

120

NIBLICK AVE.
PASO ROBLES, CA

FOR SALE



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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.

PROPERTY OVERVIEW

Outstanding retail opportunity in the heart of Paso Robles' dominant regional shopping destination. This ±33,000 SF retail space features 33-foot ceiling heights, RC zoning, and the ability to demise the space to suit tenant needs. Located within Woodland Plaza II, a high-traffic center shadow anchored by Walmart, and co-tenanted by national retailers including Kohl's and Big 5 Sporting Goods. Strategically positioned along Niblick Road, the property benefits from strong daily traffic, ample parking (3.58/1,000 SF), and a dense retail trade area with high barriers to entry. Ideal for value and soft goods retailers, fitness, entertainment, or other regional draw uses seeking visibility and access in Paso Robles' primary shopping corridor.

OFFERING PRICE:	Contact Listing Agent
LEASE TERM:	Negotiable
AVAILABLE:	Now
BLDG SIZE:	+/-33,360 SF
LOT SIZE:	199,940 SF
ZONING:	RC
APN:	009-814-014



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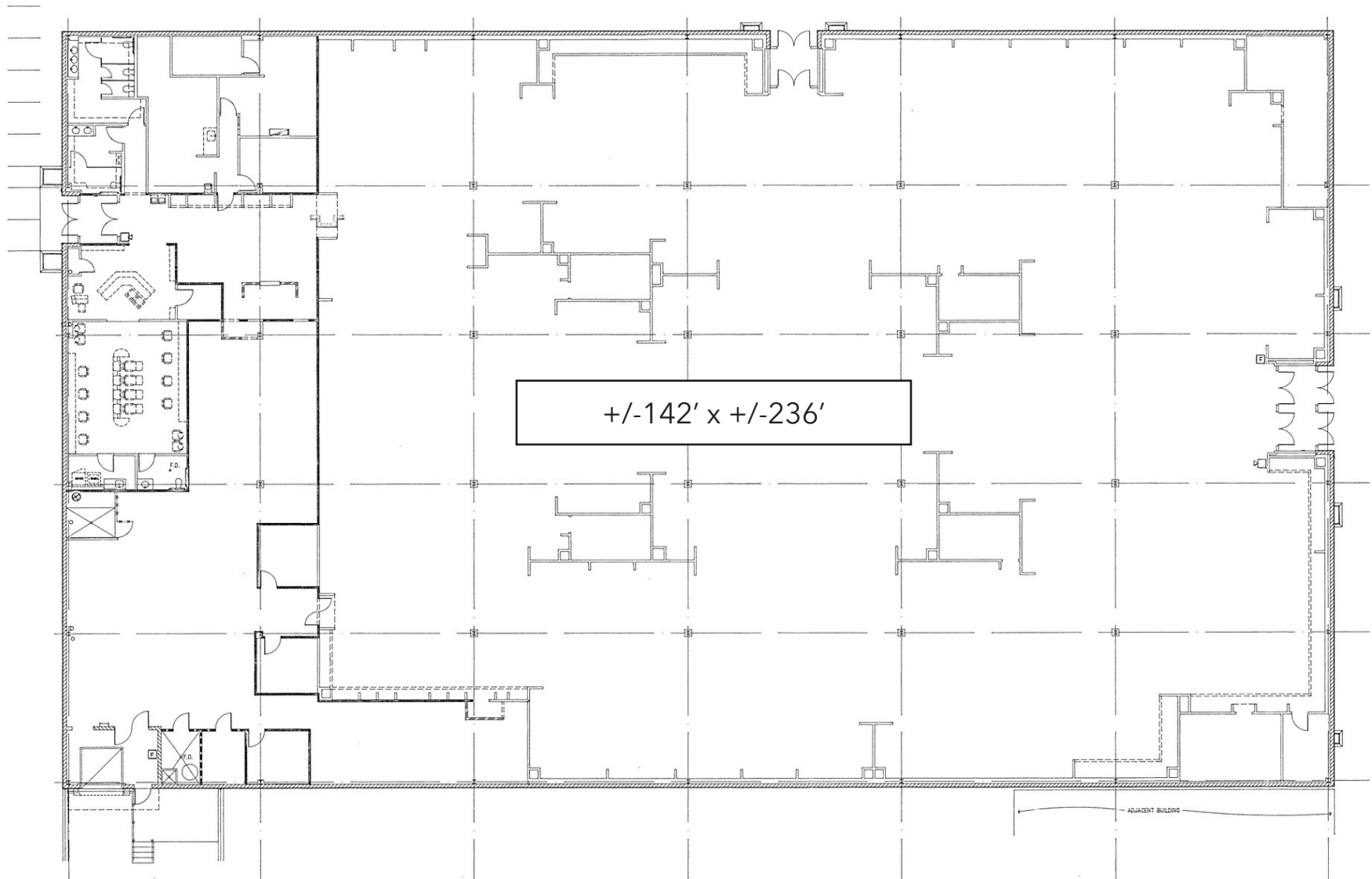
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SITE PLAN



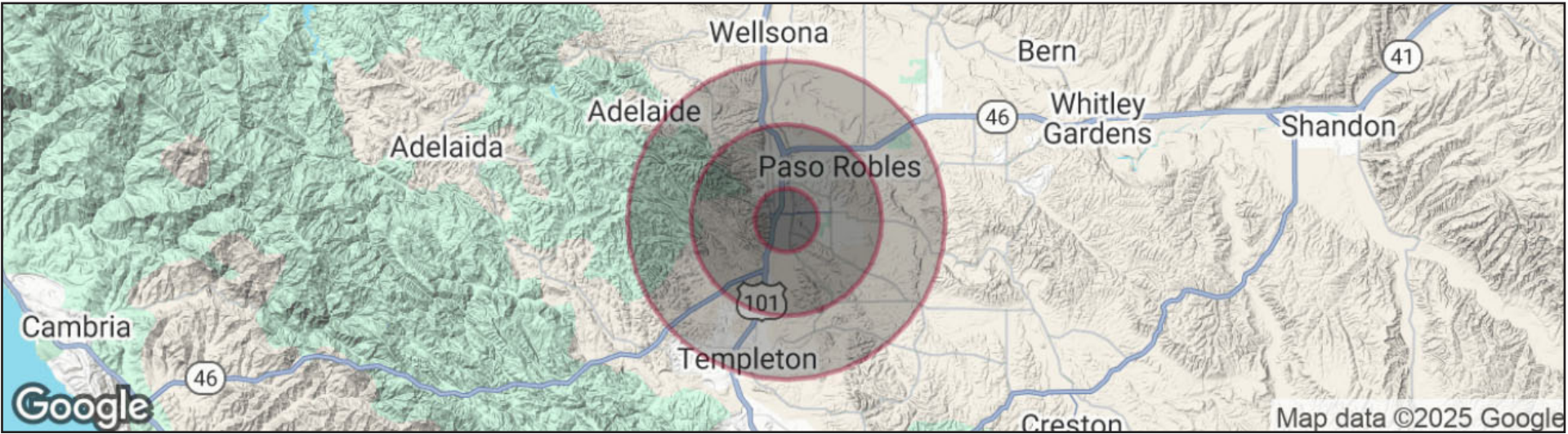
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RETAIL MAP



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DEMOGRAPHICS



RADIUS DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	6,620	33,905	39,899
Average Age	40	41	42
Average Age (Male)	39	40	40
Average Age (Female)	42	43	43
HOUSEHOLDS & INCOME			
Total Households	2,533	12,595	14,817
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$112,126	\$109,264	\$114,116
Average Hosue Value	\$832,353	\$750,414	\$775,653

Demographics data derived from AlphaMap

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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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