

AVAILABLE FOR LEASE  
ANCHOR, PAD & SHOP SPACE

# GOLDEN HILLS PLAZA

PASO ROBLES, CA



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**2421-2445 GOLDEN HILL ROAD**  
PASO ROBLES, CA

**PROPERTY**  
INFORMATION

<b>Availability:</b>	4 Spaces
<i>Anchor Space:</i>	26,100± SF
<i>Shop Space:</i>	3,317± SF
<i>Shop Space:</i>	1,440± SF
<i>Pad:</i>	up to 2,500± SF buildable
<b>Property Type:</b>	Retail

**PROPERTY DESCRIPTION**

Golden Hills Plaza is a well-located Paso Robles shopping center anchored by a high-performing Lowe's Home Improvement, drawing strong daily traffic from the region's primary retail corridor. The center features a complementary mix of national and local tenants, excellent visibility, and convenient access to Highway 101. With steady population growth, strong demographics, and year-round tourism, this property offers a stable, high-demand retail environment in one of the Central Coast's most dynamic markets.

**HIGHLIGHTS**

- 243,846± SF Highway Commercial Center
- 38,044± Average Cars Per Day Intersection
- Highway 46 Great Visibility and Easy Access
- Avg HH Income in Primary Trade Area \$140,341



**Contact Agent**  
FOR LEASE RATE

**2421-2445 GOLDEN HILL ROAD**  
PASO ROBLES, CA

**AREA**  
DEMOGRAPHICS

	<b>1 MILE RADIUS</b>	<b>3 MILE RADIUS</b>	<b>5 MILE RADIUS</b>	
<b>POPULATION</b>	2030 Projection	2,539	31,140	37,348
	2025 Estimate	2,520	31,224	37,219
	Growth 2025-2030	0.77%	-0.27%	0.35%
	Growth 2020-2025	11.17%	6.74%	4.33%
	Growth 2010-2020	4.08%	-1.31%	4.99%
<b>HOUSEHOLD</b>	2030 Projection	938	11,475	13,655
	2025 Estimate	933	11,504	13,655
	Growth 2025-2030	0.56%	-0.25%	0.18%
	Growth 2020-2025	13.17%	6.90%	3.10%
	Growth 2010-2020	0.97%	-0.24%	5.99%
<b>2025 Est. Average HH Income</b>	\$140,341	\$119,558	\$126,029	

Source: Claritas 2025



**TRAFFIC COUNTS**

*(Within a One Mile Radius)*

**29,375± ADT**

Highway 46 at Golden Hill Road  
*(Eastbound)*

**8,669± ADT**

Golden Hill Road at Highway 46  
*(Southbound)*

Source: Kalibrate TrafficMetrix 2025

2421-2445 GOLDEN HILL ROAD  
PASO ROBLES, CA

AERIAL  
MAP



# Golden Hills Plaza Leasing Plan

2421-2445 Golden Hill Road, Paso Robles, CA 93446



Center Size: **256,348**

SPACE	TENANT	SF
0200	AVAILABLE	26,100
0650	AVAILABLE	1,440
0760	AVAILABLE	3,317
PAD4	AVAILABLE	UP TO 2,500
0100	LOWE'S	169,112
0300	TJ MAXX	25,000
0600	VIRTUS BRAZILIAN JIU JITSU	3,401
0630	LESLIE'S POOL SUPPLIES	2,600
0640	TOP NAILS SPA	1,200
0660	T-MOBILE	1,793
0700	VERIZON WIRELESS	2,200
0710	WESHIP	1,200
0720	ZIO BRAND MEATS	1,283
0730	WINGSTOP	2,000
0740	OFF THE 46 MEXICAN RESTAURANT	1,200
0750	SUBWAY	1,100
MAJOR4	GROCER	12,494
PAD2	STARBUCKS	2,000



HIGHWAY 46



■ AVAILABLE   
 ■ AVAILABLE SOON   
 ■ LEASED   
  NAP (NOT A PART)

This site plan is not a representation, warranty or guarantee as to size, location, identity of any tenant, the suite number, address or any other physical indicator or parameter of the property and for use as approximated information only. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion.

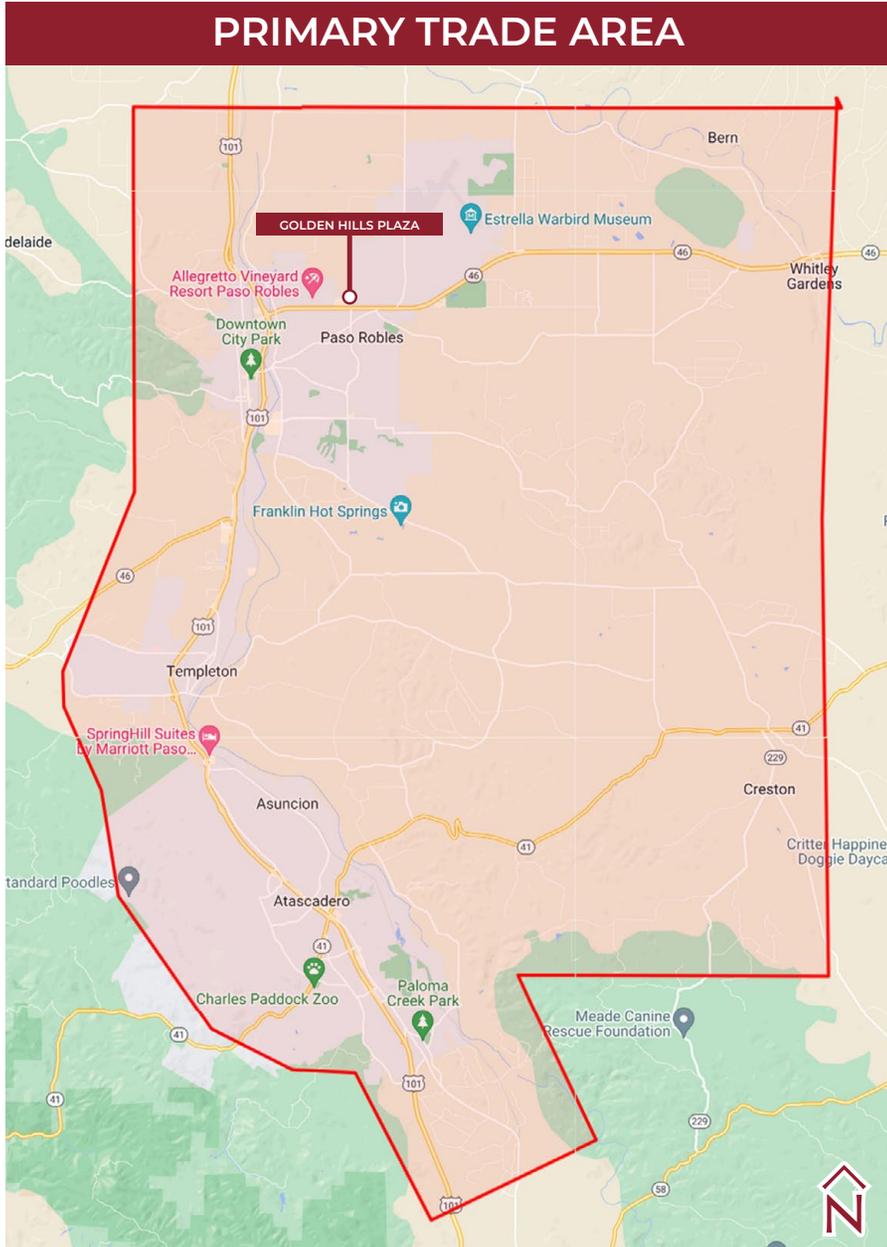
# 2421-2445 GOLDEN HILL ROAD

PASO ROBLES, CA

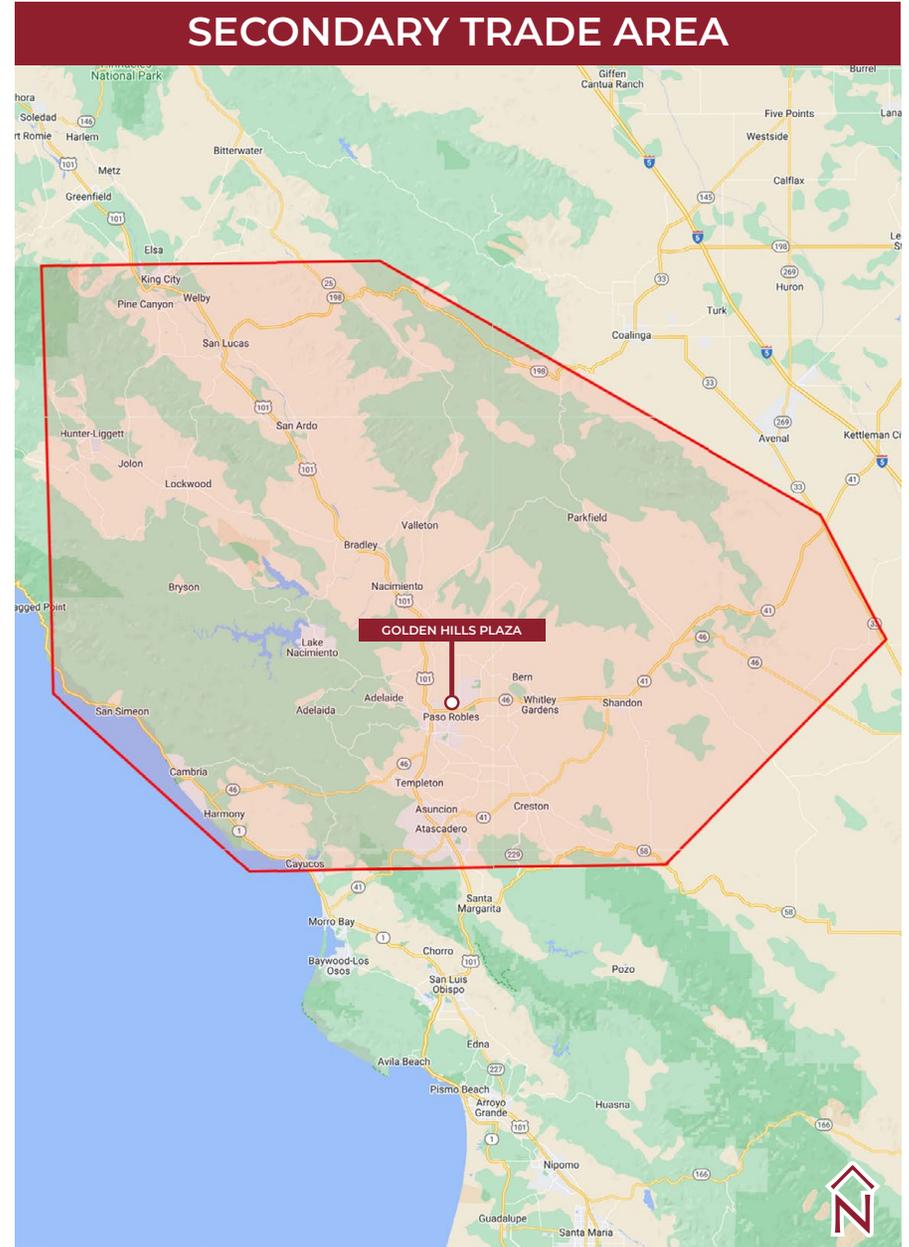
# TRADE AREA

INFORMATION

## PRIMARY TRADE AREA

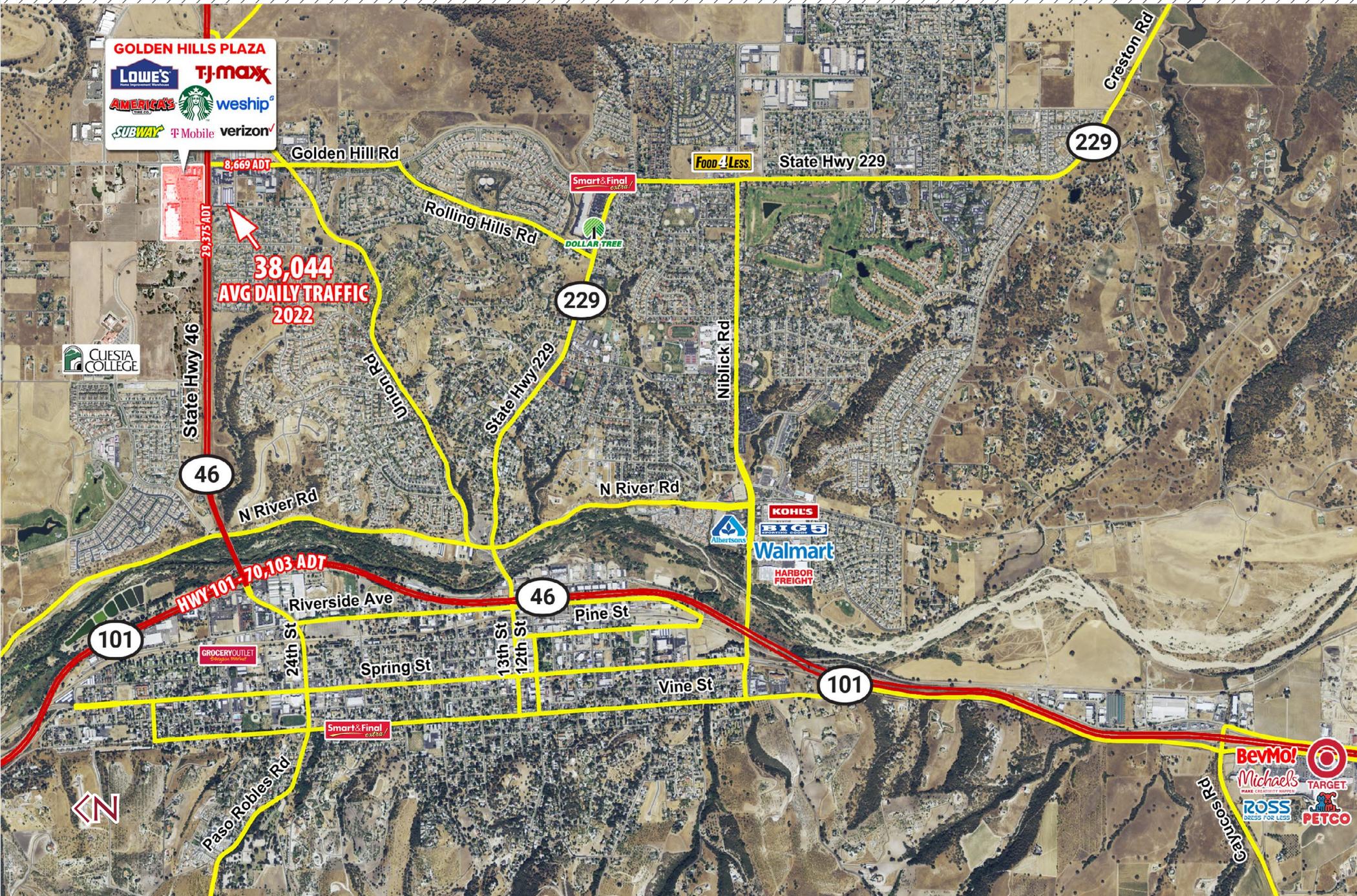


## SECONDARY TRADE AREA



2421-2445 GOLDEN HILL ROAD  
PASO ROBLES, CA

RETAIL COMPETITION  
MAP



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