

# 1101

PASO ROBLES ST.  
PASO ROBLES, CA

**FOR SALE  
OR LEASE**



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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

## PROPERTY OVERVIEW

Position your business in a freshly renovated flex/industrial property offering good visibility and convenient access to Highway 101.

The property offers  $\pm 2,500$  SF to  $\pm 10,350$  SF of versatile space suitable for a wide range of industrial, service, or flex users. The building features four roll-up doors, functional office space, and direct Paso Robles Street frontage, providing strong exposure and signage opportunities.

A fenced and newly paved yard enhances functionality for storage, fleet vehicles, or outdoor operations. The site also offers excellent Paso Robles Street signage opportunity.

**Sale Price:**  
\$3,260,250 (\$315/SF)

**Lease Rate:**  
\$1.49/SF NNN (\$0.30/SF)

## Highlights:

- $\pm 2,500$  SF to  $\pm 10,350$  SF available
- Freshly renovated
- Four (4) roll-up doors
- Fenced, newly paved yard & parking
- Paso Robles Street frontage
- Strong signage opportunity
- Brand new LED lighting in each unit



Ideal for owner-users, contractors, distributors, or service businesses seeking a highly functional space in a prime Paso Robles location.

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## INTERIOR PHOTOS



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## INTERIOR PHOTOS



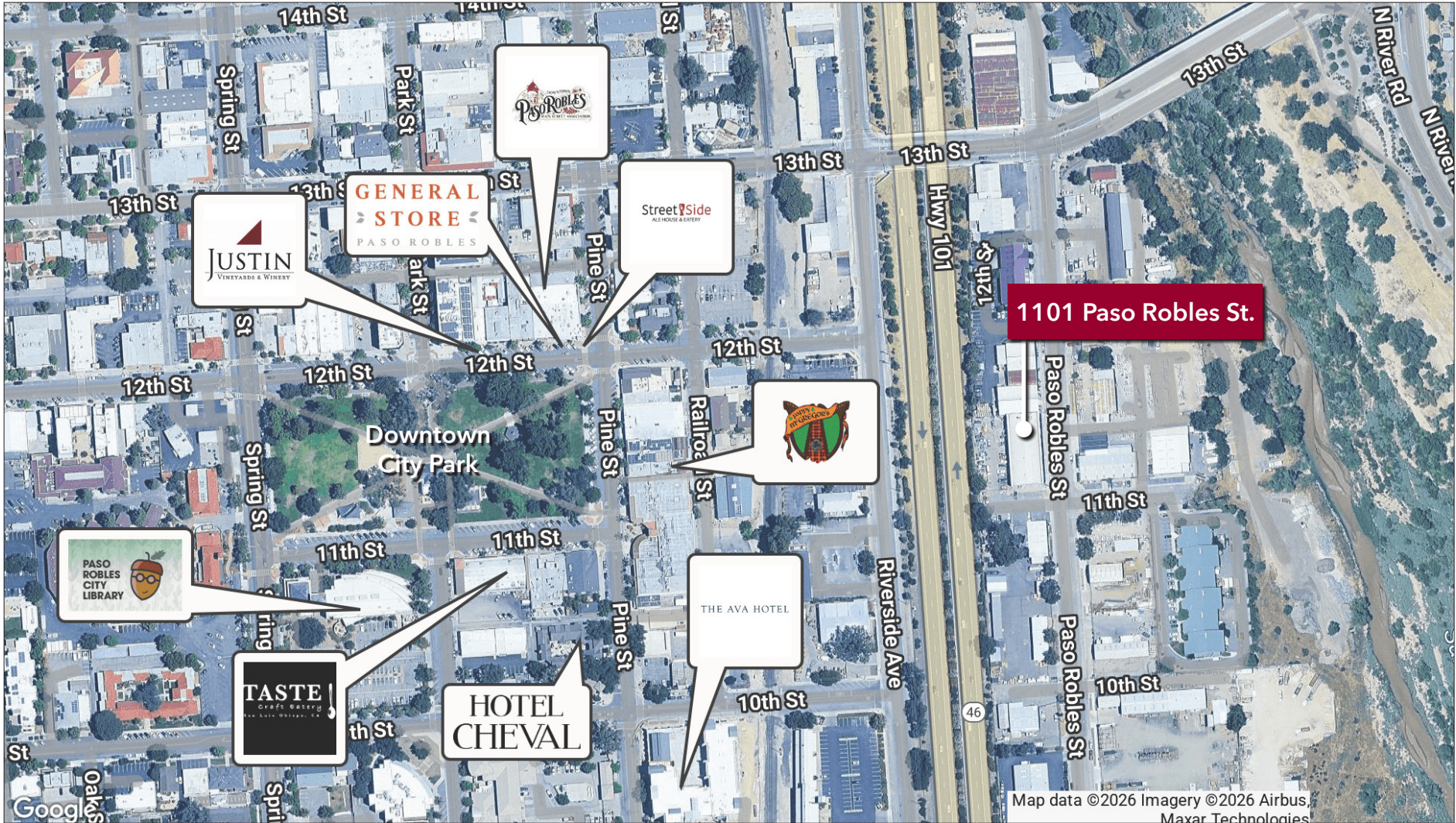
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AERIAL



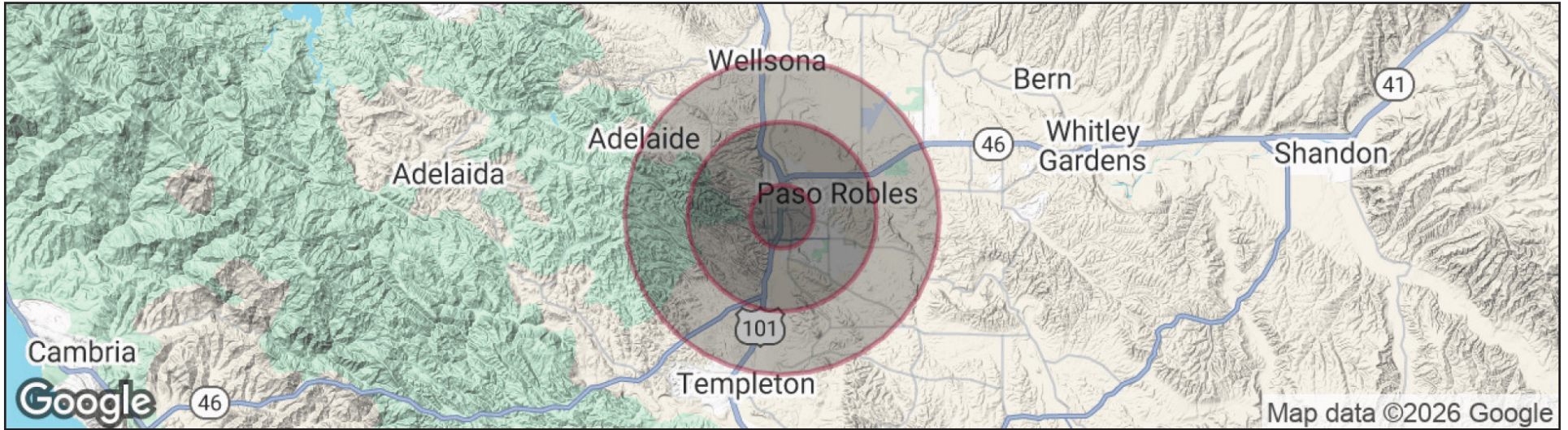
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## RETAIL MAP



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## DEMOGRAPHICS



RADIUS DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
Total Population	8,874	32,816	39,905
Average Age	41	41	42
Average Age (Male)	39	40	40
Average Age (Female)	42	42	43
<b>HOUSEHOLDS &amp; INCOME</b>			
Total Households	3,455	12,119	14,817
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$108,369	\$109,868	\$113,666
Average House Value	\$768,545	\$752,063	\$774,713

*Demographics data derived from AlphaMap*

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