

COMMERCIAL LAND FOR SALE

SEC El Camino Real & Del Rio Rd
Atascadero, CA

±25.94 ACRES



THE
EDWARDS
COMPANY
commercial real estate services

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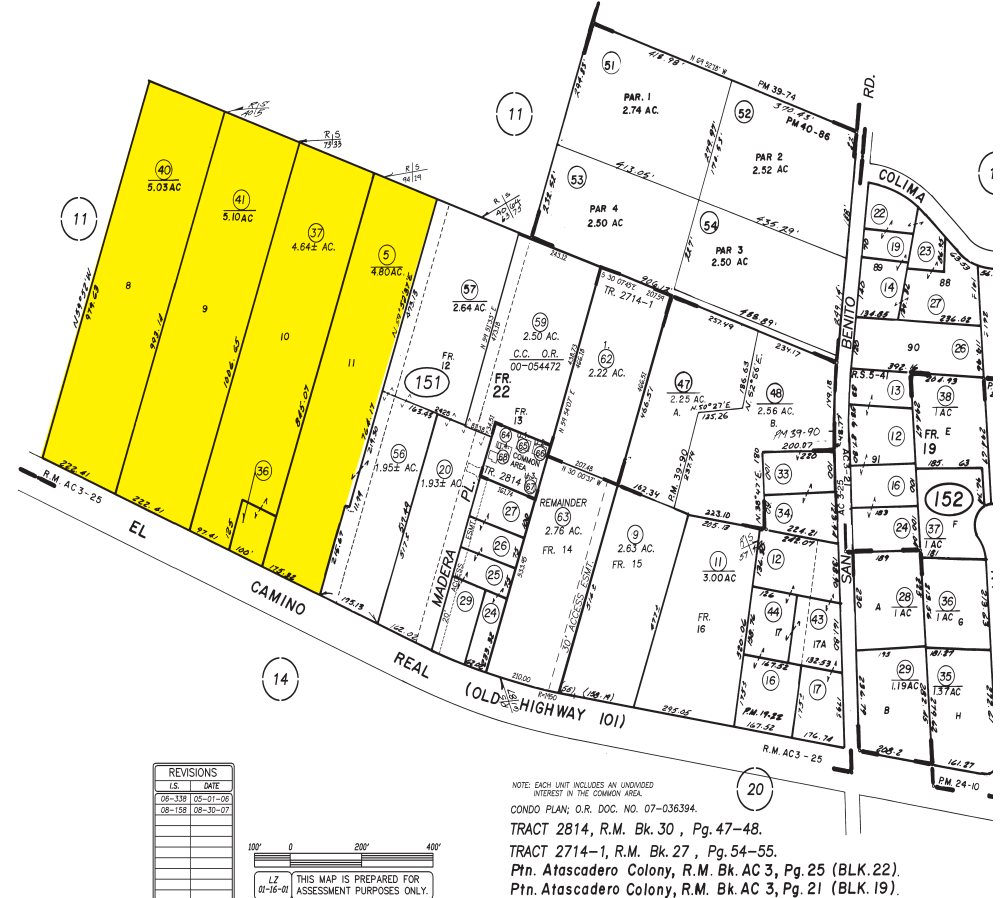
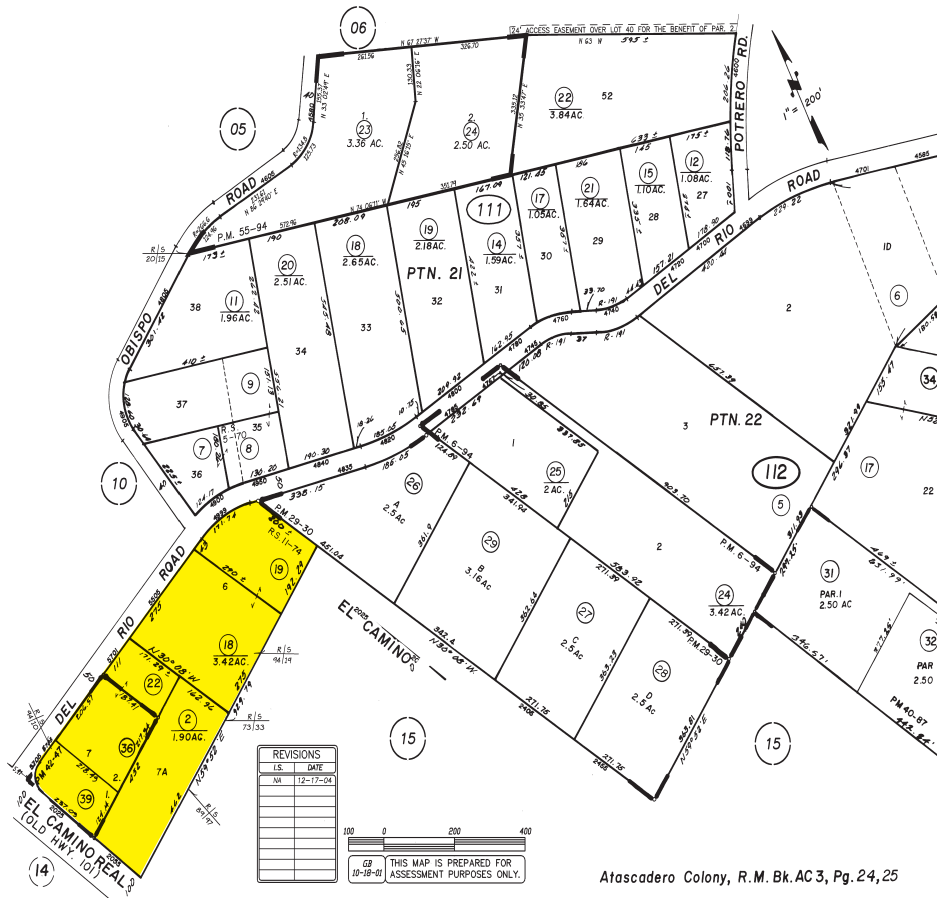
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PARTNER **XTEAM**
RETAIL ADVISORS

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PARCEL MAP

Atascadero, CA



TRADE AREA AERIAL

Atascadero, CA



DEMOGRAPHICS

Atascadero, CA



POPULATION	1-Mile	3-Mile	5-Mile	7-Mile	10-Mile
2019 Total Population	3,146	20,221	37,949	52,407	81,288
2024 Total Population	3,277	20,623	38,799	53,939	84,240
2019 Total Daytime Population	3,293	18,250	38,317	49,411	82,910
2019 Total Employees	44.85%	38.86%	44.86%	41.90%	46.55%
2019 Total Daytime at Home Population	55.15%	61.14%	55.14%	58.10%	53.45%
% 2019 Female population: Adult	40.8%	40.4%	40.1%	39.9%	40.1%
% 2019 Male population: Adult	38.0%	37.3%	38.4%	37.9%	37.4%
RACE AND ETHNICITY	1-Mile	3-Mile	5-Mile	7-Mile	10-Mile
White	90.2%	88.0%	87.2%	85.2%	83.1%
Black or African American	.8%	.7%	1.2%	1.4%	1.4%
Hispanic	11.1%	15.1%	16.6%	20.0%	25.0%
Asian	2.2%	1.8%	2.1%	2.4%	2.1%
Two or More Races	3.3%	3.6%	3.4%	3.3%	3.5%
OCCUPATION	1-Mile	3-Mile	5-Mile	7-Mile	10-Mile
Employed Population 16 years and over	1,452	9,837	18,225	25,718	40,143
White collar	71.28%	66.69%	65.03%	63.08%	59.73%
Blue collar	28.65%	33.30%	34.97%	36.92%	40.27%
EDUCATION	1-Mile	3-Mile	5-Mile	7-Mile	10-Mile
Population 25 years and over	2,214	13,949	26,577	36,315	55,772
No High School Diploma	6.1%	4.5%	5.4%	6.9%	9.4%
High school graduate, GED, or alternative	18.2%	21.1%	21.7%	21.2%	21.8%
College No Degree	22.3%	27.3%	27.7%	27.2%	27.9%
College or Advanced Degree	53.3%	47.1%	45.2%	44.6%	40.9%
HOUSEHOLD VALUE	1-Mile	3-Mile	5-Mile	7-Mile	10-Mile
2019 Home value: Median	\$487,229	\$455,556	\$464,440	\$461,162	\$448,921
2019 Home value: Average	\$509,450	\$500,959	\$517,987	\$521,490	\$513,418

HOUSEHOLD INCOME	1-Mile	3-Mile	5-Mile	7-Mile	10-Mile
2019 Household Income: Median	\$85,348.46	\$78,395.41	\$75,840.57	\$75,829.37	\$72,740.05
% Median Income Change 2000 to 2010	63.0%	53.4%	39.8%	37.4%	41.4%
% Median Income Change 2000 to 2019	55.0%	55.7%	50.9%	54.7%	60.1%
% Median Income Change 2010 to 2024	20.0%	19.0%	28.1%	34.2%	36.1%
% Median Income Change 2019 to 2024	26.2%	17.2%	18.6%	19.2%	20.2%
2000 Household income: Average	\$60,633.81	\$57,029.12	\$56,770.90	\$56,933.73	\$55,296.85
2019 Household income: Average	\$119,248.80	\$99,912.61	\$99,794.68	\$99,428.58	\$96,279.42
2024 Household income: Average	\$147,084.04	\$119,846.72	\$119,292.40	\$119,209.72	\$115,877.11
up to \$24,999	9.6%	10.2%	13.0%	12.5%	13.1%
\$25,000 to \$49,999	13.8%	17.6%	17.8%	19.2%	20.5%
\$50,000 to \$74,999	19.9%	19.9%	18.7%	17.8%	18.0%
\$75,000 to \$124,999	24.6%	29.4%	26.4%	26.3%	25.0%
\$125,000 to \$199,999	19.1%	15.4%	15.7%	16.0%	15.8%
\$200,000 or more	13.0%	7.5%	8.3%	8.2%	7.6%
HOUSEHOLD TRENDS	1-Mile	3-Mile	5-Mile	7-Mile	10-Mile
2019 Households	1,149	7,509	13,923	19,010	29,656
2024 Households	1,181	7,531	14,035	19,283	30,253
% Household Change 2000 to 2010	23.7%	13.3%	14.1%	17.5%	18.9%
% Household Change 2000 to 2019	31.6%	15.4%	16.0%	21.0%	23.9%
% Household Change 2010 to 2024	9.4%	2.1%	2.6%	4.5%	6.3%
% Household Change 2019 to 2024	2.8%	.3%	.8%	1.4%	2.0%
Average Household Size	3	3	3	3	3
Owner occupied	81.3%	68.7%	67.9%	65.9%	64.6%
Renter occupied	18.7%	31.3%	32.1%	34.1%	35.4%
% Households with children under 18	29.9%	30.9%	29.6%	30.4%	30.7%
% Households with no children under 18	70.1%	69.1%	70.4%	69.6%	69.3%