

OFFERING MEMORANDUM

Office & Commercial Building in Atascadero

Extraordinary
income opportunity



4450 EL CAMINO REAL, ATASCADERO, CA 93422



INVEST SLO
REAL ESTATE ADVISORS

EXECUTIVE SUMMARY

INCOME or OWNER- USER OPPORTUNITY

Introducing The Cornerstone Center, a high-visibility, centrally located commercial office building on a prominent corner lot in the heart of Atascadero. With immediate access to HWY 101 and direct proximity to major food and fuel destinations such as In-N-Out, Chevron, Sonic, ARCO, and Circle K, this property benefits from strong traffic exposure and steady surrounding activity.

This two-story 4,500 sq ft office building sits on a 16,117 sq ft lot (0.37 acres) and features two parking lots, high ceilings, and windows in every office. Inside, the flexible layout includes 6 smaller private offices and 5 larger offices, creating a versatile setup ideal for a variety of professional uses. A fenced outdoor area adds even more functionality—perfect for storage, workflows, or specialized operations.

With its strategic corner location, adaptable floor plan, and excellent visibility, this property offers exceptional potential for businesses or investors seeking both utility and long-term value. A rare opportunity to secure a well-located, multipurpose commercial space in one of Atascadero's most active corridors.

ADDRESS	4450 El Camino Real, Atascadero, CA 93422
SALE PRICE	\$899,000
RBA	4,551 sqft
LOT SIZE	16,117 sqft
ZONING	CP

\$197.54

PRICE / SF (RBA)

\$56

PRICE / SF (LAND)



PROPERTY HIGHLIGHTS



THE PROPERTY

- Prime commercial building with strong tenant flexibility.
- Versatile layout suitable for office, retail, medical, or mixed-use purposes.
- Well-positioned corner site with high visibility and excellent access to Highway 101.
- Zoned for commercial use with opportunities for expansion or adaptive reuse.
- Flexible floor plan featuring 11 offices across 2 stories.



THE LOCATION

- Affordable Atascadero submarket with convenient access to Paso Robles, wine country, and major employment hubs.
- Steady population growth in the North San Luis Obispo submarket supports sustained demand for commercial and mixed-use space.
- Limited supply of high-visibility commercial properties in the area, creating a rare opportunity for investors or owner-users.
- Adjacent to major chains driving daily traffic and exposure.



THE OPPORTUNITY

- Potential for value-add through tenant optimization, redevelopment, or repositioning.
- Capitalize on long-term market growth in North County and the scarcity of well-located commercial assets.
- Strategically located to capture high traffic, maximize exposure, and drive future income or appreciation.

EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

High-Visibility Commercial Property with Flexible Use Potential

Corner-Site Location with Easy Access to Highway 101

Central Atascadero Location Near Regional Destinations

Growing Submarket with Steady Population Increases

Limited Supply of Prime Commercial Assets

Ample Parking and Expansion Opportunities



PROPERTY LOCATION



PROPERTY OVERVIEW

FOR SALE: \$899,000

BLDG SQFT **4,551 Sq Ft**

LOT SIZE **16,117 Sq Ft**

PARKING **12**

16,117

LOT SIZE SQ FT

0.37

LOT SIZE ACRES

\$197.54

PRICE PER SQFT

1978

YEAR BUILT (SRC)



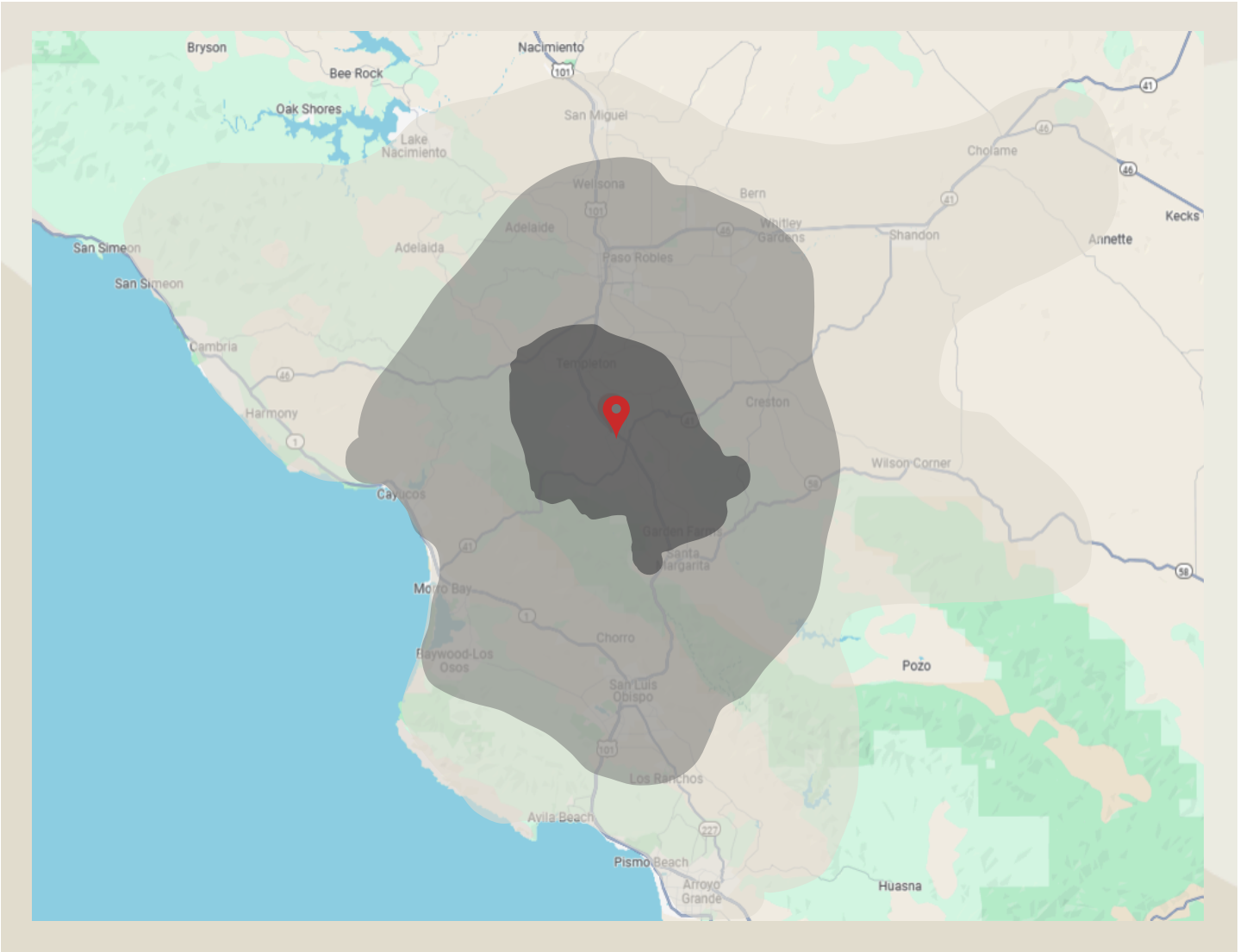
PARCEL MAP



DRIVE TIME MAP

- 15 MIN DRIVE
- 30 MIN DRIVE
- 60 MIN DRIVE

	ACCESS TO POPULATION
15 Min	161,737
30 Min	506,677
60 Min	883,855



RENT ROLL SUMMARY

Unit #	Sq Ft	Current Rent/Sq Ft	
4450	4,551.00	\$1.55	\$7,055.08
Totals			\$7,055.08

- Family Care Network has been leasing the property for 10 years. Their current rent is \$7,055.08/month or \$84,660.96/year.
- As of **January 01, 2026**, the property is currently being advertised for lease, as Family Care Network has found another location to rent.
- Historically, the owner has paid property taxes and insurance, and the tenant has paid for all maintenance and utilities.

Lease Comps Summary

Lease Comps Report

		Lease				Rents	
Property Name - Address	Rating	SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1 5905 Capistrano Ave	★★★★☆	1,535	2nd	10/14/2025	New Lease	\$1.45/fs	Starting
1 5905 Capistrano Ave	★★★★☆	1,500	2nd	5/4/2025	New Lease	\$1.52/fs	Starting
2 5855 Capistrano Ave	★★★☆☆	1,500	1st	1/2/2025	New Lease	\$1.50/mg	Starting
1 5905 Capistrano Ave	★★★★☆	3,200	2nd	10/21/2024	New Lease	\$1.50/fs	Asking
3 7070 Morro Rd	★★★☆☆	2,515	1st	11/16/2023	New Lease	\$1.35/mg	Asking
4 8935 Morro Rd	★★★☆☆	1,840	1st	6/2/2023	New Lease	\$1.25	Asking
1 5905 Capistrano Ave	★★★★☆	1,500	1st	5/4/2023	New Lease	\$1.50/fs	Asking

1 **5905 Capistrano Ave**

Atascadero, CA 93422 - North 101 Corridor Submarket



LEASE

SF Leased:	1,535 SF
Sign Date:	Oct 2025
Space Use:	Office
Lease Type:	Direct
Floor:	2nd Floor
Suite:	E-H

RENTS

Asking Rent:	\$1.45/FS
Starting Rent:	\$1.45/FS

CONCESSIONS AND BUILDOUT

Asking Discount:	0.00%
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2 **5855 Capistrano Ave**

Atascadero, CA 93422 - North 101 Corridor Submarket



LEASE

SF Leased:	1,500 SF
Sign Date:	Jan 2025
Space Use:	Office
Lease Type:	Direct
Floor:	1st Floor
Suite:	A&D

RENTS

Asking Rent:	\$1.50/MG
Starting Rent:	\$1.50/MG

CONCESSIONS AND BUILDOUT

Asking Discount:	0.00%
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BASED ON \$899,000 SALE PRICE ASSUMPTION

Item	\$/Mo.
Gross Rents	\$7,055.08
Property Management: 4.5%	\$317.48
Property Taxes: 1.125%	\$750.00
Insurance: Est	\$350.00
Owner-Paid Utilities (Landscaping)	\$145.00
Vacancy Reserve: 7% Est	\$493.86
Maintenance Reserve: 5% Est	\$352.75
Total Operating Expenses	\$2,409.09
Monthly NOI	\$4,645.99
Annualized NOI	\$55,751.90
Capitalization Rate	6.97%

Property Tax/Yr	\$9,000.00
Insurance/Mo: EST	\$350.00
Gas & Electric/Mo	\$ -
Water/Mo	\$ -
Sewer/Mo	\$ -
Garbage/Mo	\$ -
Land Scaping	\$145.00
Management (%)	4.50%
Vacancy (%)	7.00%
Maintenance (%)	5.00%

INTERIOR PHOTOS



INTERIOR PHOTOS



EXTERIOR PHOTOS



Exclusively Listed by

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