



AVAILABLE FOR LEASE

# PASO ROBLES CROSSINGS

Highway 101 & Theatre Drive  
PASO ROBLES, CA

A PROUD MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS



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# PROPERTY HIGHLIGHTS & DEMOGRAPHICS



## LOCATION:

Highway 101 & Theatre Drive  
Paso Robles, CA



## MAJOR RETAILERS IN SHOPPING CENTER:

Target, Outdoor Supply Hardware,  
Ross, Petco, Ulta, Michaels, Dollar  
Tree, Bevmo! and Five Below



## BUILDING SIZE:

±297,991 Square Feet (GLA)



## AVAILABILITY:

5,979 sf



## NNN's:

\$0.70 SF

		3-MILE	5-MILE	10-MILE
	<b>2024 TOTAL POPULATION</b>	24,131	44,554	80,111
	<b>2024 DAYTIME POPULATION</b>	28,699	54,566	90,953
	<b>2024 TOTAL EMPLOYEES</b>	15,715	28,318	44,430
	<b>2024 TOTAL HOUSEHOLDS</b>	8,957	16,865	30,822
	<b>2024 AVERAGE HOUSEHOLD INCOME</b>	\$133,832	\$133,873	\$137,938
	<b>TRAFFIC COUNTS</b>	US 101 (at US 46 West)		±60,000 AADT



# SITE PLAN & LEASING



SUITE	TENANT	SQUARE FEET
NAP	Target (N.A.P.)	113,667
Major A1	Petco	12,055
Major A2	Ulta Beauty	11,469
Major B	Ross Dress For Less	30,187
Major C	Michaels	17,712
Major D	Outdoor Supply Hardware	47,971
B1	Bevmo!	8,050
B2	Famous Footwear	7,475
Pad A1	AVAILABLE	2,520
Pad A3	Mattress Firm	4,335
Pad A5	Club Pilates	1,890
Pad A7	Johnson Family Dental	3,003
Pad B	AVAILABLE	5,979
Pad C	Carl's Jr.	3,370
Pad E1	Five Below	8,490
Pad E2	Dollar Tree	11,500
Pad G1	Starbuck's Coffee	1,500
Pad G2	Jersey Mike's Subs	1,500
Pad H1	Golden State Wireless	1,500
Pad H2	Sky Nails & Spa	1,300
Pad H3	See's Candies	1,299
Pad H4	T-Mobile	1,300
Pad H5	Dignity Health Laboratories	1,491
Pad H6	Crumb! Cookies	1,500
Pad H7	Taco Roco	1,500
Shop1	America's Mattress	4,000
Shop 2	Bath and Body Works	2,752



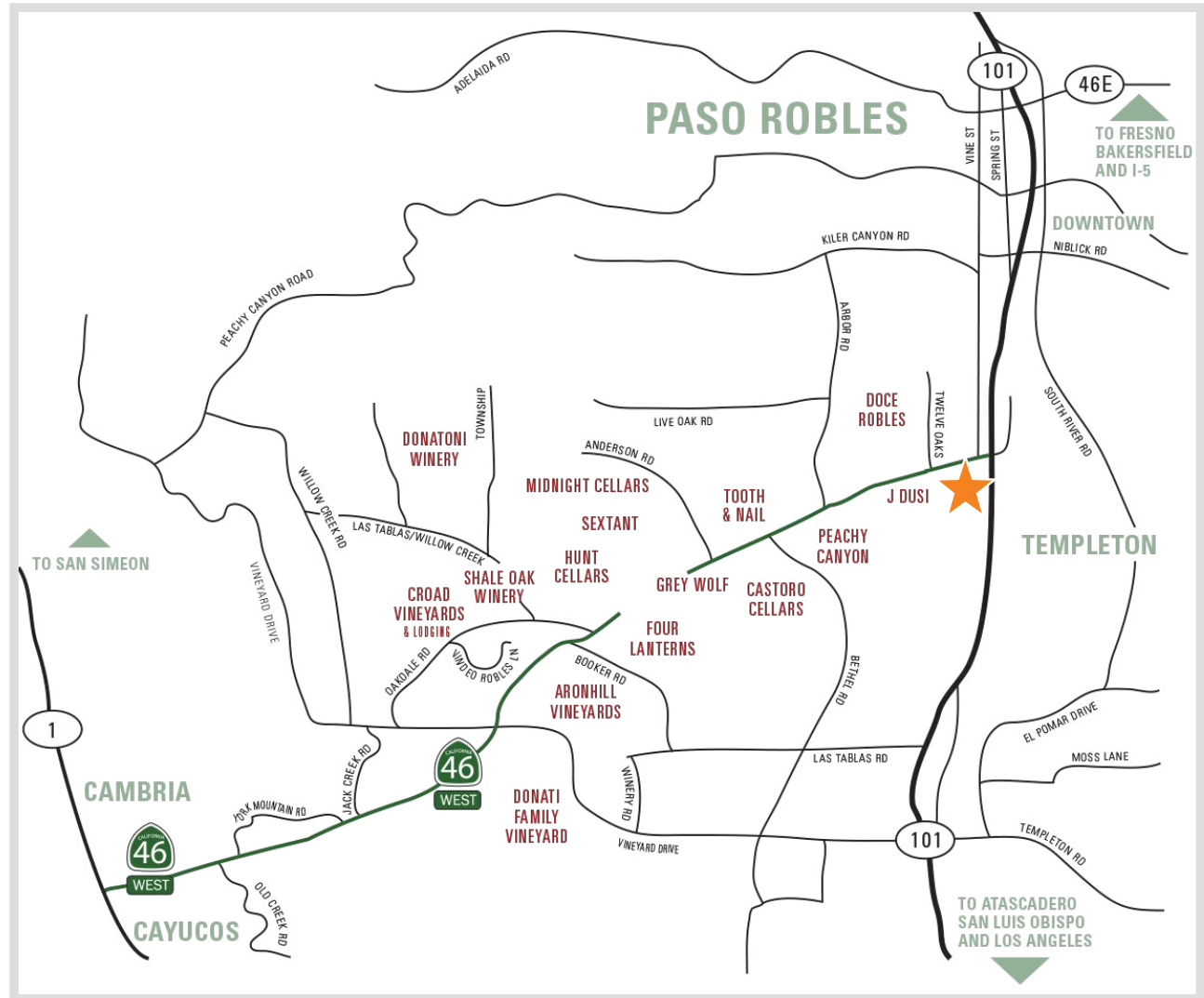
# PROPERTY OVERVIEW

**Paso Robles Crossings** is a ±297,991 square foot center located along Highway 101, just south of the Highway 4 interchange in the southern portion of Paso Robles, California.

In addition to serving the City of Paso Robles, the shopping center's tenant mix and central location make it the retail hub for the nearby communities of Templeton and Atascadero.

The largest center in the region, **Paso Robles Crossings** is anchored by Target, Outdoor Supply Hardware, Ross, Petco, Dollar Tree, and Michaels. It is highly visible and conveniently accessible to more than 60,000 cars per day traveling Highway 101. Other notable tenants include ULTA, BevMo!, Five Below and Famous Footwear.

With a city population of approximately 32,200 people, the City of Paso Robles is a community in San Luis Obispo County that is known for its abundance of olive groves, vineyards and wineries, which also bolster the tourism industry.





# INTERSECTION AERIAL





# RETAIL TRADE AREA



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