



## AVAILABLE FOR LEASE AT THE CARLTON HOTEL

5,000 SF Restaurant, Lounge and Speakeasy

6005 El Camino Real, Atascadero, CA 93422



# OVERVIEW

<b>Address</b>	6005 El Camino Real, Atascadero
<b>Building Size</b>	+/- 5,000 SF
<b>Lease Rate</b>	\$2.75 SF NNN
<b>Est. Delivery</b>	July 2025
<b>Delivery Condition</b>	Complete Buildout
<b>License</b>	Type 74



## Prime Location, Unmatched Ambiance

Situated in the heart of Atascadero, California, The restaurant at the Carlton Hotel is home to a unique opportunity for an operator. This 5,000 square-foot restaurant and speakeasy space offers an exceptional setting for culinary and nightlife experiences. With its historical charm and mixture of modern craft & pastoral grace, this venue is poised to be the cornerstone of Atascadero's vibrant dining and entertainment scene.

## Benefits of a Marriott Brand

An restaurateur will benefit from being part of a new 4-star Marriott branded hotel with a built-in high-end customer base. Benefit from Marriott's expansive marketing efforts which will also feature the amenities including the restaurant and speakeasy. This space is a turnkey operation with full kitchen buildout and added benefits of income through in-house guest dining and hotel events including weddings, parties and conferences. Lessor plans to expand the premises by adding restaurant patio seating. The tenant will not be responsible for providing room-service.

## Highlights

- 5,000 square feet of flexible commercial space
- Historic hotel location with modern amenities
- Spacious dining area with high-end finishes & on-site distillery
- Intimate speakeasy bar with period-inspired design
- High-traffic area with easy access to Highway 101
- Ample parking & prime visibility in downtown Atascadero
- Close proximity to local businesses, hotels, & attractions

# DINING AREA



*Images of furniture for illustrative purposes only*

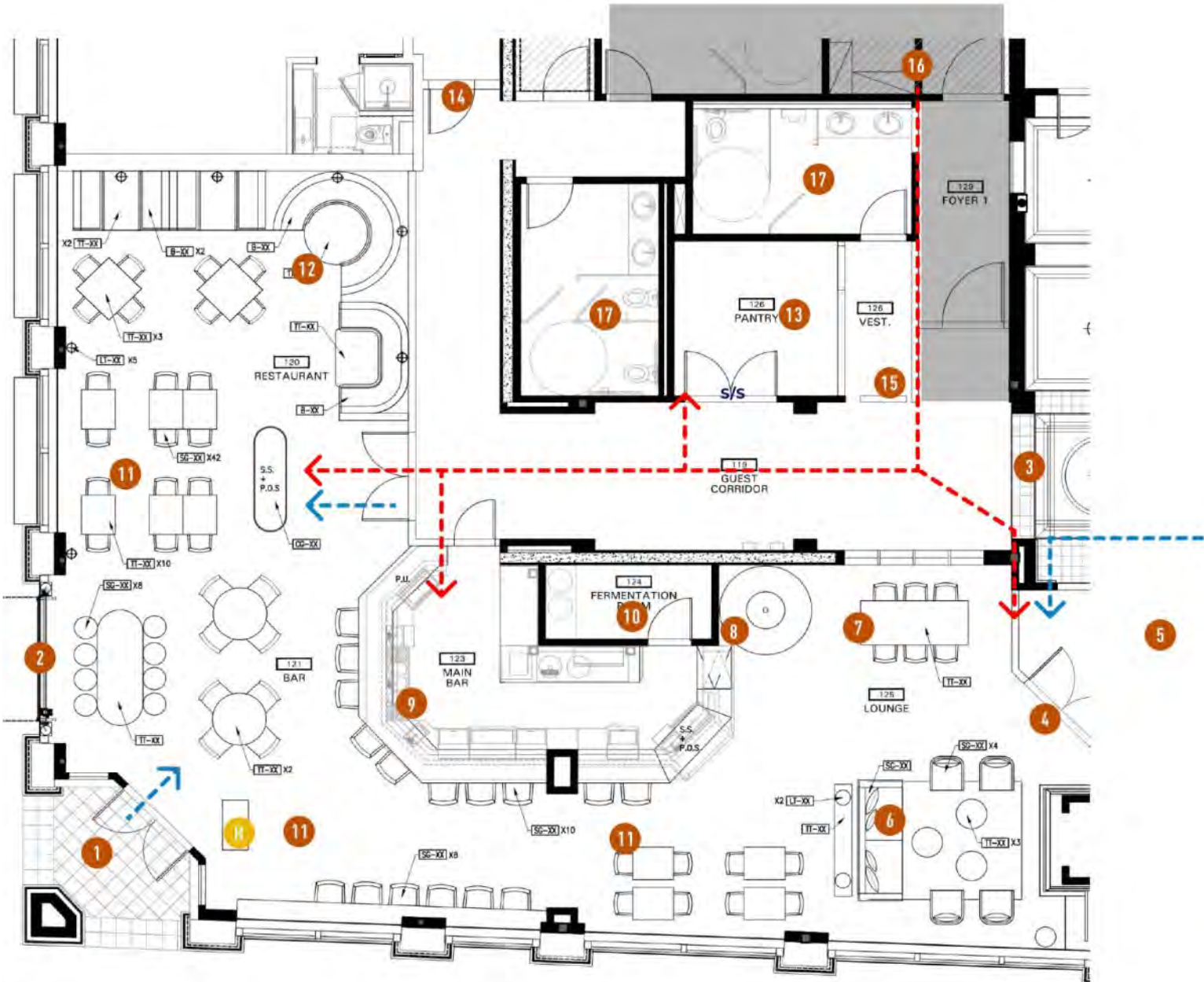
The restaurant's layout is optimized for both large gatherings and intimate dinners, with flexible seating arrangements and a professional-grade kitchen capable of supporting a wide range of menu offerings. Whether you envision a fine dining restaurant, a bistro-style café, or a fusion concept, this space allows for creativity and culinary innovation.

Designed with sophistication and versatility in mind, this expansive space features a carefully curated blend of classic and modern architectural elements. The restaurant's spacious dining area provides a welcoming atmosphere, with high ceilings, large windows allowing natural light to flood the space, and elegant finishes that create an inviting environment for guests to relax and enjoy their meals.



DISTILLERY BAR & DINING

# RESTAURANT AND DISTILLERY FLOOR PLAN



## DISTILLERY FLOOR PLAN

### KEY NOTES:

1. ENTRY / ARRIVAL
2. ROLL-UP DOOR
3. CORRIDOR FROM LOBBY
4. ARRIVAL FROM LOBBY
5. HOTEL LOBBY
6. DISTILLERY FIRESIDE LOUNGE
7. WORK / DEMO TABLE
8. STILL ON ROLLING CART
9. BAR
10. FERMENTATION ROOM
11. DINING / BAR SEATING
12. BOOTH SEATING
13. BUTLER'S PANTRY / SERVICE AREA
14. CORRIDOR TO GUEST ROOMS
15. CORRIDOR TO KITCHEN
16. KITCHEN
17. BATHROOMS

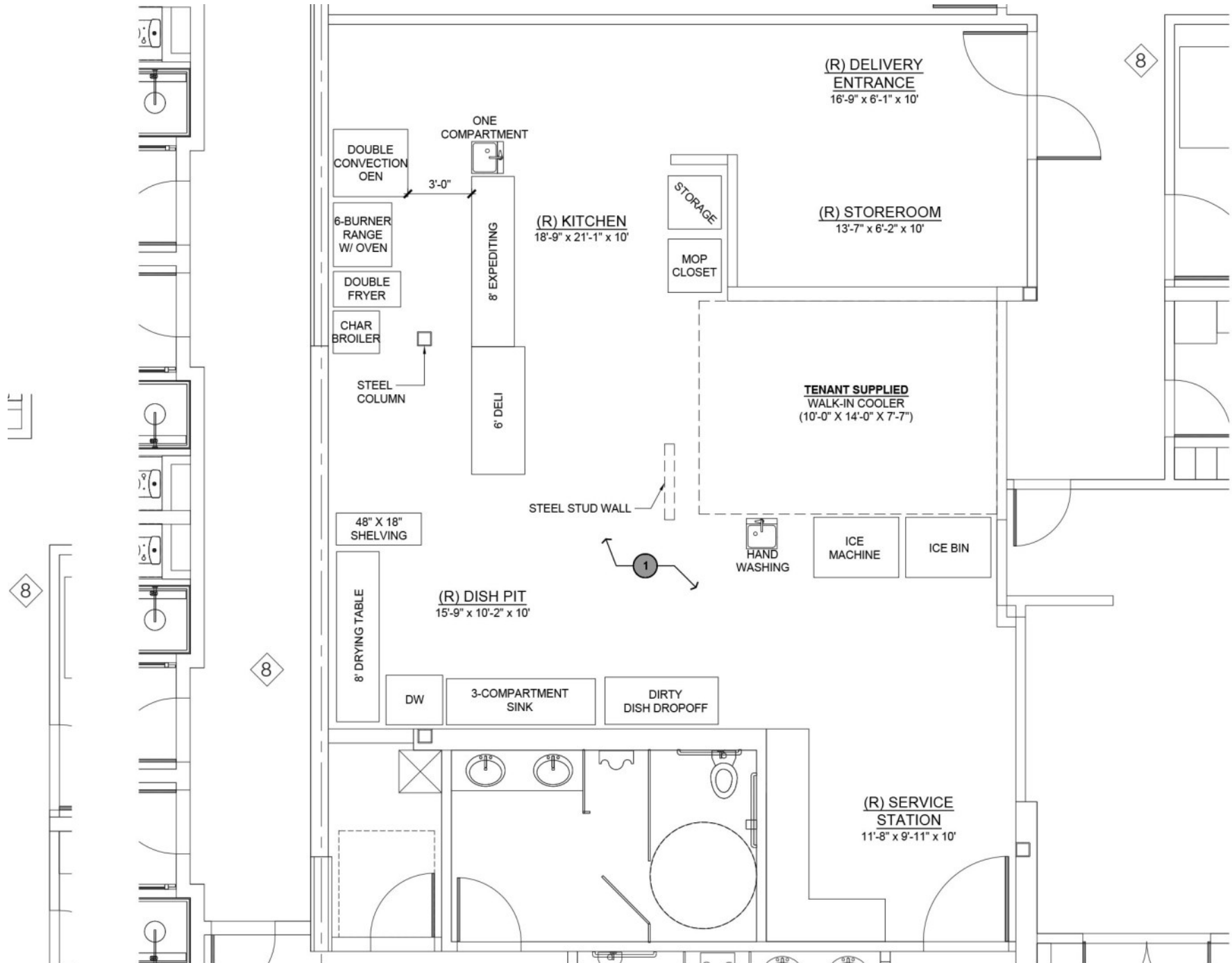
### SEAT COUNT:

LOUNGE: 6 SEATS	BAR HEIGHT: 6 SEATS
BAR : 10 SEATS	<b>TOTAL: 88 SEATS</b>
DINING: 66 SEATS	

### LEGEND:

- |     |      |                 |              |
|-----|------|-----------------|--------------|
|     | HOST |                 | SERVICE PATH |
|     | BOH  |                 | GUEST PATH   |
| S/S |      | SERVICE STATION |              |

# KITCHEN FLOOR PLAN



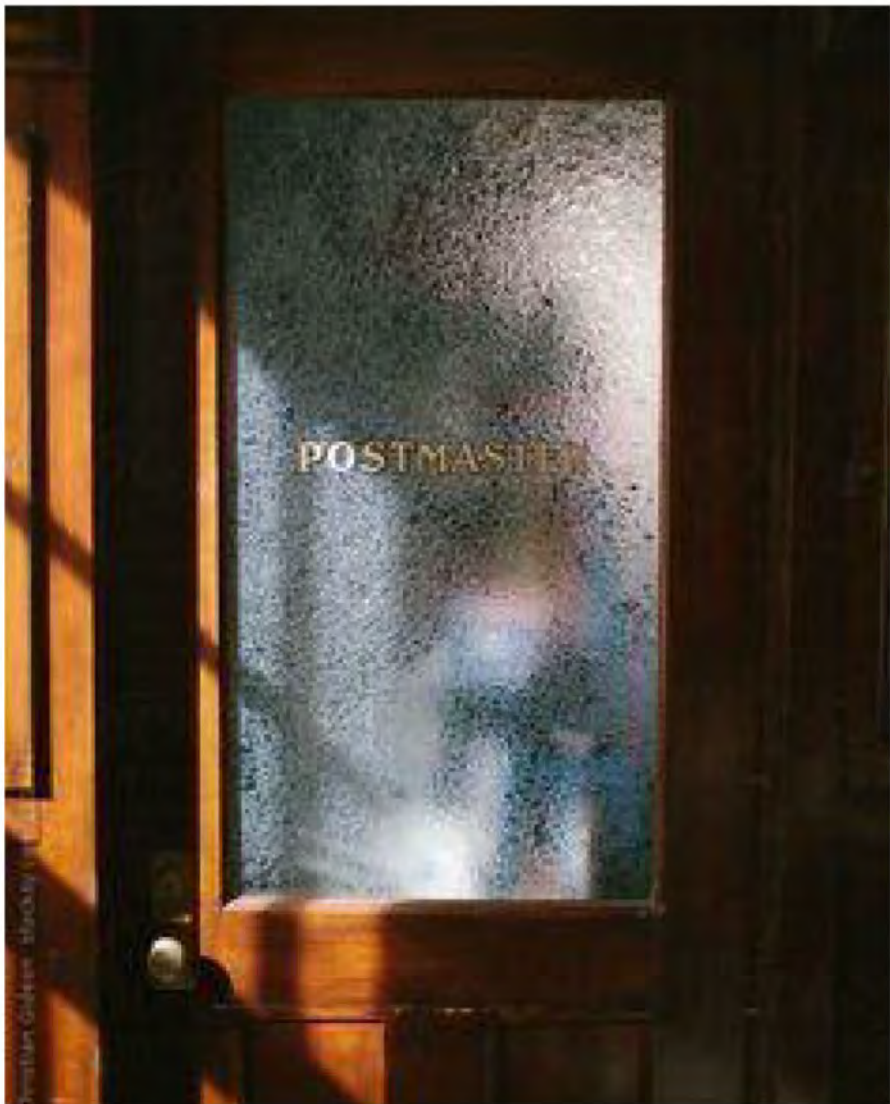
## DISTILLERY & LOUNGE AREA



The still will be located on a sliding rail system allowing for a stunning visual when not in use.

The Carlton Hotel itself is a landmark in Atascadero, providing an undeniable sense of history and prestige. Situated in the heart of this charming Central Coast community, the property benefits from a prime location near downtown attractions, local businesses, and residential neighborhoods, making it a destination for both locals and visitors alike. With its proximity to Paso Robles wine country, coastal getaways, and a strong local economy, the potential for success is limitless.

This opportunity represents a rare chance to be a part of Atascadero's thriving hospitality scene while offering your guests an experience that blends history, luxury, and entertainment.



DISTILLERY LOUNGE

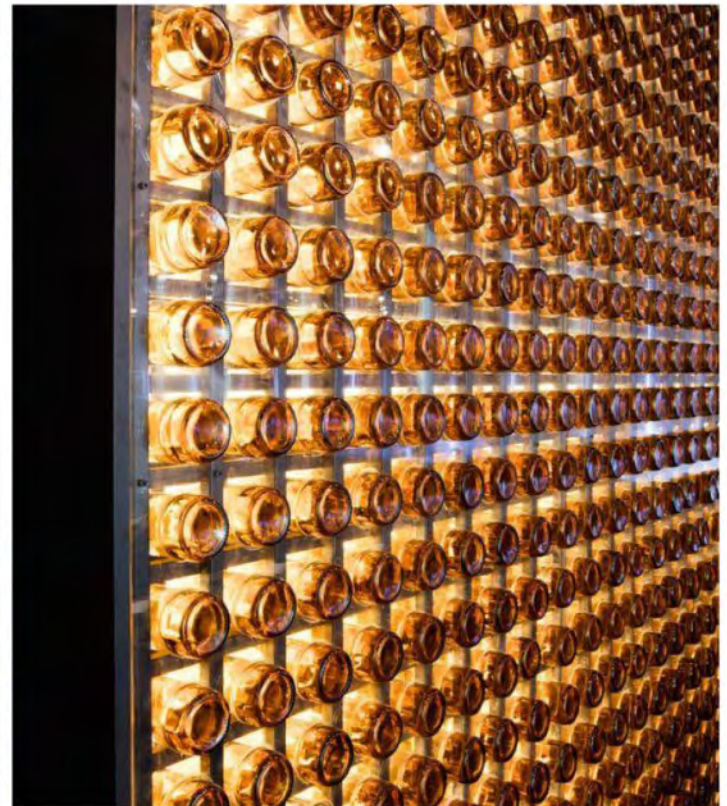


# SPEAKEASY



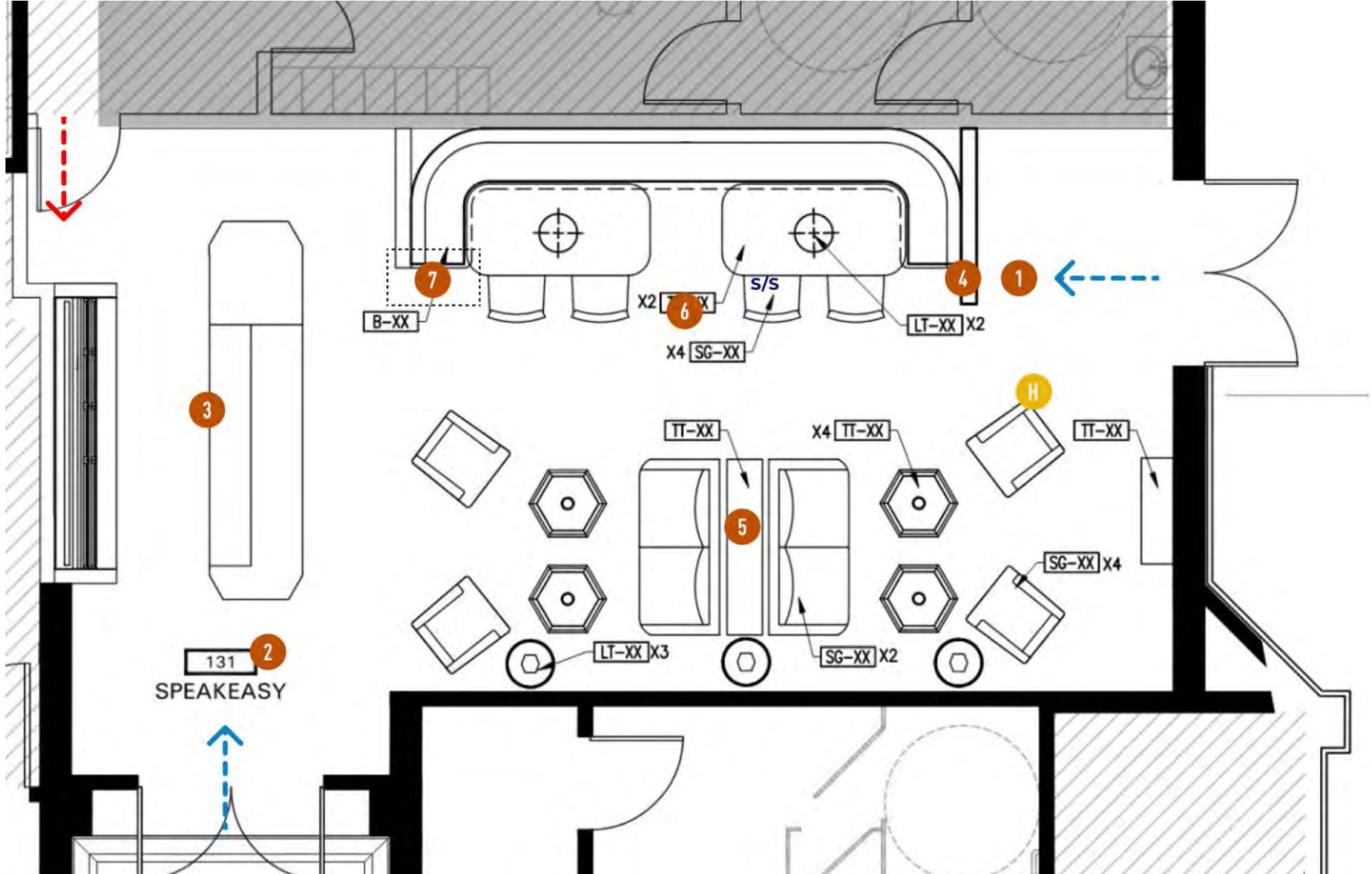
Adjacent to the distillery lounge, the speakeasy is tucked away to maintain a sense of exclusivity, offering an intimate and atmospheric setting perfect for private events or a sophisticated night out. The speakeasy pays homage to the history of local honey cultivation with walls of diffused amber lighting through glass bottle bottoms, mimicking honeycomb patterns. The aesthetic sets the stage for a memorable experience, whether patrons are enjoying craft cocktails.

The speakeasy element adds an extra layer of allure, giving this venue the flexibility to cater to upscale events or private gatherings, offering guests an unforgettable escape.



SPEAKEASY

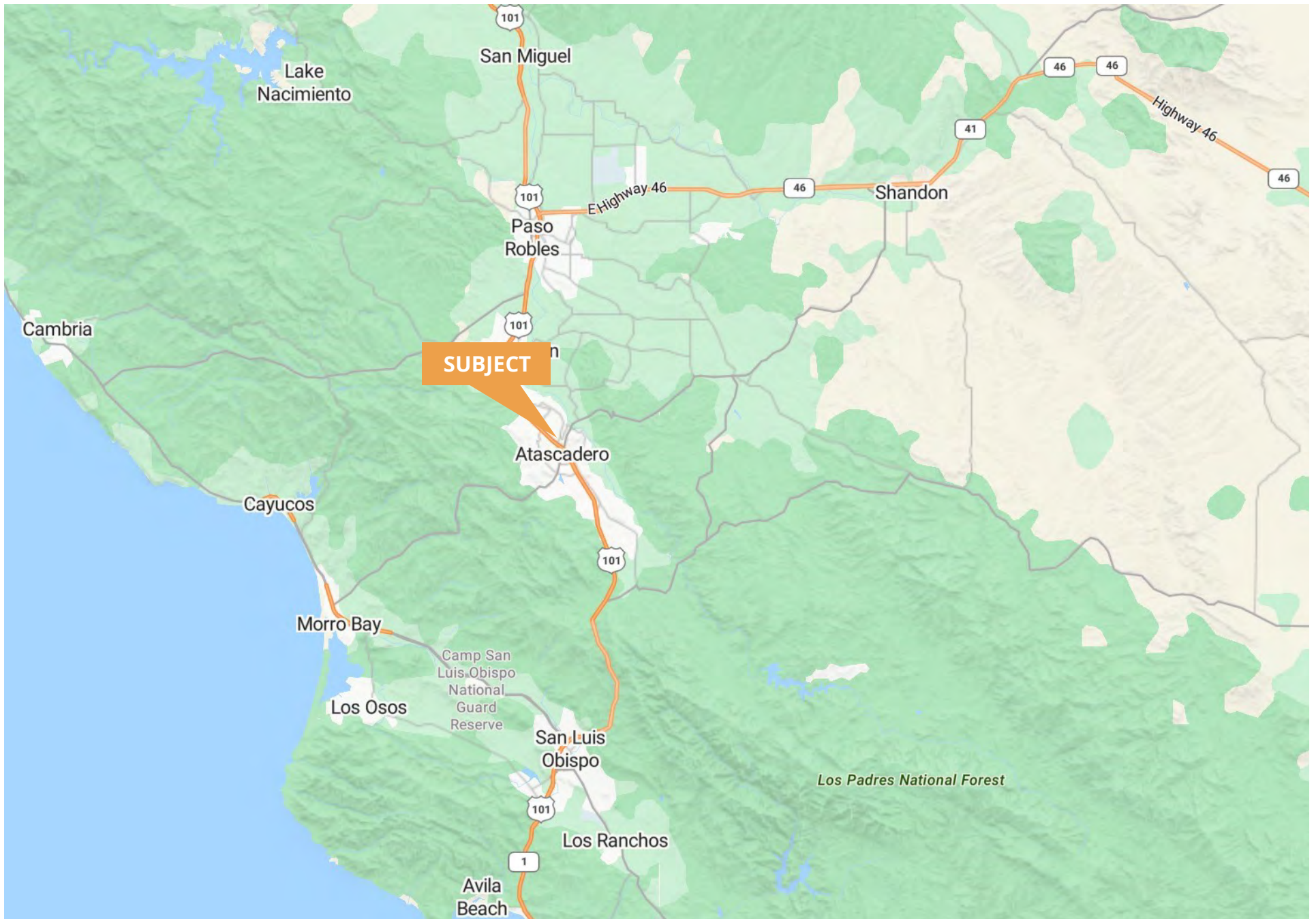
# SPEAKEASY FLOOR PLAN



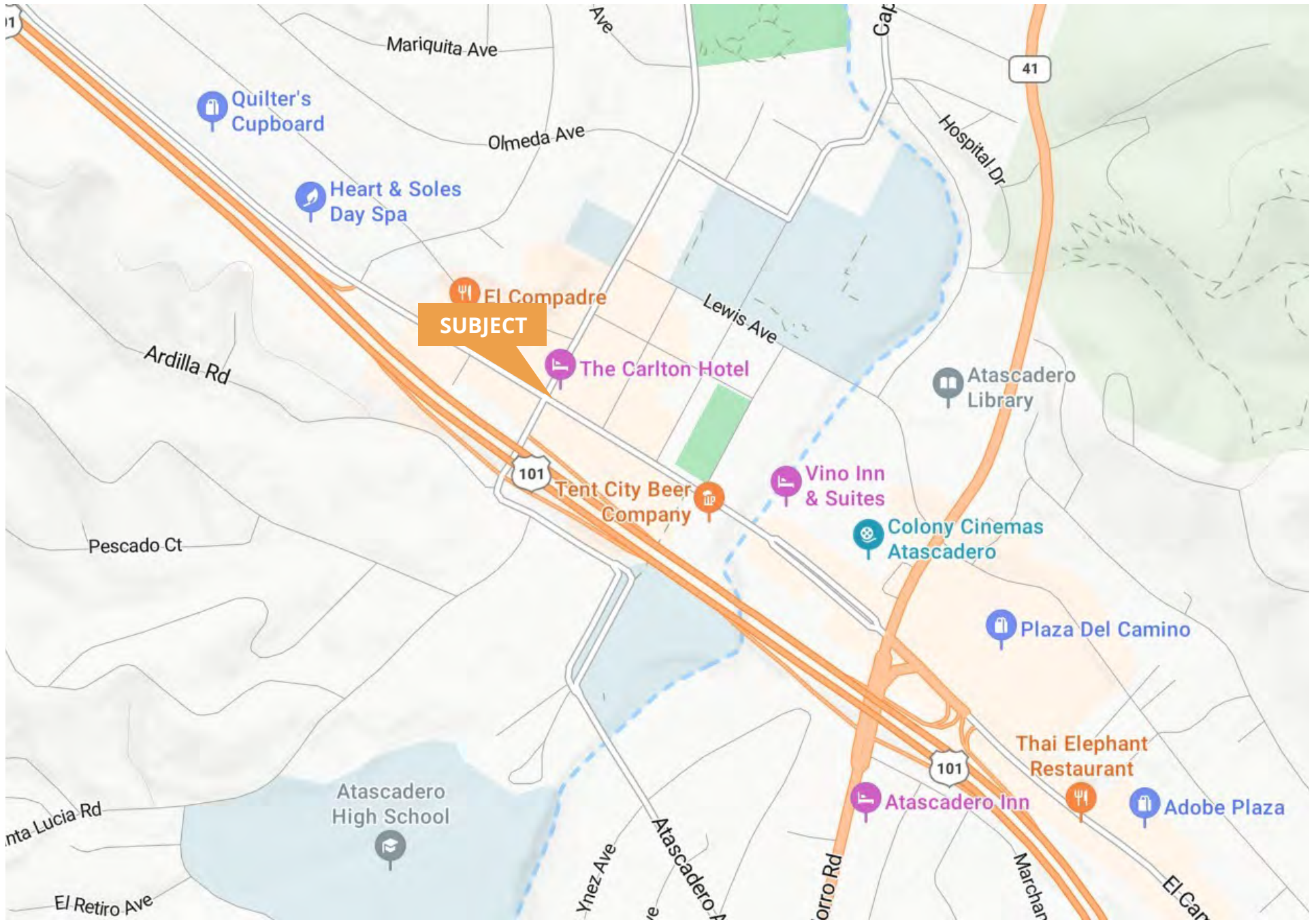
# AERIAL MAP



# AREA MAP



# LOCAL AREA MAP



# COMMUNITY INFO

Atascadero, California is located in San Luis Obispo County, about halfway between Los Angeles and San Francisco on California's Central Coast. It's part of the Paso Robles Wine Country region and is known for its scenic beauty, rural atmosphere, and family-friendly environment.

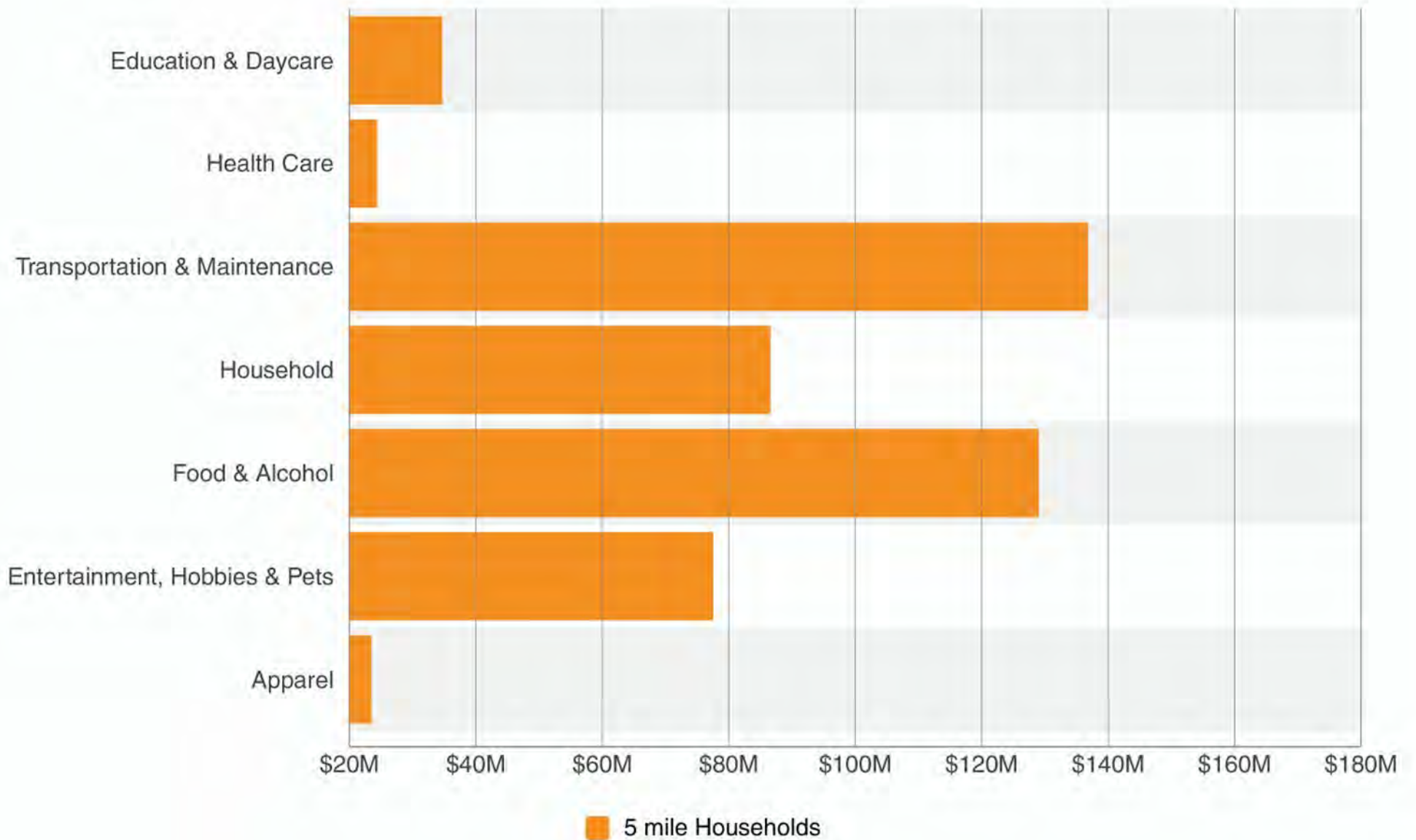
The downtown of Atascadero is centered around the allure of the adjacent Sunken Gardens where many events are held throughout the year. Atascadero's downtown has experienced tremendous growth in recent years and the City is underway on a downtown enhancement project. The new restaurant tenant at the 4-star Marriott would be the next great addition to an already growing downtown.

Atascadero's economy is driven by a combination of agriculture, tourism, retail, and service industries. The city is part of the larger Paso Robles wine region, which significantly contributes to the local economy through tourism, wine tastings, and agricultural products.

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
2024 POPULATION	7,928	36,383	72,390
2024 HOUSEHOLDS	3,301	14,090	27,642
OWNER OCCUPIED	1,757	8,386	16,617
RENTER OCCUPIED	1,273	4,415	8,637
MEDIAN AGE	39.5	41.8	41.7
AVERAGE HH INCOME	\$111,833	\$116,239	\$112,790
CONSUMER SPENDING	\$118.2M	\$513.4M	\$997.3M



# CONSUMER SPENDING





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