

Highway Commercial Anchor & Shop Space Now Available For Lease



- 243,846± SF Highway Commercial Center
- 53,806± Average Cars per Day Intersection
- Avg HH Income in Primary Trade Area \$111,465±
- Hwy 46 Great Visibility and Easy Access

GOLDEN HILLS PLAZA SHOPPING CENTER

NWC Hwy 46 & Golden Hill Road
Located in Paso Robles, CA

Michael Arfsten
(559) 447-6233
michael@retailcalifornia.com
CA DRE # 01181635

Mike Kennedy
(559) 447-6271
mkennedy@retailcalifornia.com
CA DRE # 01496337

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GOLDEN HILLS PLAZA

NWC of Hwy 46 & Golden Hill Rd. Paso Robles, CA

PROPERTY SUMMARY

LOCATION

Northwest corner of Highway 46 & Golden Hill Road in Paso Robles, California.

TENANTS

Anchors: Lowe's and TJ Maxx;

Retail Tenants: Verizon Wireless, America's Tire, Leslie's Pool Supplies, WeShip, Zio Brand Meats, T-Mobile, Jiu Jitsu, Wing Stop, and Top Nails Spa

Restaurant Tenants: Starbucks, Subway, and Wing Stop

AVAILABLE SPACE

Anchor Space: 25,000± SF (positioned between Lowe's and TJ Maxx)

Shop Space: 3,317± SF; 1,440± SF

LEASE RATE

Please contact agent(s) for more information.

2024 DEMOGRAPHIC OVERVIEW

Population:	3 mile radius: 31,618	Avg. HH Income: 3 mile radius: \$100,731
	5 mile radius: 37,652	5 mile radius: \$104,149
	10 mile radius: 63,158	10 mile radius: \$111,057

2024 PRIMARY TRADE AREA

Trade Area Population:	78,502	Avg. HH Income: \$111,465
Trade Area Daytime Pop:	71,629	

2024 SECONDARY TRADE AREA

Trade Area Population:	125,523	Avg. HH Income: \$119,490
Trade Area Daytime Pop:	112,848	

2024 TRAFFIC COUNTS

State Hwy 46: 42,470 ADT

Golden Hill Rd: 11,336 ADT

Total: 53,806 Avg Daily Traffic



Golden Hills Plaza Leasing Plan

Hwy 46 & Golden Hill Rd, Paso Robles, CA 93446



Center Size: 243,846

SPACE	TENANT	SF
0200	AVAILABLE	25,000
0600	JIU JITSU	3,401
0650	AVAILABLE	1,440
0660	T-MOBILE	1,793
0730	WING STOP	2,000
0760	AVAILABLE	3,317
0100	LOWE'S	169,112
0300	TJ MAXX	25,000
0630	LESLIE'S POOL SUPPLIES	2,600
0640	TOP NAILS SPA	1,200
0700	VERIZON WIRELESS	2,200
0710	WESHIP	1,200
0720	ZIO BRAND MEATS	1,283
0730	WINGSTOP	
0740	OFF THE 46 MEXICAN RESTAURANT	1,200
0750	SUBWAY	1,100
0920	NOT A PART	0
0940	AMERICA'S TIRE	0
PAD2	STARBUCKS	2,000

AVAILABLE
 AVAILABLE SOON
 LEASED
 NAP (NOT A PART)

Updated: March 26, 2025

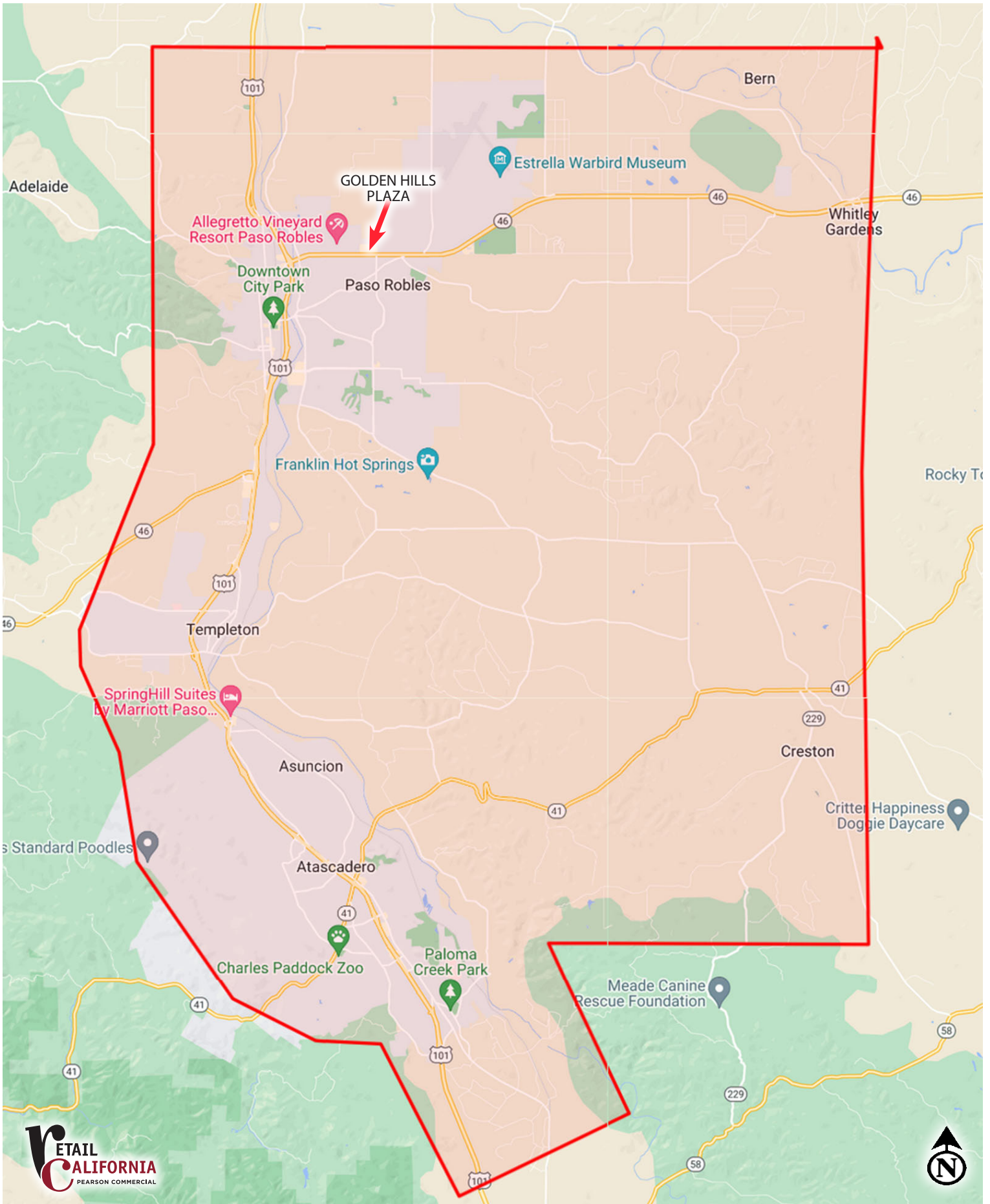
This site plan is not a representation, warranty or guarantee as to size, location, identity of any tenant, the suite number, address or any other physical indicator or parameter of the property and for use as approximated information only. The improvements are subject to changes, additions, and deletions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

Map Labels and Data:

- Highways:** US Hwy 101, State Hwy 46, State Hwy 229.
- Local Roads:** Paso Robles Rd, 24th St, Spring St, 13th St, 12th St, Pine St, Vine St, N River Rd, Niblick Rd, Union Rd, Rolling Hills Rd, Golden Hill Rd, Creston Rd.
- Commercial Establishments:**
 - Golden Hills Plaza:** LOWE'S, TJ-maxx, AMERICA'S, Starbucks, weship, SUBWAY, T-Mobile, verizon.
 - Smart & Final** (multiple locations)
 - DOLLAR TREE**
 - Food 4 Less**
 - Walmart** (with Harbor Freight and Big 5)
 - KOH'S**
 - BevMo!**
 - Michael's**
 - ROSS**
 - PETCO**
 - TARGET**
 - RETAIL CALIFORNIA** (Pearson Commercial)
- Traffic Volume Data (2022):**
 - 66,307 AVG DAILY TRAFFIC** (at Golden Hills Plaza)
 - 47,447 ADT** (on State Hwy 46)
 - 18,860 ADT** (on Golden Hill Rd)
 - 170,090 ADT** (on Hwy 101)



GOLDEN HILLS PLAZA - PASO ROBLES, CA PRIMARY TRADE AREA



GOLDEN HILLS PLAZA - PASO ROBLES, CA SECONDARY TRADE AREA

