

7405

MORRO ROAD
ATASCADERO, CA

FOR LEASE

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
CENTRAL CALIFORNIA

PROPERTY OVERVIEW

Premier Class A Medical Office Opportunity

Lee & Associates is pleased to offer a ±3,225 SF Class A medical office for lease, well located on Morro Road in Atascadero, just 0.5 miles west of US Highway 101. The property offers good accessibility, and prominent Morro Road frontage with excellent signage opportunities.

Previously occupied by a successful dental practice, this turnkey medical office is well suited for dental, specialty healthcare, or other professional office users. The existing buildout includes a functional floor plan with 8 operatories, two private restrooms, and quality interior finishes, allowing for immediate occupancy with minimal tenant improvements.

The property features 27 on-site parking spaces and is further enhanced by well-maintained landscaping, creating an attractive and professional environment for patients and visitors.

Zoned CP (Commercial Professional), the property is well positioned within one of Atascadero's premier professional office corridors.

PROPERTY HIGHLIGHTS:

- Commercial Professional (CP)
- Turn Key Medical/Dental Space
- 27 Parking Spaces
- Prime Morro Road Location with Signage Opportunity



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INTERIOR PHOTOS



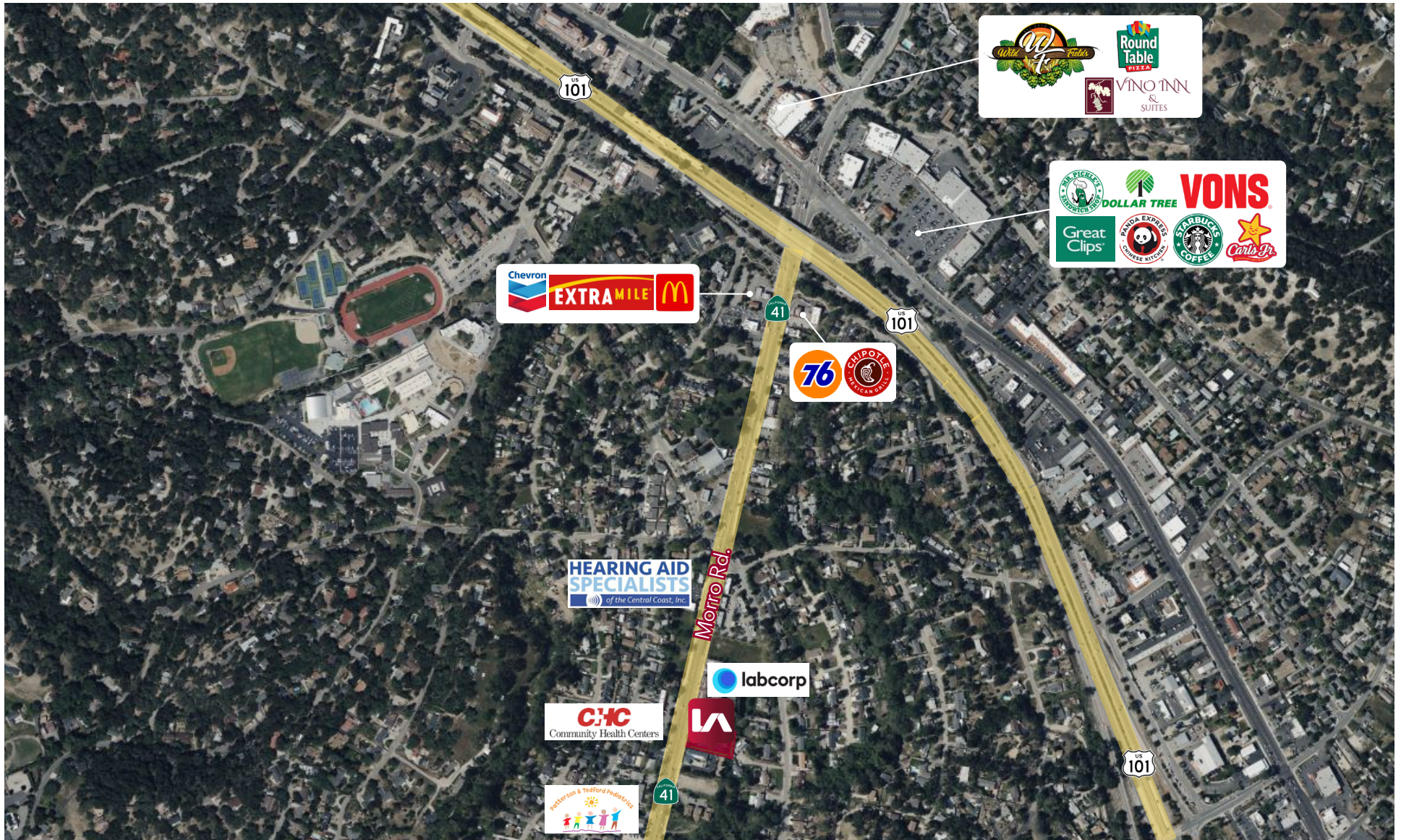
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AERIAL



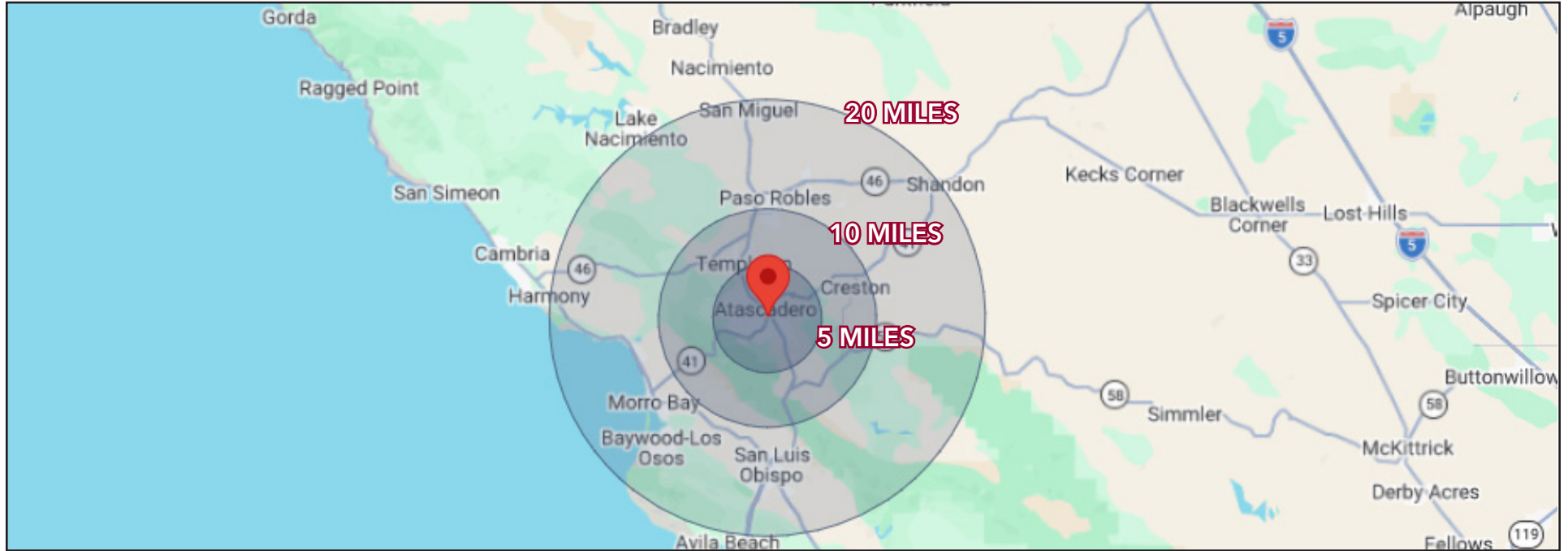
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RETAIL MAP



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DEMOGRAPHICS



RADIUS DEMOGRAPHICS	5 MILES	10 MILES	20 MILES
POPULATION			
Total Population	33,065	65,063	184,582
Average Age	41.9	42.8	40.1
HOUSEHOLDS & INCOME			
Total Households	12,976	25,056	70,125
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$147,694	\$142,214	\$127,375
Average House Value	\$762,771	\$779,381	\$829,558

Demographics data derived from AlphaMap

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COMMERCIAL REAL ESTATE SERVICES

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

Lee & Associates, the largest broker-owned firm in North America, has been providing seamless, consistent execution and value-driven market-to-market services for our clients since 1979.

Our real estate services are tailored to exceed the needs of our local, national, and international clients by combining the latest technology, resources, and market intelligence with over 40 years of expertise to optimize results.

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