

Free Standing Telecommunications Cell Phone Antenna Tower Site

FOR LEASE

1720 Commerce Way,
Paso Robles, CA
93446



Turn-Key Cell Phone Telecommunications Tower

- Newer-Built Former Approved MetroPCS Cellular Tower
- All Existing LTE Operational Equipment Included
- Free Standing 50' Tower Strategically Located in Prime Location
- Off one of Paso Robles's Major East/West Corridor (Niblick Road)
- Situated Near Many Existing and New Housing Developments
- Near Major Corridors servicing Shopping, Businesses, & Schools

FOR MORE INFORMATION PLEASE CONTACT:

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Property Information:

Size:	±416 Sq. Ft.			
Tower Type:	Flagpole Cell Tower			
APN:	009-314-013 and -014			
Latitude / Longitude:	35°36'40.6"N 120°39'05.1"W			
Tower Height:	50 Feet			
Zoning:	PN: Planned Industrial			
Year Built:	2013			
Lease Rate:	\$1,750 per month modified-gross			
Utilities:	Separately Metered Utility Services Established			
Demographics:	1 Mile	3 Mile	5 Mile	10 Mile
Population	11,604	29,273	39,601	87,944
Average Household Inc.	\$75,666	\$78,477	\$78,703	\$75,558
Population Growth (00-14)	24.8%	22.3%	18.5%	13.6%

Comments: Well built 50 foot existing free standing telecommunications cell phone antenna tower site centrally located in Paso Robles. Subject property in an area of high demand for cellular coverage with many existing and future housing developments surrounded by many existing companies. Location provides great value of coverage with surrounding densely populated areas. Current zoning renders a low impact on the surrounding area and has been formerly permitted for the use. Property offers easy access via paved road. Equipment includes separate electrical meter, telco cabinet, MOD cell cabinet, communications cabinet with LTE and microwave equipment, and a power backup cabinet all on concrete slab.

Location: Property is centrally located surrounded by existing residential and commercial developments. Property is East of Highway CA-101 and South of Highway CA-46 near the Paso Robles Golf Club, schools, various shopping centers, and developments. Property is between Sherwood Road and Scott Street just east of Creston Road in Paso Robles, CA.

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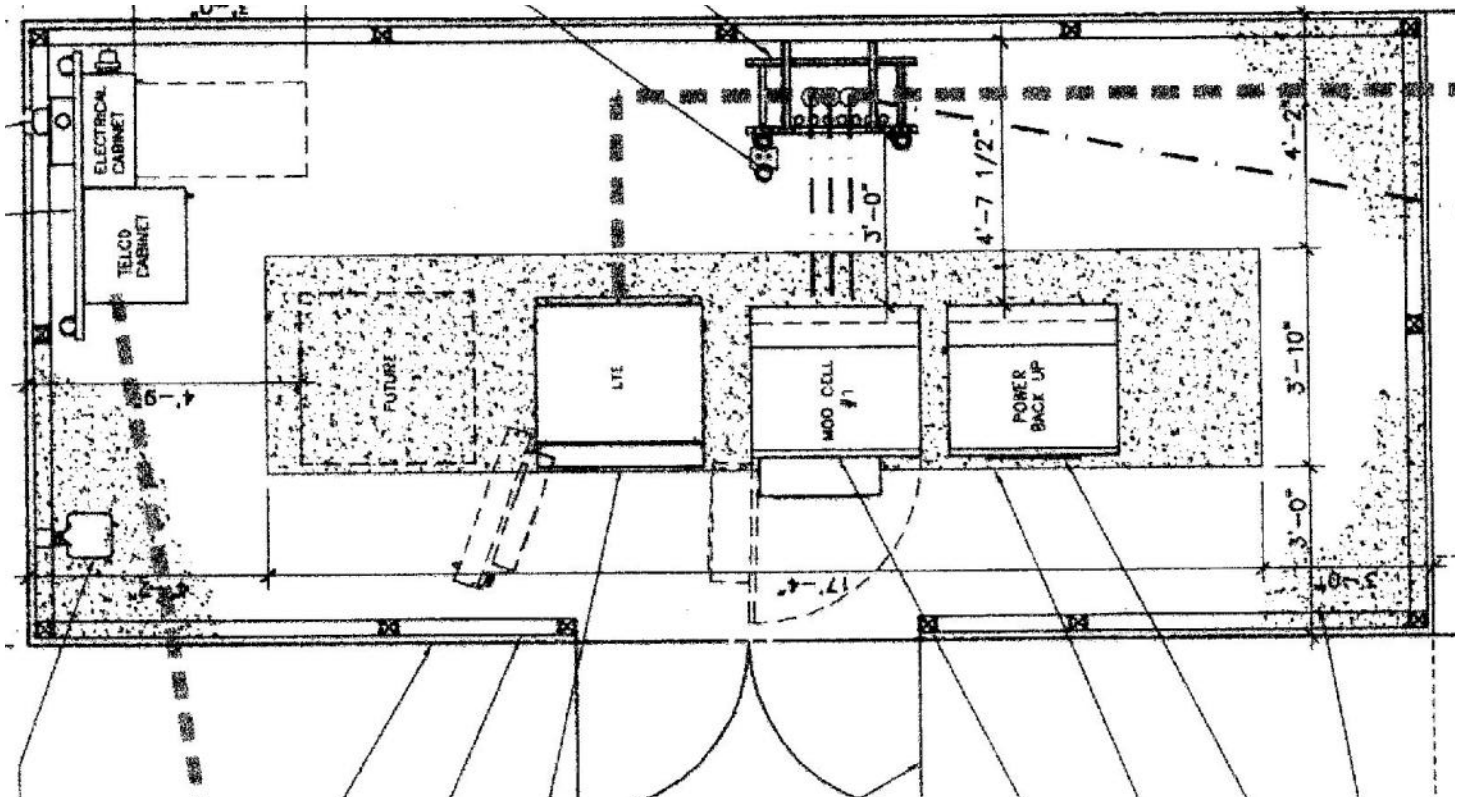
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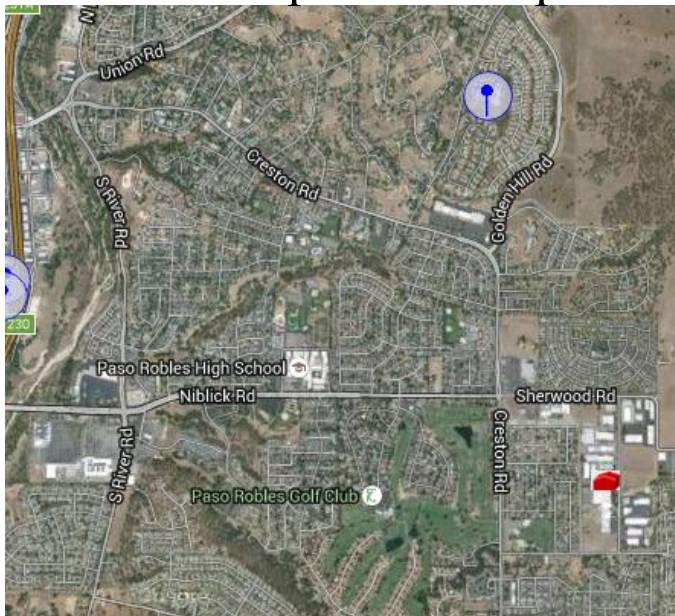
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Site Plan:

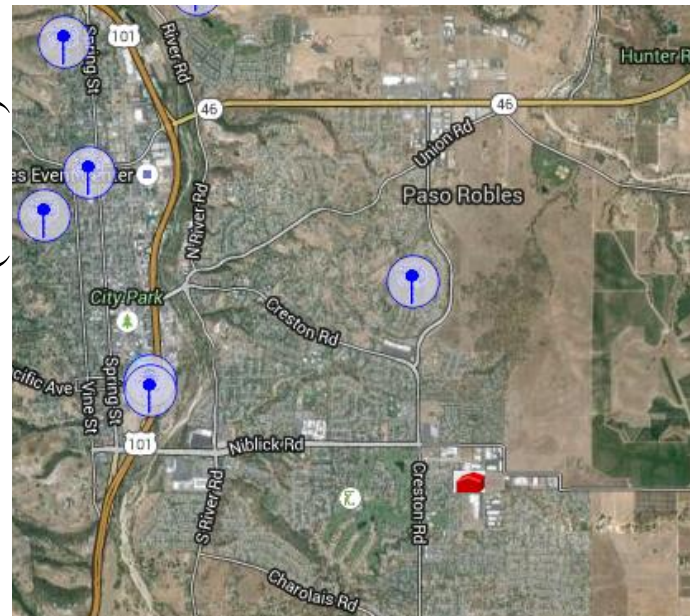


Tower Competition Map:

Aerial View (3 Mile):



Aerial View (5 Mile):



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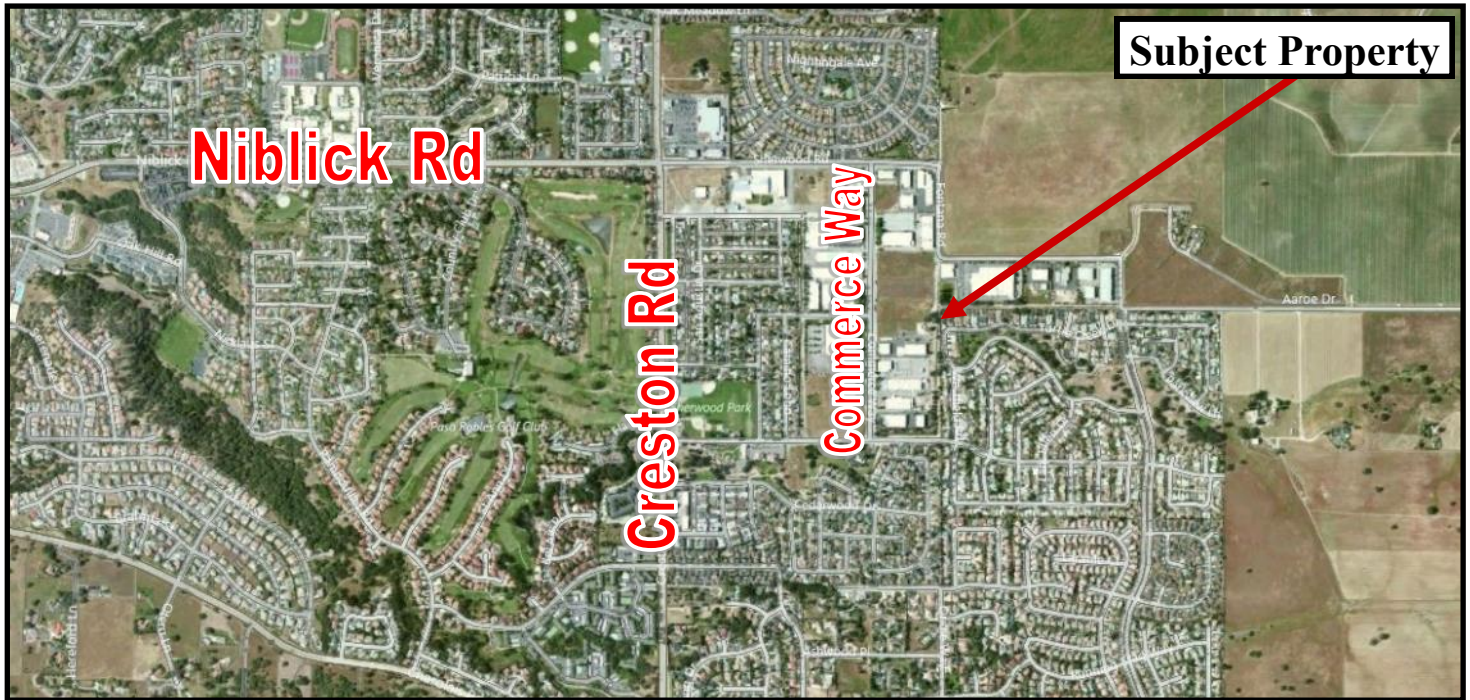
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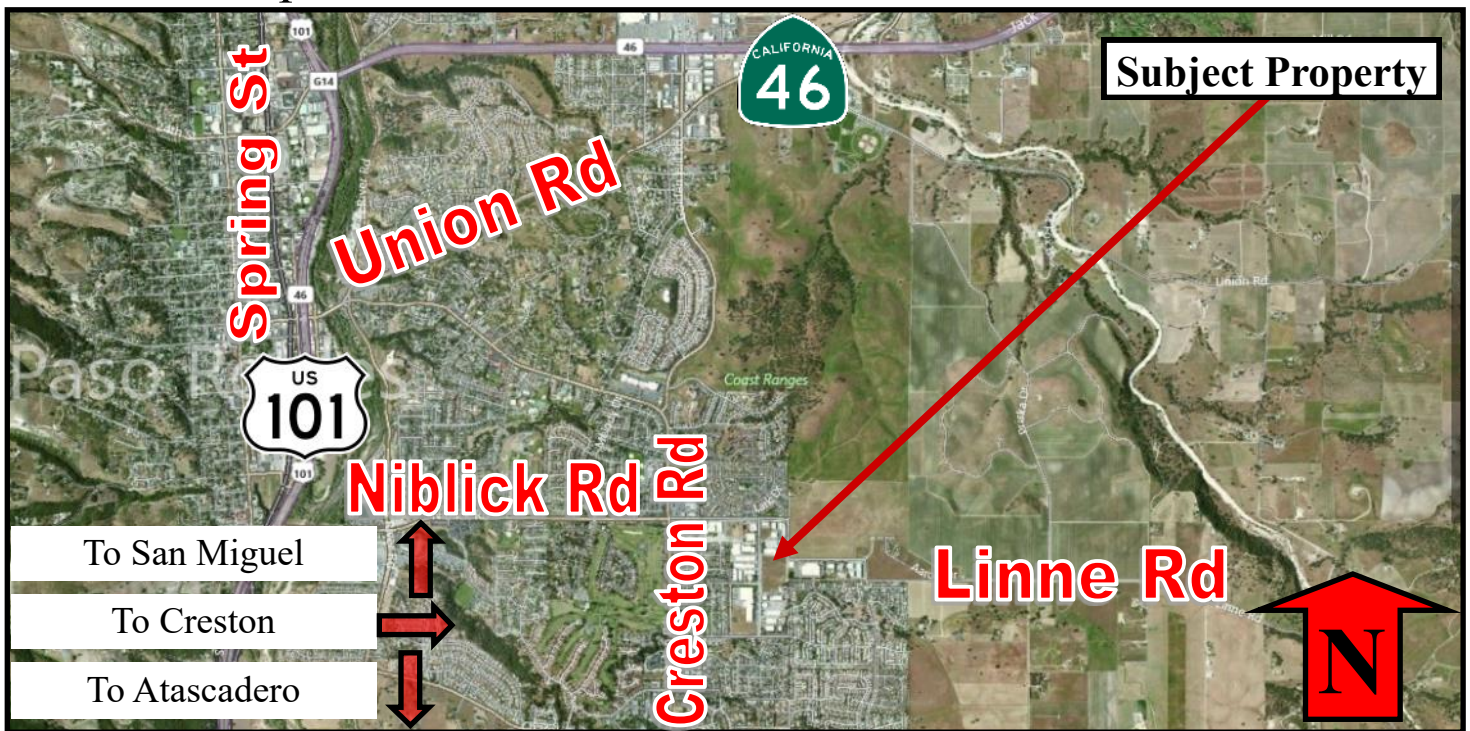
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Aerial View:



Location Map:



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Detailed Demographics:

Radius	1 Mile	3 Mile	5 Mile	10 Mile
Population:				
2019 Projection	11,604	29,273	39,601	87,944
2014 Estimate	11,111	28,029	38,069	84,375
2010 Census	10,532	26,572	36,730	81,404
Growth 2014-2019	4.44%	4.44%	4.02%	4.23%
Growth 2010-2014	5.50%	5.48%	3.65%	3.65%
2014 Population Hispanic Origin	3,980	8,765	12,098	13,230
Daytime Population:				
Total Businesses 2015	201	1,864	2,473	3,269
Total Employees 2015	1,880	16,455	22,058	28,730
Specified Consumer Spending (\$):				
2020 Projection	\$ 128,020	\$ 336,890	\$ 457,216	\$ 366,736
2015 Estimate	\$ 118,976	\$ 312,505	\$ 424,963	\$ 390,796
Households:				
2019 Projection	4,178	10,745	14,571	30,419
2014 Estimate	3,994	10,277	13,990	13,484
2010 Census	3,766	9,724	13,464	30,419
Growth 2014-2019	4.61%	4.55%	4.15%	4.32%
Growth 2010-2014	6.05%	5.69%	3.91%	2.26%
Owner Occupied	2,661	6,610	8,729	7,797
Renter Occupied	1,333	3,667	5,261	5,687
2014 Avg Household Income:	\$ 75,666	\$ 78,477	\$ 78,703	156,729
2014 Med Household Income:	\$ 61,565	\$ 60,768	\$ 59,607	122,720
2014 Households by Household In:				
<\$25,000	752	1,486	2,217	3,966
\$25,000 - \$50,000	788	2,472	3,429	3,885
\$50,000 - \$75,000	890	2,200	2,826	2,502
\$75,000 - \$100,000	529	1,231	1,702	1,176
\$100,000 - \$125,000	428	1,295	1,571	867
\$125,000 - \$150,000	242	512	662	346
\$150,000 - \$200,000	235	694	975	517
\$200,000+	129	388	608	225

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