

# LOCATED IN FRONT OF GROCERY OUTLET & TRACTOR SUPPLY MULTI-TENANT PAD FOR LEASE

NWQ State Hwy 101 & Hwy 46 · 2805 Black Oak Dr, Paso Robles, San Luis Obispo, CA 93446



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This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed is secured from sources we believe to be reliable. Each investor is encouraged to have a C.P.A. and/or Financial Advisor make an independent projection. ©2024 Retail California & Newmark Pearson Commercial. All rights reserved.



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## Location Description:

The subject property is a highway commercial retail pad For Lease located at 2805 Black Oak Drive in Paso Robles, CA. The pad is located in front of Tractor Supply Co., Grocery Outlet, and Community Health Centers. The available pad is across the parking lot from an outparcel location of Carl's Jr. drive-thru restaurant.

## Property Highlights:

The property location is immediately northwest of the convergence of CA State Hwy 101 & Highway 46, positioned directly in front of Tractor Supply Co and adjacent to ramps from both highways 800± feet from the center. A large freeway pylon sign displays the center's anchors and faces north and south directions of travel from the freeway. The center and pads experience high-visibility and easy access from both sets of freeway ramps.

**APN:** 008-051-021; **Lot Size:** 32,826± SF; **Building Size:** 5,374± SF-Divisible

**Lease Rate:** \$45.00 psf plus NNN

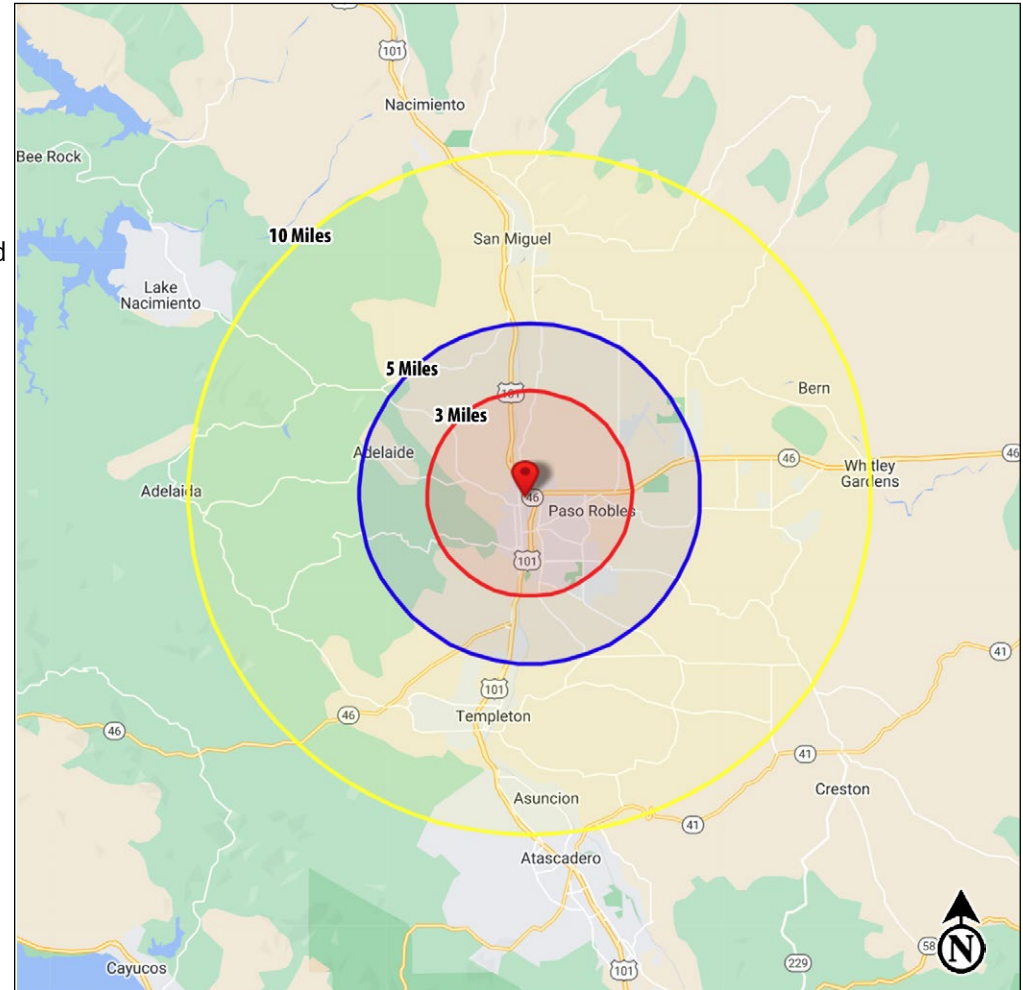
## 2024 Demographics:

	<u>3 Miles</u>	<u>5 Miles</u>	<u>10 Miles</u>
Total Population:	26,208	36,899	63,192
Daytime Pop:	33,399	41,242	63,935
Total Households:	9,843	13,756	23,196
Average HH Income:	\$103,193	\$103,396	\$114,144

## 2024 Traffic Totals:

State Hwy 101 (N/S):	75,890 ADT
State Hwy 46: (E/W)	<u>52,169</u> ADT
Total:	128,059 Avg Daily Traffic

Sources: Kalibrate TrafficMetrix



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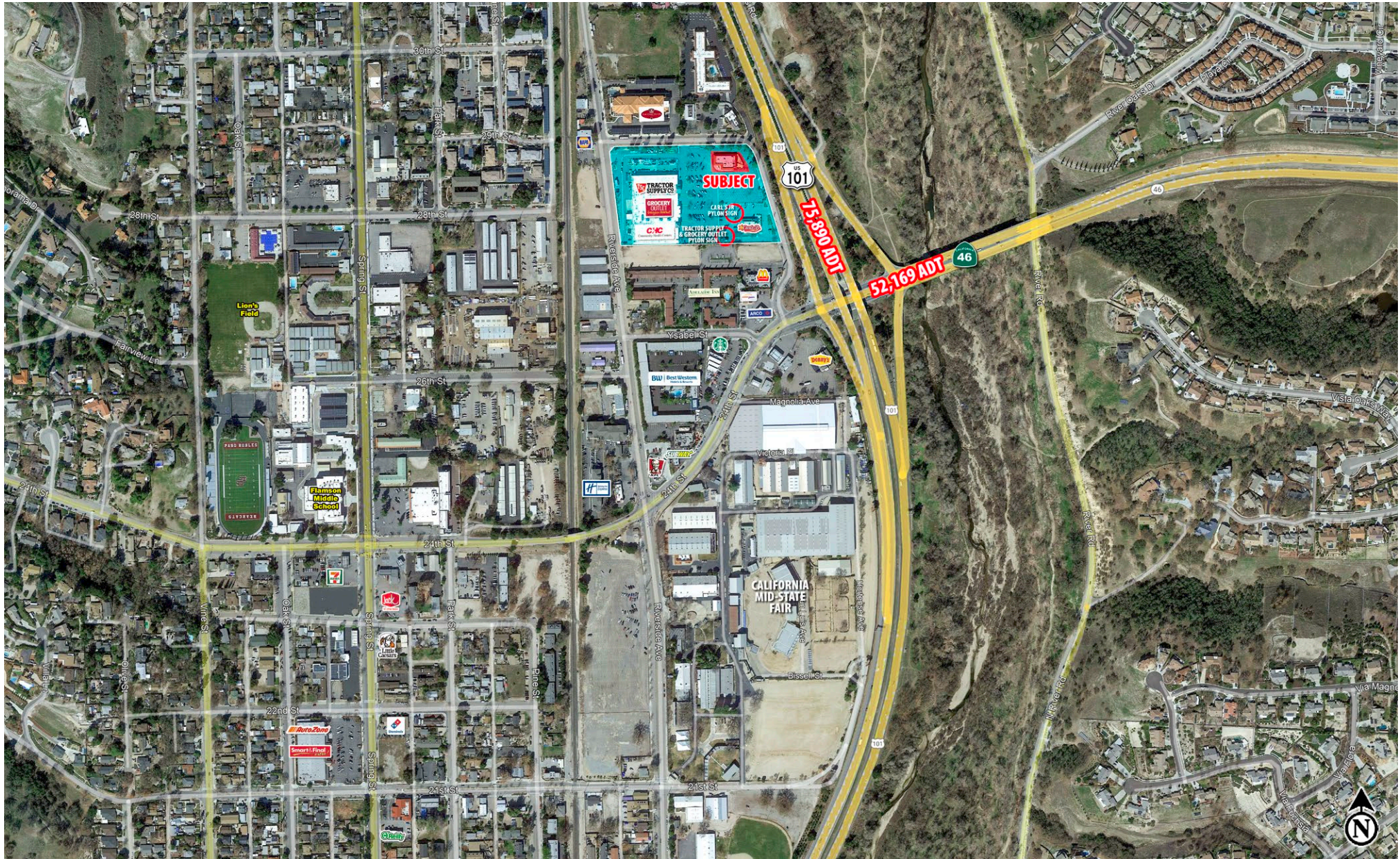
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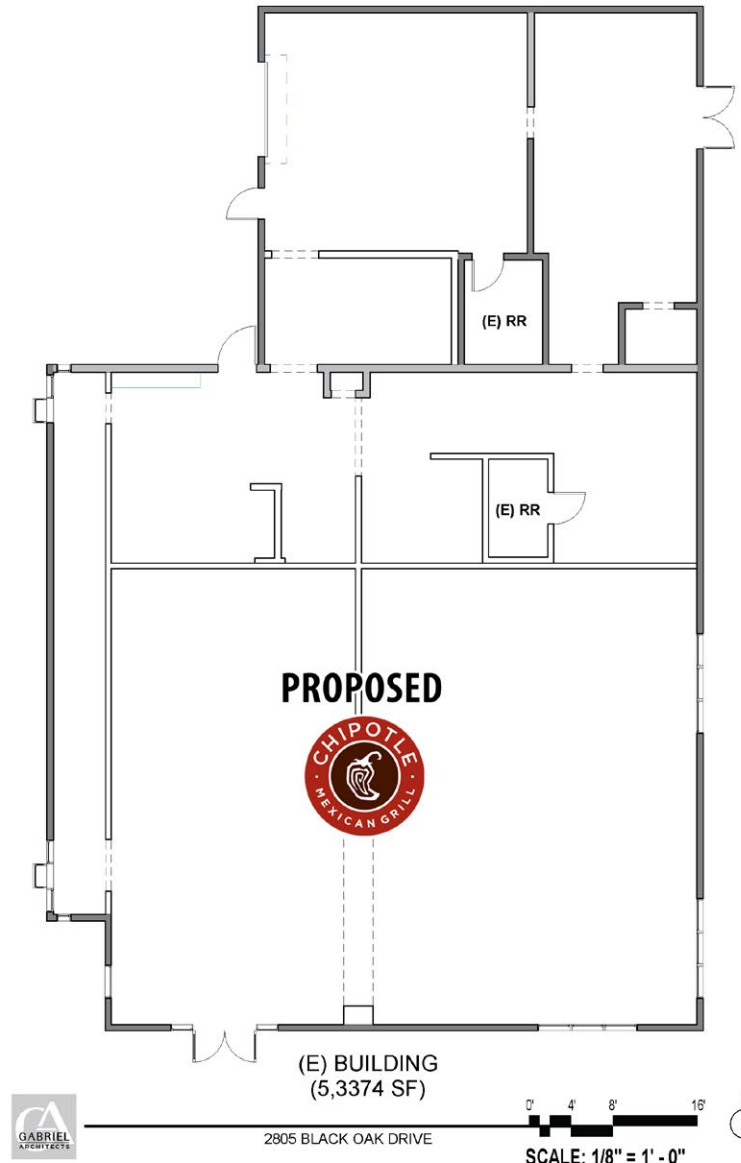
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**PROPOSED FLOOR PLAN**



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## ASSESSOR'S PARCEL MAP

