

## Property Overview

- 2 Parcels of vacant land totaling +/- 40,511 Sq. Ft.
- CP Zone (wide range of uses)
- APN 031-052-011 and 031-052-020
- Selling Price: \$858,600



## Additional Information

Located along California State Route 41  
.41 miles from HWY 101  
1.79% recent employment growth in Atascadero\*  
Annual average household income 82K\*\*

\*datausa.io

\*\*California Demographics by CUBIT

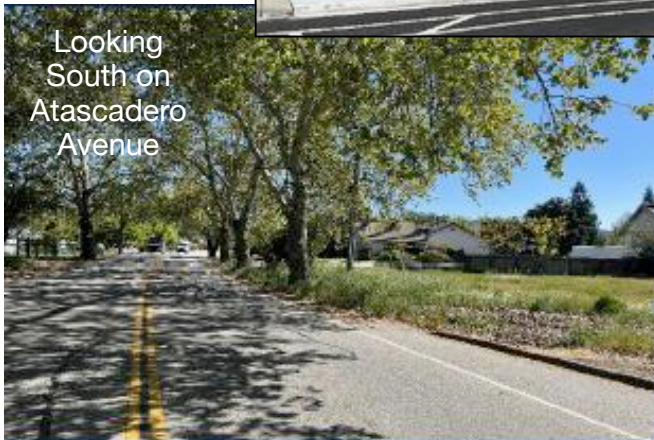


Looking Southwest from  
Northeast Corner

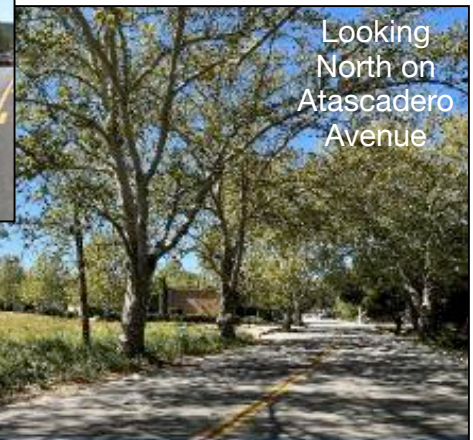
### Allowed Uses: \*

- Medical
- Animal Hospital
- Brewery / Tasting Room
- Financial Services
- General Retail and Business Services
- Allows mixed-use with residential above

\*May require CUP (check with Planning Department)



Looking  
South on  
Atascadero  
Avenue



Looking  
North on  
Atascadero  
Avenue