

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

2805 BLACK OAK DRIVE
PASO ROBLES, CA



PROPOSED RENDERING



Michael Arfsten
Senior Vice President
t 559-447-6233
michael@retailcalifornia.com
CA RE Lic. #01181635

Rachael Orlando
Senior Vice President
t 559-447-6252
rachael@retailcalifornia.com
CA RE Lic. #01890236

Independently Owned and Operated | Corporate License #00020875 | retailcalifornia.com

FRESNO OFFICE: 7480 N. Palm Ave. #101, Fresno, CA 93711, t 559-432-6200

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PROPERTY INFORMATION

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 | NNN

POPULATION

DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2030 Projection	7,980	25,598	36,363
2025 Estimate	8,047	25,772	36,392
Growth 2025-2030	-0.83%	-0.67%	-0.08%
Growth 2020-2025	27.43%	1.94%	2.80%
Growth 2010-2020	-19.99%	3.77%	1.07%
<i>Daytime Population</i>	7,874	30,169	38,712
2030 Projection	2,945	9,649	13,502
2025 Estimate	2,959	9,691	13,524
Growth 2025-2030	-0.47%	-0.43%	-0.16%
Growth 2020-2025	32.00%	3.41%	2.71%
Growth 2010-2020	-25.64%	4.44%	2.49%
<i>2025 Est. Average HH Income</i>	\$107,043	\$119,891	\$121,464

Source: Claritas 2025

HOUSEHOLD



TRAFFIC COUNTS

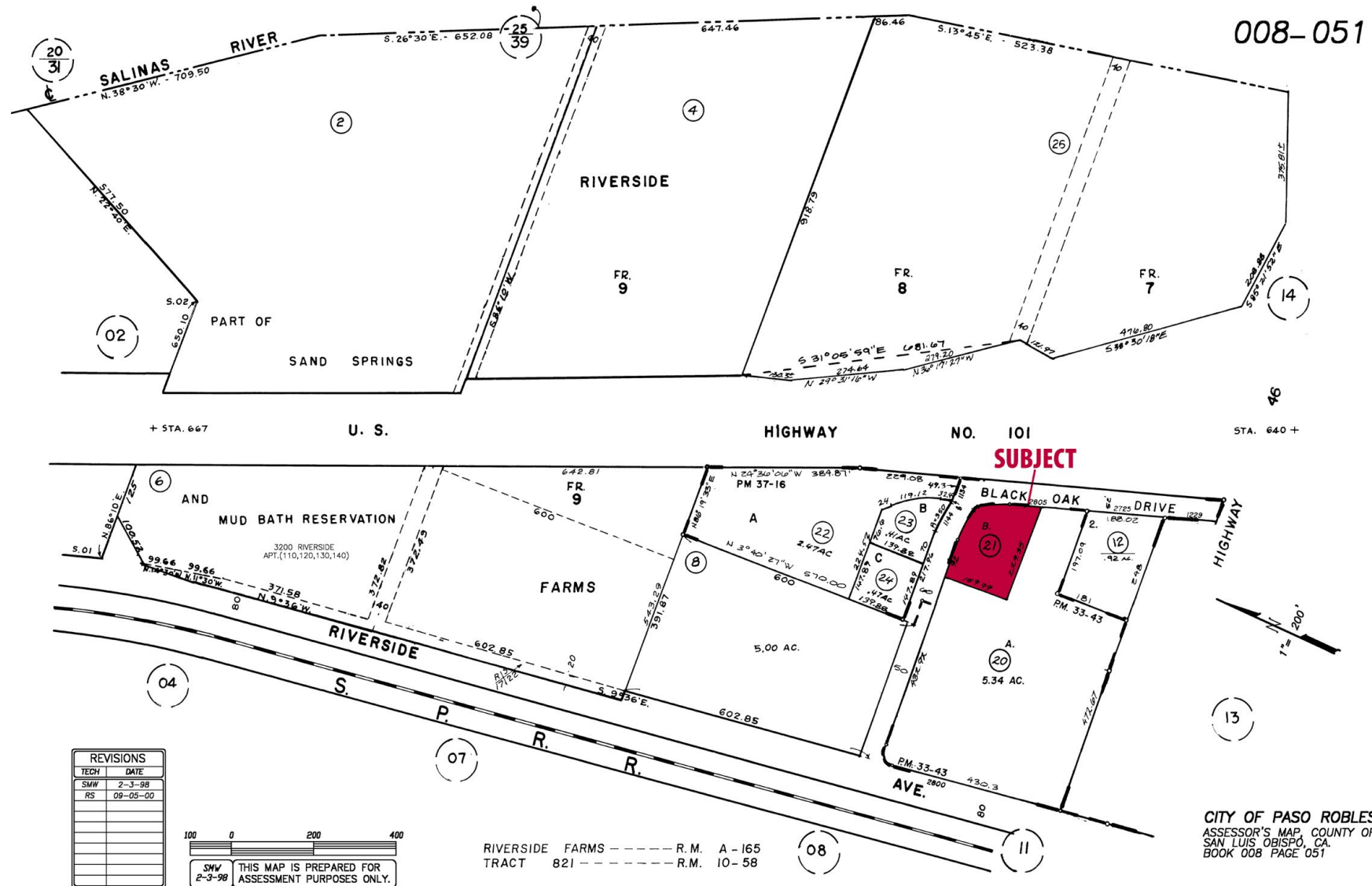
75,890± ADT
 52,169± ADT

Highway 101
 (Northbound & Southbound)
 Highway 46
 (Eastbound & Westbound)

Source: Kalibrate TrafficMetrix 2025

SITE PLAN





2805 BLACK OAK DRIVE

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AERIAL MAP

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.



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