



AVAILABLE FOR LEASE

PASO ROBLES CROSSINGS

Highway 101 & Theatre Drive
PASO ROBLES, CA

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS



PHILLIP KYLE
Senior Vice President
CA DRE #01229165
pkyle@gallellire.com



GALLELLI REAL ESTATE
(805) 892-6237
www.GallellIRE.com

GARY B. GALLELLI
Broker
CA DRE #00811881

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
	2023 TOTAL POPULATION	24,195	44,542	80,192
	2023 DAYTIME POPULATION	29,557	52,744	87,535
	2023 TOTAL EMPLOYEES	16,678	26,993	42,412
	2023 TOTAL HOUSEHOLDS	8,934	16,771	30,684
	2023 AVERAGE HOUSEHOLD INCOME	\$112,960	\$117,380	\$124,804
	TRAFFIC COUNTS	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	Blaze Pizza	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	Crumbl Cookies	1,500
Pad H7	Taco Roco	1,500
Shop 1	America's Mattress	4,000
Shop 2	Bath and Body Works	2,752

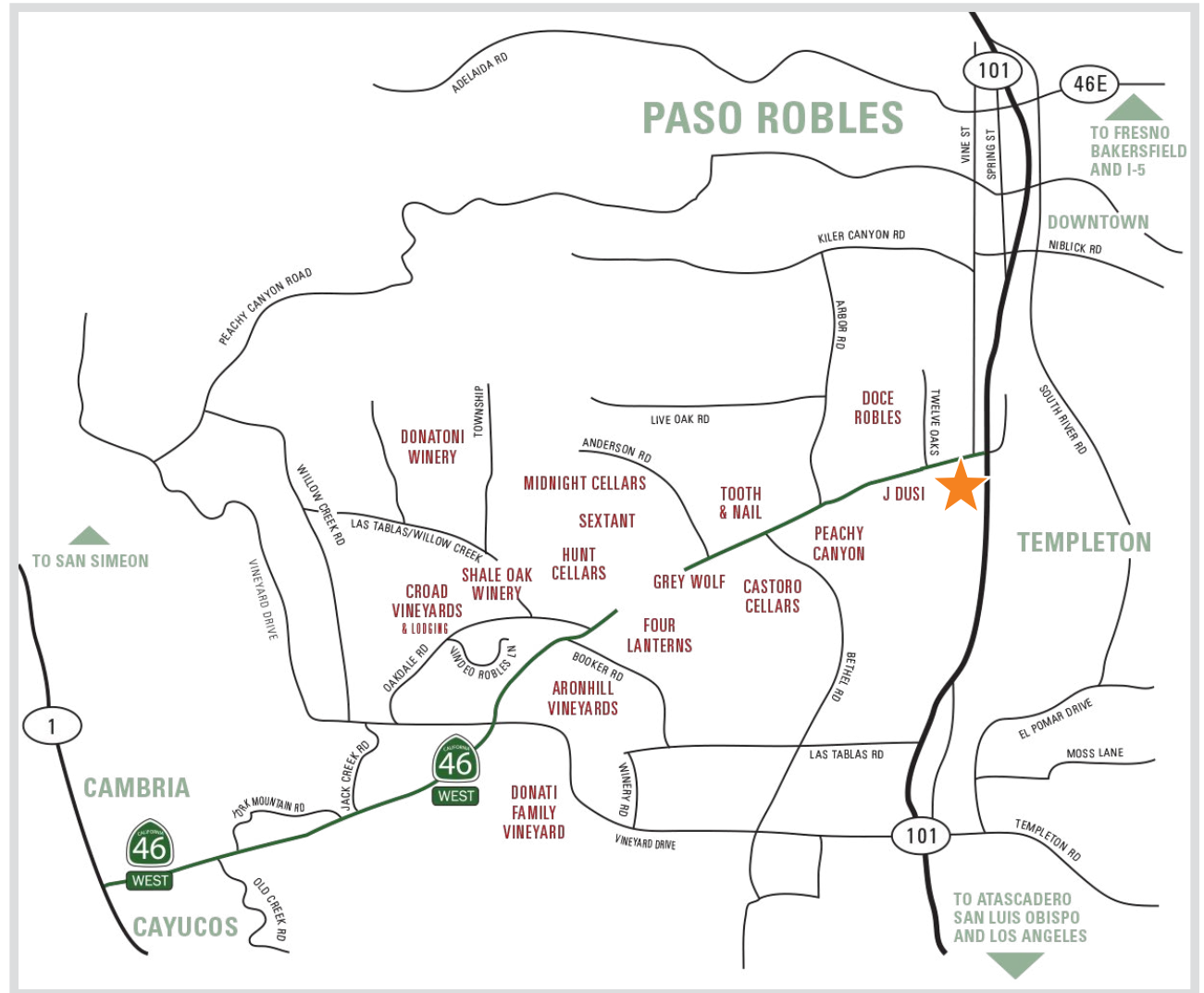
PROPERTY OVERVIEW

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



TARGET



ROSS
DRESS FOR LESS



petco

Bath&Body Works



Michaels
MAKE CREATIVITY HAPPEN



OUTDOOR
SUPPLY HARDWARE



America's
MATTRESS



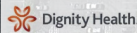
ULTA
BEAUTY



BevMo!



FAMOUS
footwear



Dignity Health



See's
CANDIES



Starbucks



Carib Jr.



DOLLAR TREE



JOHNSON
FAMILY DENTISTRY



FIVE BELOW



CLUB PILATES



BLAZE

AVAILABLE PAD



±60,000 AADT



Theatre Drive

Green Valley Road

RETAIL TRADE AREA



TARGET **OUTDOOR** **ROSS**
SUPPLY HARDWARE DRESS FOR LESS
ULTA **BevMo!** **petco**
FAMOUS **Michaels** **DOLLAR TREE**
footwear MAKE CREATIVITY HAPPEN

TRADER
JOE'S

GROCERY **DOLLAR TREE**
OUTLET **TRACTOR** **TRUCK** **SUPPLY CO.**
BIG 5 **BIG** **LOTS!**
SPORTING GOODS

Albertsons **CVS**
pharmacy

GROCERY **TRACTOR**
OUTLET **SUPPLY CO.**
TRUCK

RITE
AID

Smart & Final



46

LOWE'S **TJ-maxx**



46

Smart & Final **RITE** **DOLLAR TREE** **Planet Fitness**
AID

Food 4 Less

Walmart **KOHL'S**
Supercenter
HARBOR FREIGHT **BIG 5**
TOOLS SPORTING GOODS



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