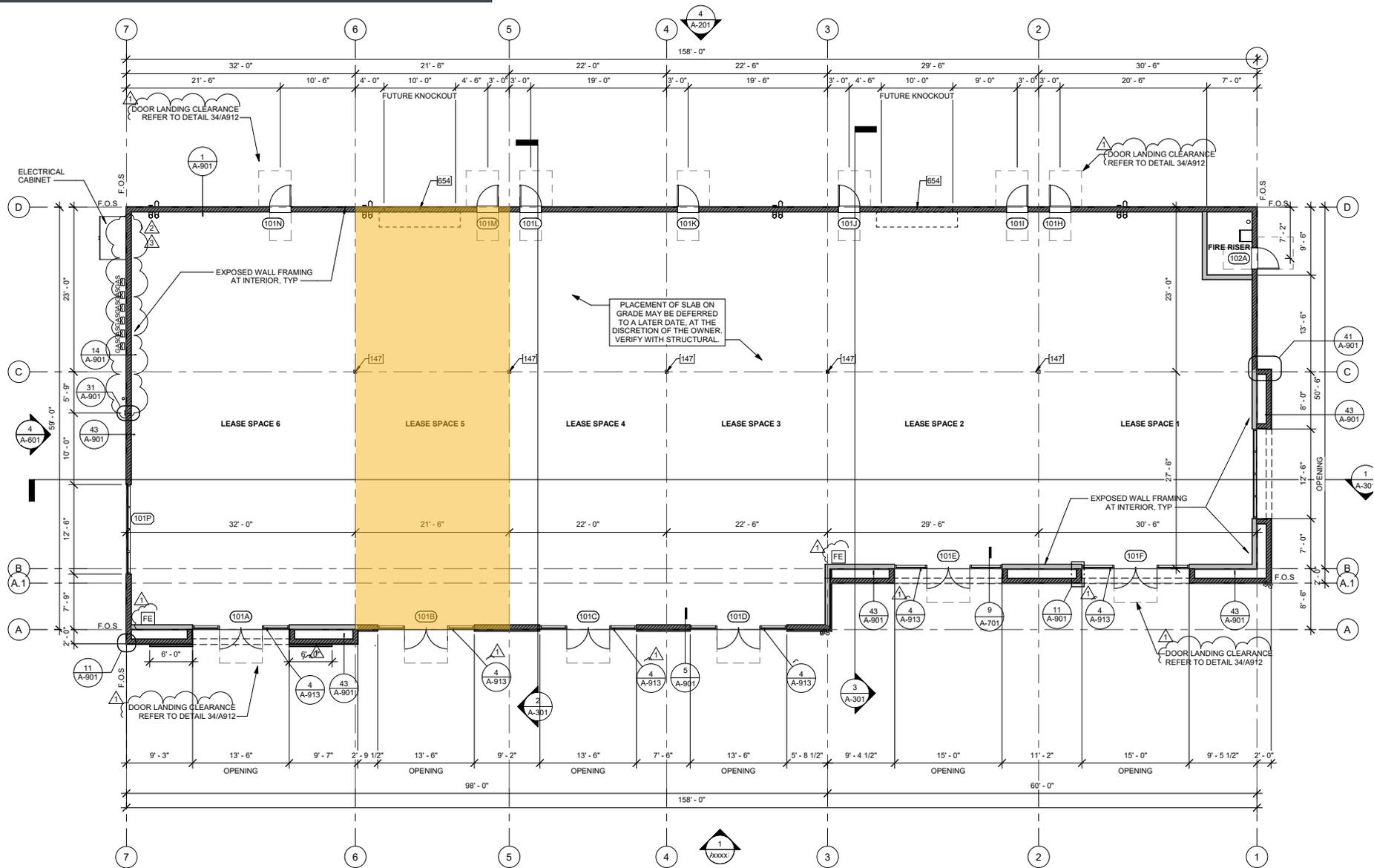
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Retail 5 Elevations

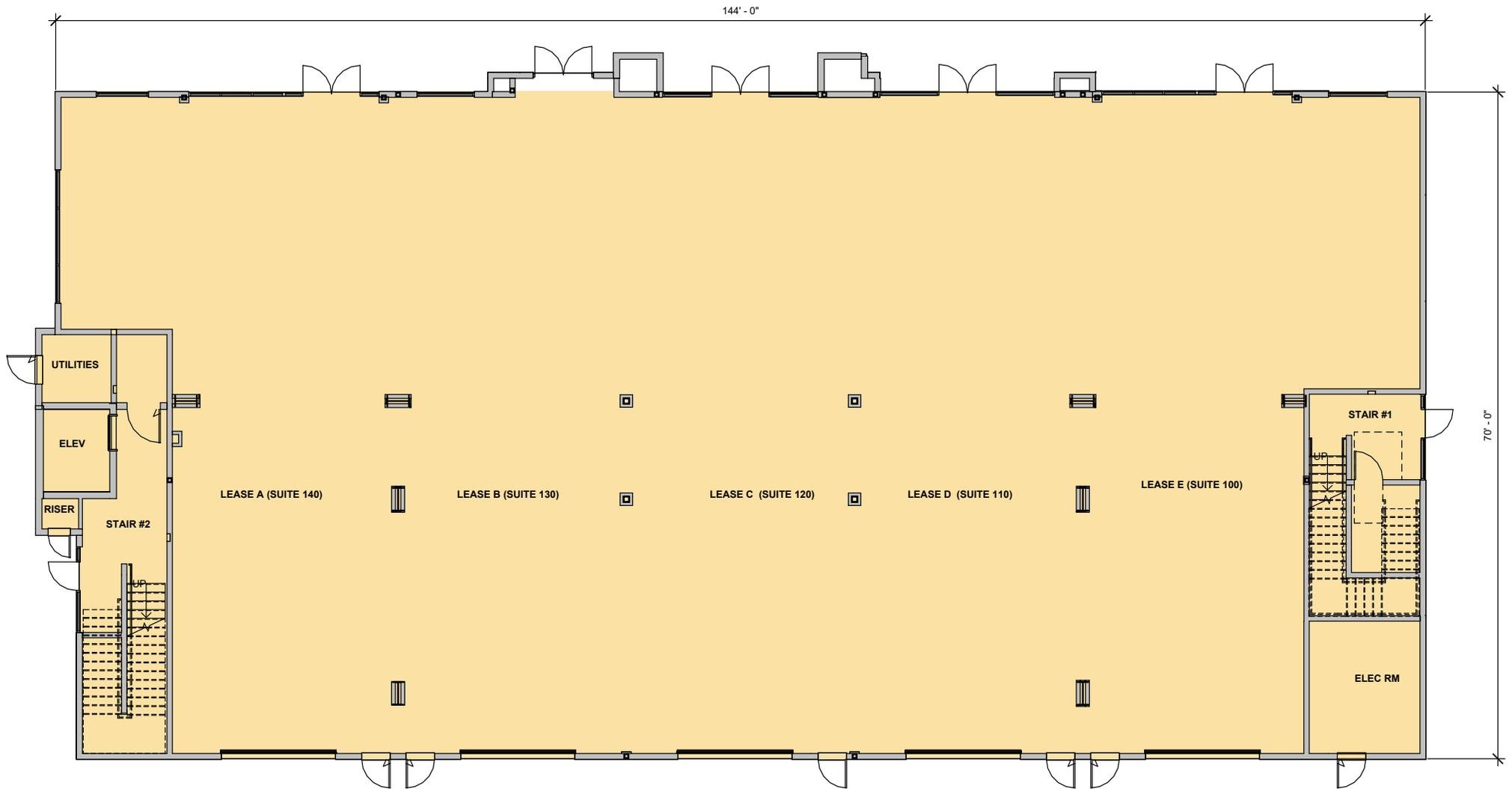
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Exchange Building 7 Ground Floor Plan

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Exchange Building 7 Elevations

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Northwest

Northeast

Southwest

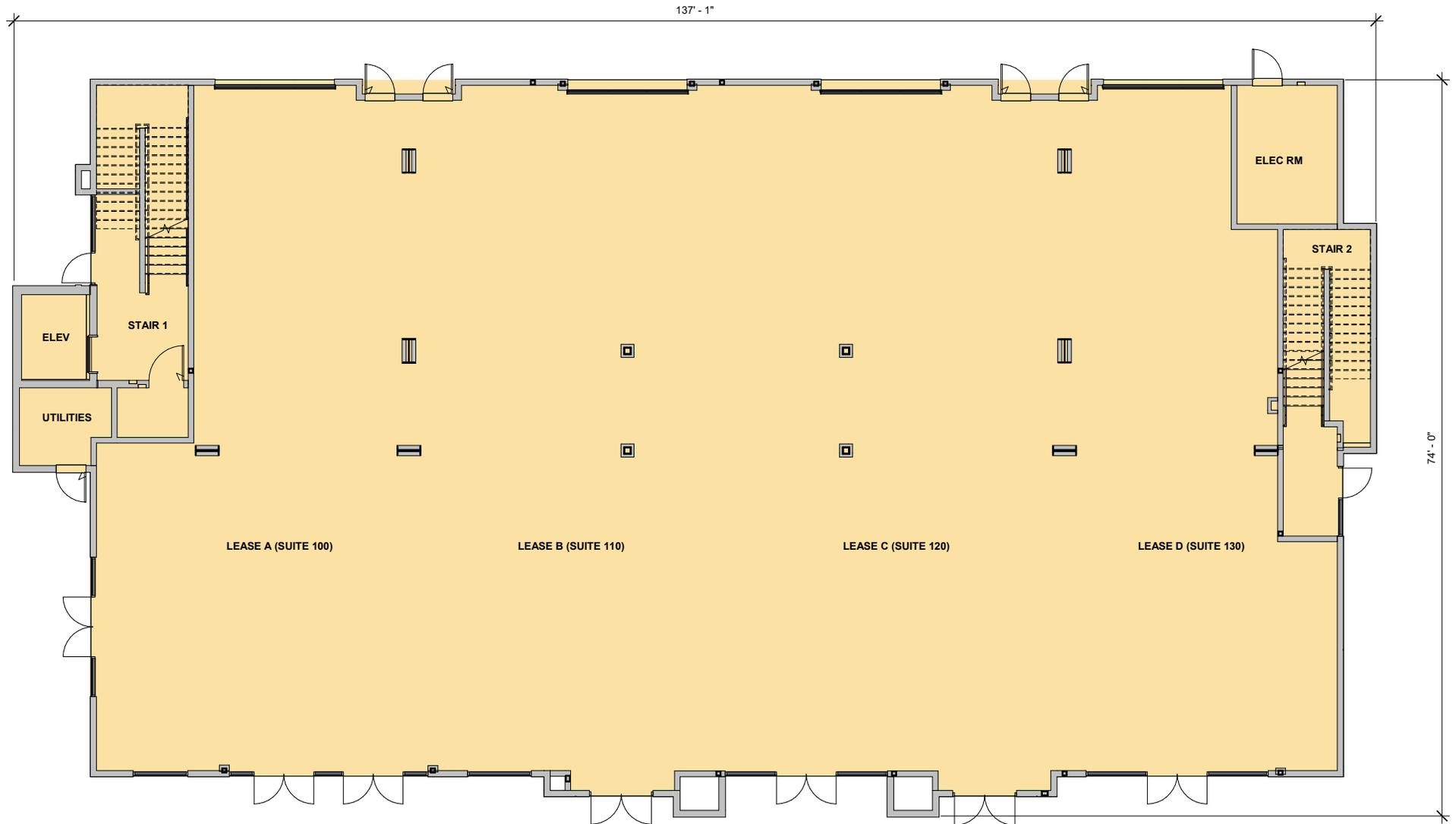
Southeast



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Exchange Building 8 Ground Floor Plan

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Exchange Building 8 Elevations

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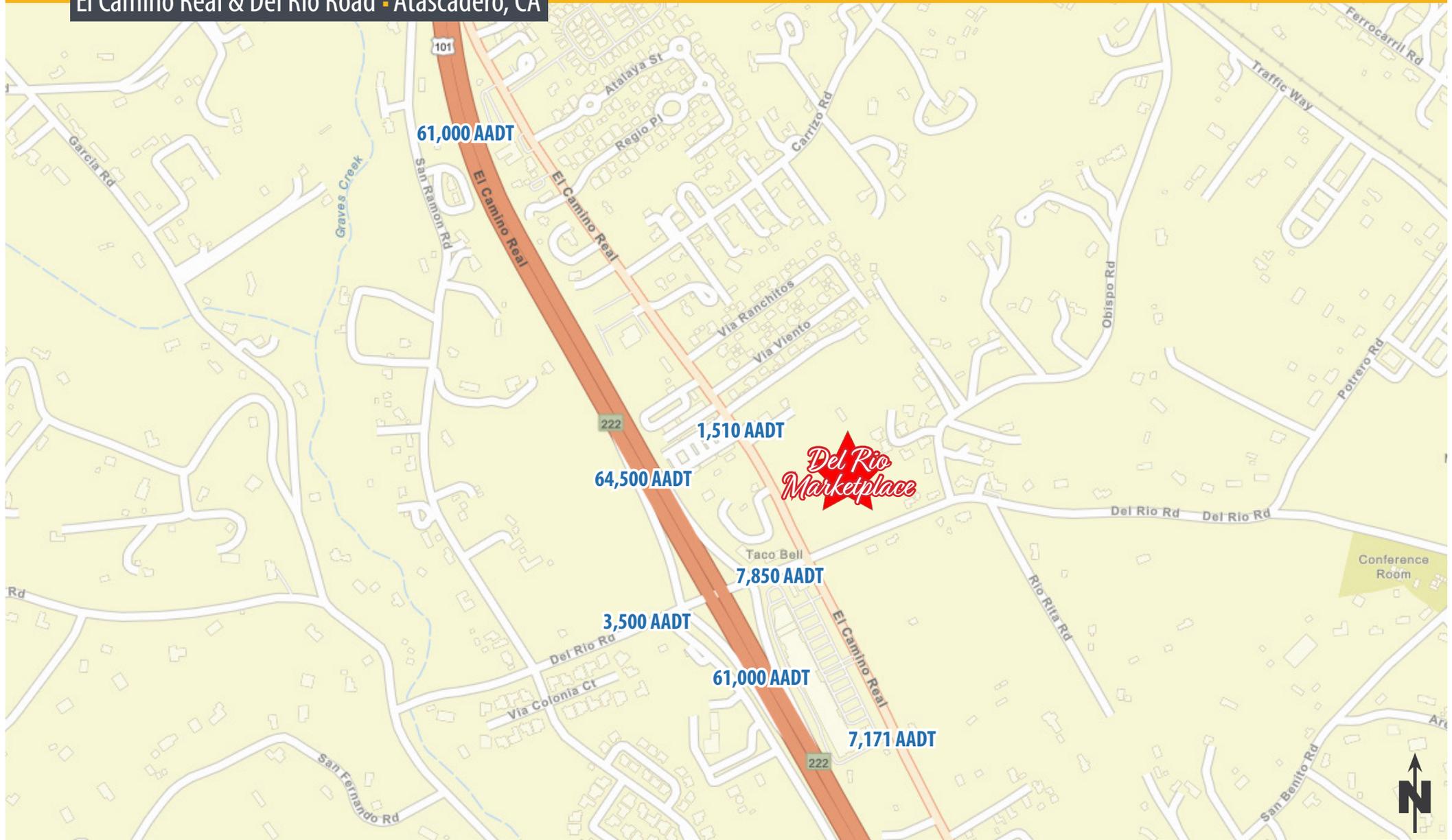
Northwest Northeast



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Traffic Counts

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Valley Fresh Market Elevations

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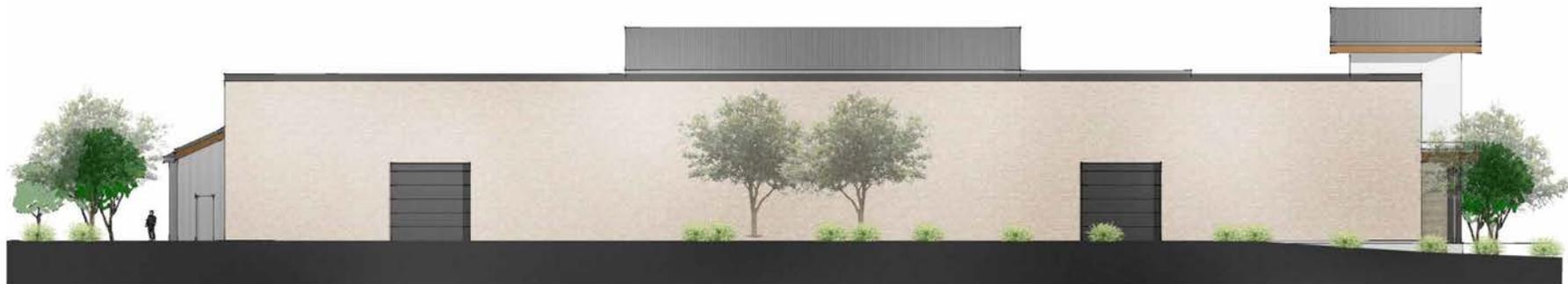
Front (South) Elevation



Left (West) Elevation



Right (East) Elevation



Back (North) Elevation

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Shopping Center Renderings

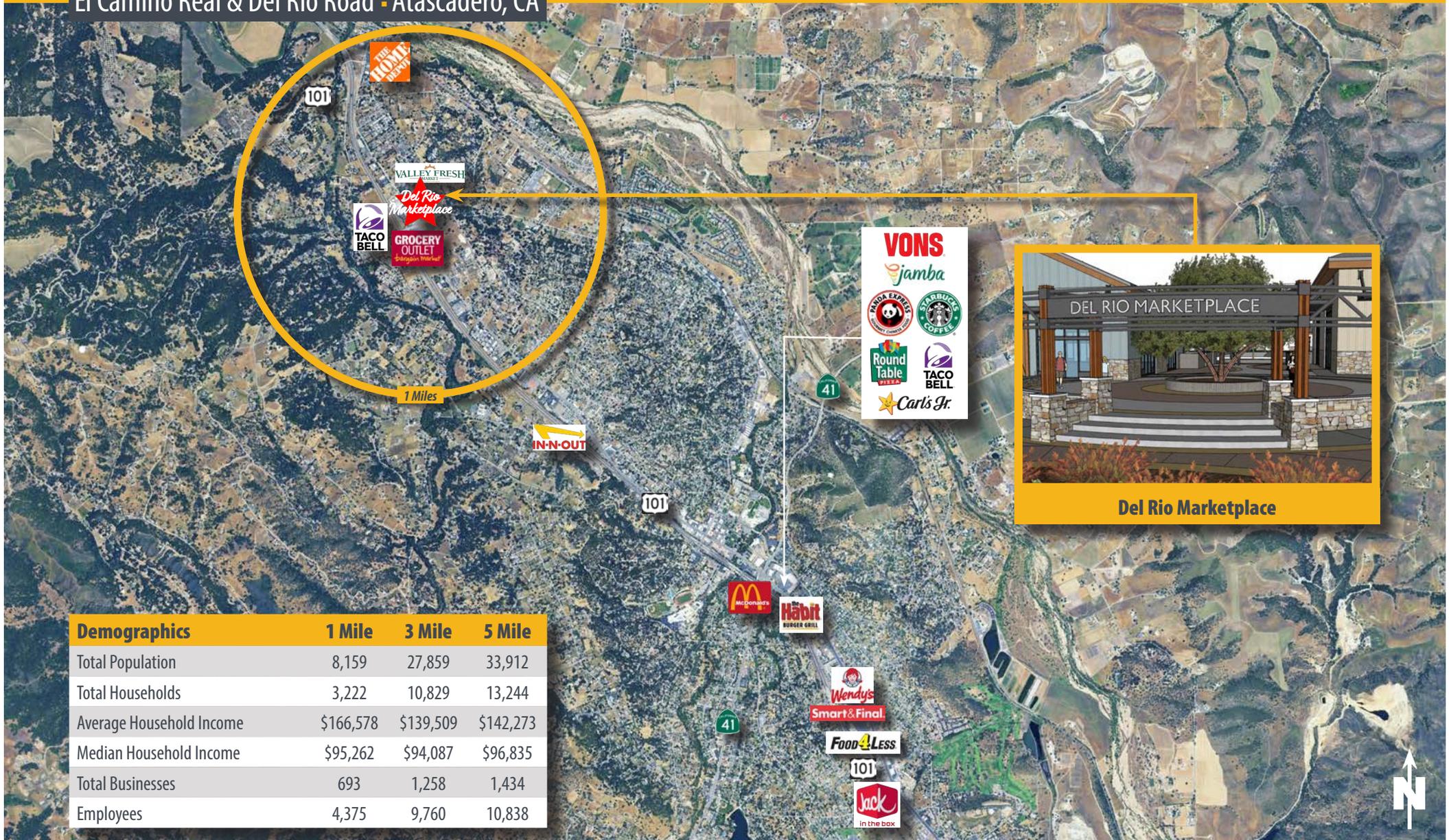
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Aerial Map

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Demographics	1 Mile	3 Mile	5 Mile
Total Population	8,159	27,859	33,912
Total Households	3,222	10,829	13,244
Average Household Income	\$166,578	\$139,509	\$142,273
Median Household Income	\$95,262	\$94,087	\$96,835
Total Businesses	693	1,258	1,434
Employees	4,375	9,760	10,838



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