

FOR LEASE

RETAIL

2351 Theatre Dr, Paso Robles, CA 93446

Turnkey QSR with Drive-Thru, Shadow Anchored by Target Center



EXCLUSIVELY LISTED BY
NORTHGATE

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HIGHLIGHTS

- Available in 2027
- Turnkey quick service restaurant (QSR) with drive-thru, currently operating as El Pollo Loco
- Shadow anchored by Target and surrounded by numerous national retailers
- Exceptional visibility; monument and building signage visible from Hwy 101 (59.8k ADT) and Theatre Dr (8k ADT)
- Located within the dominant retail trade area serving Paso Robles and Templeton
- Hwy commercial location surrounded by renowned wineries, breweries, and hospitality destinations
- Positioned along a major Central Coast travel route with strong visitor traffic
- Neighboring retail concentration includes Target, CVS, Petco, Michaels, Five Below, Starbucks, Bath & Body Works, BevMo!, Crumbl, Blaze Pizza, and more

PROPERTY OVERVIEW

ADDRESS	2351 Theatre Dr, Paso Robles, CA 93446	
PROPERTY TYPE	Retail Single-Tenant	
LEASE PRICE	Contact Broker	
LEASE TYPE	NNN	
AVAILABLE SPACE	2,800 SF	
PARCEL SIZE	0.62 acres	
ZONING	Highway Commercial (C2)	
TRAFFIC	Theatre Dr	± 8,089 ADT
	Hwy 101	± 59,833 ADT

MARKET OVERVIEW



Theatre Drive:
Self Storage

Idler's Home:
Appliance, Cabinetry & Design



Hampton Inn
Bellasera Hotel & Suites
River Lodge



SITE



Theatre Dr: ± 8,089 ADT
Hwy 101: ± 59,833 ADT



MARKET OVERVIEW



Linen Store
Pet Memorial Services
Furniture Wholesale
Plant Nursery
Tractor Dealer
Truck Dealer
Concrete & Aggregate Seller
Tow Company
Storage

Antique Store
Wine Supply
Farm Supply
Pest Control
Fire Station
Manufactured Home Sales

RV Dealer
KIA Dealer
Furniture Store

(3) Auto Repair Shops
Auto Parts Store
Muffler Shop



SITE

Ramada Dr: $\pm 5,121$ ADT
Hwy 101: $\pm 59,833$ ADT
Theatre Dr: $\pm 8,089$ ADT

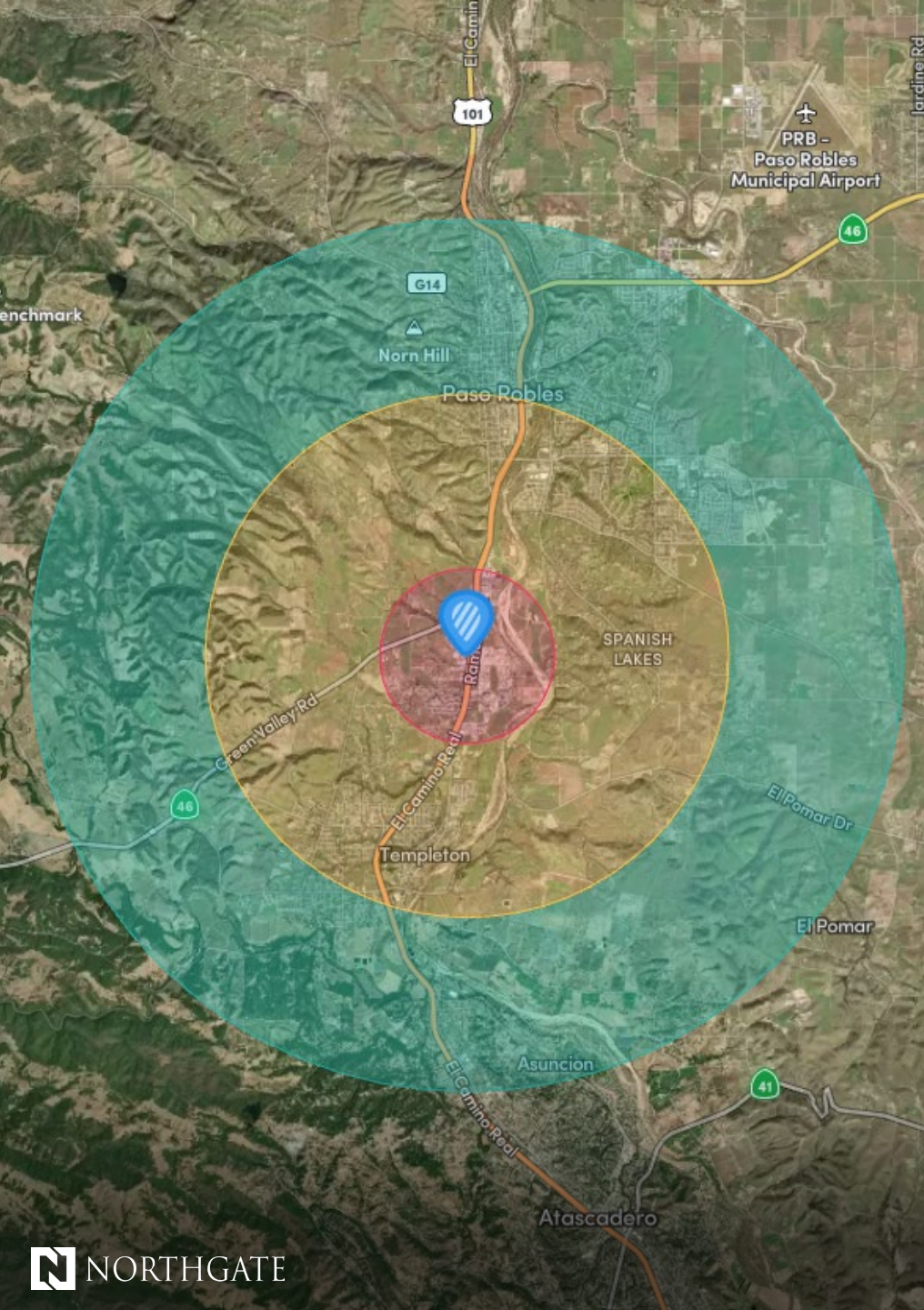


AERIAL VIEW



Theatre Dr: $\pm 8,089$ ADT





DEMOGRAPHICS - 2026

	1 MILE	3 MILES	5 MILES
Population	1,362	20,236	46,490
Projected Population (5 Yr)	1,358	20,717	47,488
Average Age	50	41	42
Households	583	7,475	17,255
White Population	1,040	13,112	29,865
Black Population	17	247	637
Am Indian Population	15	303	731
Asian Population	34	486	1,121
Other Population	82	2,866	6,757
Hispanic Population	18.43%	32.59%	33.33%
Average HH Income	\$99.4k	\$118.7k	\$118.5k
High School Graduates	203	2,398	6,465
College Graduates	465	6,284	14,014
Total Employees	611	10,342	23,181



Investment Sales | Leasing | Asset Management | Property Management



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