

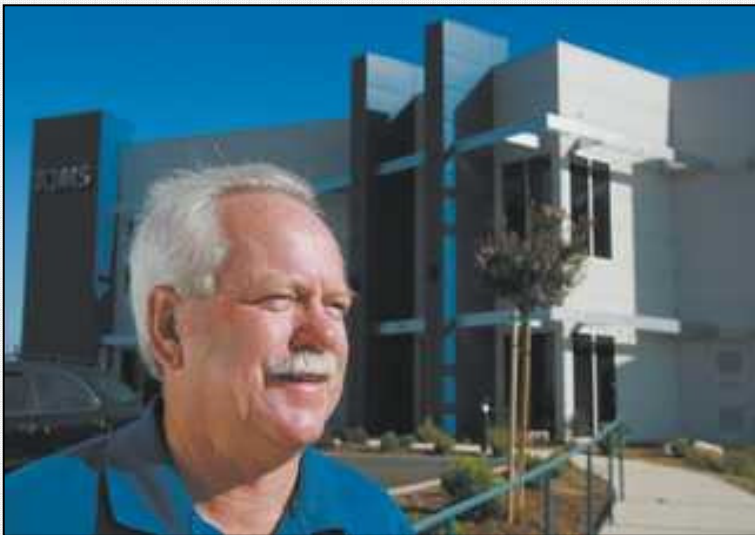
# BUSINESS

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THE TRIBUNE D

**A shopping center, RV resort and scores of businesses will break ground within six months near Highway 46 East and Golden Hill Road in Paso**



*Tom Erskine is developing a 72-acre business park off Golden Hill Road in Paso Robles. 'When you combine all the companies coming into the new business parks, they will hopefully provide more than a thousand quality jobs in Paso Robles,' he said.*



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## Golden Hills Business Park

Developed by Tom and Gwen Erskine in the late 1990s, this 74-acre business park—with 27 lots ranging from 1.5 acres to more than 5 acres—has quickly gained momentum this year.

Software company IQMS was the first to construct a building in the park off Golden Hill Road in March 2006.

Coastal Crop Care, a pesticide and fertilizer company based near Bakersfield in Buttonwillow, completed a 6,000-square-foot warehouse and office space six months ago.

Another three “shell” buildings, totaling about 24,000 square feet, have been recently finished by San Luis Obispo’s Mark Wheeler General Contractor, who owns the lot with partners in Shandon, the Sinton family. County-based Industrial Specialties was the first to move into a 6,000-square-foot building last month. The safety equipment and agriculture and industrial hardware company is using the space for retail, offices and distribution of its products, said Troy Franklin, who owns the company with his wife, Deborah.

The park has also attracted several companies from out of the county, including Riverside-based JRW Development, which intends to build a complex of eight light industrial/office buildings on 2.6 acres.

Lazer Star, a family-owned manufacturing company specializing in motorcycle and off-road vehicle lights, has finished grading on its 1.7-acre lot and should start building in late September, said Ryan Paine, Lazer Star’s vice president of business development.

“We intend to use some of the space for ourselves, as well as rent out to other tenants,” Paine said. “I’ve had calls from a medical equipment business, a batting cage company, a lady who wants to do an inflatable party zone, and another who wants to do a cheerleader school.”

The family company chose to move from Long Beach because the business park had “a great location, very accessible to 46 and 101 and Lake Nacimiento, which our family has been coming to for years,” Paine added.

The Erskines recently rolled out a second phase of the business park, which will include a second IQMS building and a 40,000-square-foot Justin Winery warehouse/ distribution center, slated for construction in 2009.

A third phase, with an additional 28 acres in 12 lots east of the original business park, will be available for sale and development next spring, Tom Erskine said.

## 40 businesses, 400 jobs just a start in Paso

A construction boom is gaining steam just northeast of Paso Robles. If everything goes as developers plan, a recreational vehicle resort, a shopping center and scores of industrial and commercial businesses will break ground within the next six months on about 250 acres near Highway 46 East and Golden Hill Road.

“There’s a tremendous amount happening there, especially with the commercial service industry space right now,” said David Crabtree, leasing agent for the new Vintage Oaks Business Park. It’s slated to start construction within six months.

More than 40 new businesses creating over 400 jobs will be located in Golden Hill Business Park, the first of three commercial and light industrial business centers under way, said its developer, Tom Erskine. If the rest of the Golden Hill area is completely built out as projected, that number could easily be tripled, he added.

“I’ve been pleased to see manufacturers and employers attracted to this location,” said Erskine, who also co-owns the San Luis Obispo Promenade shopping center. “When you combine all the companies coming into the new business parks, they will hopefully provide more than a thousand quality jobs in Paso Robles.”

Ron Whisenand, who oversees community development for the city, attributed the Golden Hill boom to several factors.

Besides Paso Robles' quality of life for business owners and their employees, he said, there's commercial zoning for "clean industry," proper lot sizes for the types of companies interested in the county, developed infrastructure (utilities, roads, drainage) that offers a relatively quick turnaround from building permit application to grand opening, and proximity to the Paso Robles airport and major state highways.

## **🏠 MORE DEVELOPMENTS IN THE PASO ROBLES' BUILDING BOOM**

### **PASO ROBLES FORD LINCOLN MERCURY**

The dealership, which moved from Spring Street in April, was one of the first new businesses to open in the Golden Hill area this year. Its \$5 million, 36,000-square-foot building is on 5 acres near Highway 46 East and Golden Hill Road.

"The move means a new beginning," said dealership owner Bob Burgess at the time he broke ground last fall. Its location on Spring Street was in a low-traffic residential neighborhood, causing the business to struggle to keep its name in front of the consumer, he explained.

Burgess estimates the new Highway 46 East location sees about four times as much traffic. He is also looking forward to a large shopping center being developed by Clint Pearce of Madonna Enterprises and Orange County-based Regency Centers, as well as the new business parks, to generate more traffic.

### **GOLDEN HILL PLAZA SHOPPING CENTER**

This 300,000-square-foot shopping center is proposed for 25 acres near the northwest corner of Highway 46 East and Golden Hill Road. The developers are Clint Pearce of Madonna Enterprises and Regency Centers, a publicly held Florida-based company that has developed more than 177 shopping centers in the U.S.

Major tenants, among an estimated 30, will include Lowe's, Bed Bath and Beyond and Circuit City, said Dave Sinton of Prime Commercial, the center's leasing agent.

Development plans for the center are scheduled to go before the Paso Robles Planning Commission on Tuesday. Assuming quick approvals and permits, the center should start construction in mid-2008.

Several commercial property owners in the Golden Hill area say the new Golden Hill Plaza will help boost the area's business prospects.

As Sinton put it, "Business loves business. When shopping centers land, it pretty much says that that area has arrived."

### **VINTAGE OAKS BUSINESS PARK**

This development, located between Golden Hills Business Park and Highway 46, has 17 acres divided into 48 lots for light industrial, retail and commercial uses.

"We thought the property had a lot of potential," said Templeton-based Greg Sanders, who bought the parcel with his brother Jeff two years ago. The Sanderses also own Vintage Nurseries, a large agriculture business in Wasco outside Bakersfield. "We have smaller parcels than (Tom and Gwen)

Erskines' park, and we felt there's a demand for commercial buildings for more mom-and-pop businesses."

All the lots, ranging from 8,400 to 30,000 square feet, have been bought or are in escrow, Sanders said.

Bergman Industries, a Los Angeles-based real estate development company, is set to close a deal on 34 of the 48 lots within two weeks.

"The growth in Paso we foresee to be exceptionally strong, and we're very excited to move to that area," said Jonathan Bergman, one of the firm's principals.

Bergman's intention is to build 200,000 square feet of commercial buildings for a mix of showroom/service stores, offices and other high-end industrial uses, he added.

Some of the Vintage Oaks tenants will include a corporate headquarters and warehouse for Roger Sharp's Big Bubba's Bad BBQ, offices for a group of civil engineers, and a floor-covering store.

### **THE WEYRICK COMMERCIAL COMPLEX**

Property owner Colin Weyrick, who also owns Templeton's Weyrick Lumber Co., said he is talking with several retail and commercial businesses for his 17-acre property on Golden Hill Road.

The property, north of Paso Robles Ford and west of two other business parks, is subdivided into 12 lots ranging from about half an acre to 1.4 acres.

One of the subdivision's first signed tenants is fast-food retailer Jack In The Box, Weyrick said, which may build within six months.

Weyrick also intends to build a road connecting Golden Hill Road to the smaller Tractor Street leading to the other business parks. That construction should start by September, he said.

"We consider the property a perfect location for businesses because it is immediately off of Highway 46 and close to the 101. The Lowe's shopping center has heightened interest in part because it creates a lot of traffic flow," said Weyrick, who has waited to develop the vacant property for 15 years.