

WOODLAND PLAZA I & II

NIBLICK AVE.
PASO ROBLES, CA

FOR LEASE



AUSTIN CAVINESS

acaviness@lee-associates.com
D 530.680.2769
CalDRE: #02237273

JEFF ALLEN

jallen@lee-associates.com
D 805.801.7676
CalDRE: #01313074

STEVE LEIDER

sleider@lee-associates.com
D 805.729.3634
CalDRE: #0967865

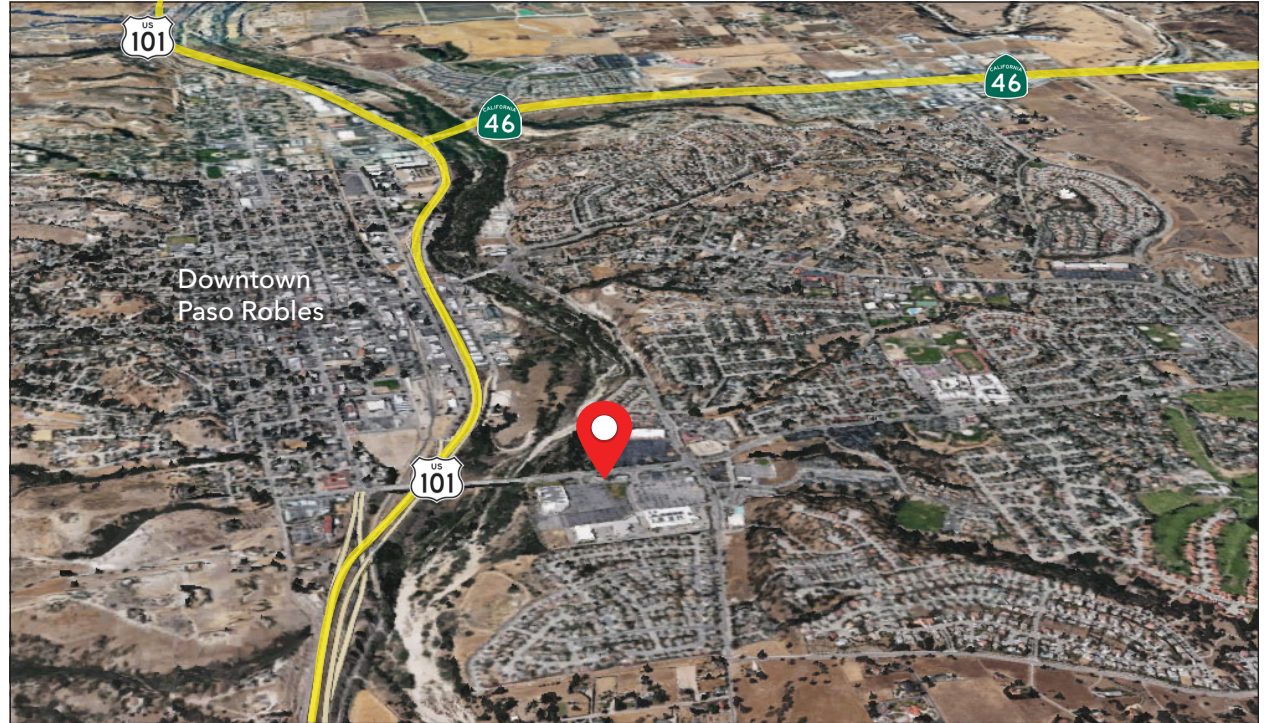
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
CENTRAL CALIFORNIA

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PROPERTY OVERVIEW

- Woodland Plaza I & II generate significant consumer traffic, with Albertsons and Walmart alone bringing in 350,000 visitors per month.
- Convenient access from Highway 101
- Woodland Plaza I: 2.9 million annual visits, anchored by one of the top-performing Albertsons in California
- Average dwell time: 20 minutes
- Woodland Plaza II: 4.3 million annual visits
- Average dwell time: 29 minutes
- The River Walk Terrace is located in Woodland Plaza II, a senior housing development with 79 units

(data provided by Placer Labs Inc.)



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WOODLAND PLAZA I, NIBLICK RD., PASO ROBLES, CA | FOR LEASE

Unit 159 935-SF LEASED

Unit 183: +/-4,020 SF
(Available 10/1/26)

Unit 185: 1,080 SF

Suites 183 & 185 can be combined,
(max contiguous +/-5,100 SF)



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Unit 94: 1,500 SF

Unit 102: 1,013 SF LEASED

Unit 104: 1,202 SF LEASED

Unit 108: 1,196 SF

Unit 114: 1,037 SF

Unit 165: 6,909 SF

Unit 176: 2,940 SF LEASED

River Walk Terrace is a 79-unit senior housing community completed in Spring of 2025.



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DEMOGRAPHICS



RADIUS DEMOGRAPHICS	1 MILE	5 MILES	30 MILES
POPULATION			
Total Population	6,620	38,899	205,834
Average Age	40	42	42
Average Age (Male)	39	40	41
Average Age (Female)	42	43	44
HOUSEHOLDS & INCOME			
Total Households	2,533	14,817	77,640
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$112,126	\$114,116	\$118,897
Average House Value	\$832,353	\$775,653	\$864,545

Demographics data derived from AlphaMap

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COMMERCIAL REAL ESTATE SERVICES

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Our real estate services are tailored to exceed the needs of our local, national, and international clients by combining the latest technology, resources, and market intelligence with over 40 years of expertise to optimize results.

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License ID# 02237273

JEFF ALLEN

805.801.7676

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License ID# 01313074

STEVE LEIDER

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License ID# 0967865

Central California, Inc. -
Lee & Associates
Corporate ID #02215506
A Member of the Lee & Associates
Group of Companies
5401 Business Park South, Suite 122 & 123
Bakersfield, CA 93309

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