

FOR SUBLEASE

8600 Curbaril Avenue, Atascadero
Albertson's Shopping Center
3,200 SF Freestanding Restaurant Pad w/ Drive-Thru

**PRICE REDUCTION
\$1.00 NNN (.50)**



 **Hayes**
COMMERCIAL GROUP

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- Square Feet:** Approx. 3,200 SF
- Rental Rate:** **\$1.00 NNN (.50)**
- Term:** Sublease term of 10 years, through 1/25/2020
- Showings:** Call Listing Agents
- Comments:** Prominent restaurant pad building with drive-thru in a high-traffic neighborhood shopping center anchored by Albertson's. The center is conveniently located off Highway 101 north and south bound ramps at the Curbaril exit fronting El Camino Real. Current tenants include Fantastic Sam's, Cingular Wireless, Advance America, Pizza Express, Realty One and Le's Nails.



Demographics (2007 Estimates)			
	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population	7,285	24,845	31,401
Households	2,821	9,274	11,672
Average HH Income	\$64,664	\$66,326	\$70,046

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Double Window Drive-Thru Lane



Ample Parking



Dining Area



Kitchen



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