

ATASCADERO, CA ANCHOR SPACE & PAD - FORMER K-MART

US 101 FWY AT SAN ANSELMO RD. OFFRAMP

- 71,155 SF DIVISIBLE FORMER KMART
- PRIME FREEWAY LOCATION IN HARD TO ENTER MARKET WITH GREAT SALES PSF
- AT 101 CENTER TO BE RENOVATED WITH NEW FREEWAY SIGNAGE



DEMOGRAPHICS

POPULATION

	1 Mile	3 Mile	5 Mile
2017 Estimated Population	7,861	38,806	65,803
2010 Census Population	7,208	37,489	60,850
2022 Projected Population	8,354	40,882	69,830
Growth 2010-2017	9.06%	3.51%	8.14%
Growth 2017-2022	6.27%	5.35%	6.12%

INCOME

	1 Mile	3 Mile	5 Mile
Average Household Income	\$63,550	\$88,616	\$97,286
Median Household Income	\$39,966	\$58,091	\$63,863
Unemployment Rate	2.60%	2.21%	2.23%



STRATA
PROPERTIES

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