

# FOR SALE

## COMMERCIAL LAND WITH RESIDENCE- +/- 10.747 ACRES

2930 Union Road - Lot #3, Golden Hills Orchard Tract Map  
Paso Robles, CA 93446



### CONTACT US

**Paul Shannon**  
(805) 237- 4040  
paul@pacificacre.com  
DRE #01970198

**Corban Holland**  
(805) 237- 4040  
corban@pacificacre.com  
DRE #01836854

Property lines are estimated and not guaranteed by Pacifica Commercial Realty



# FOR SALE COMMERCIAL LAND WITH RESIDENCE

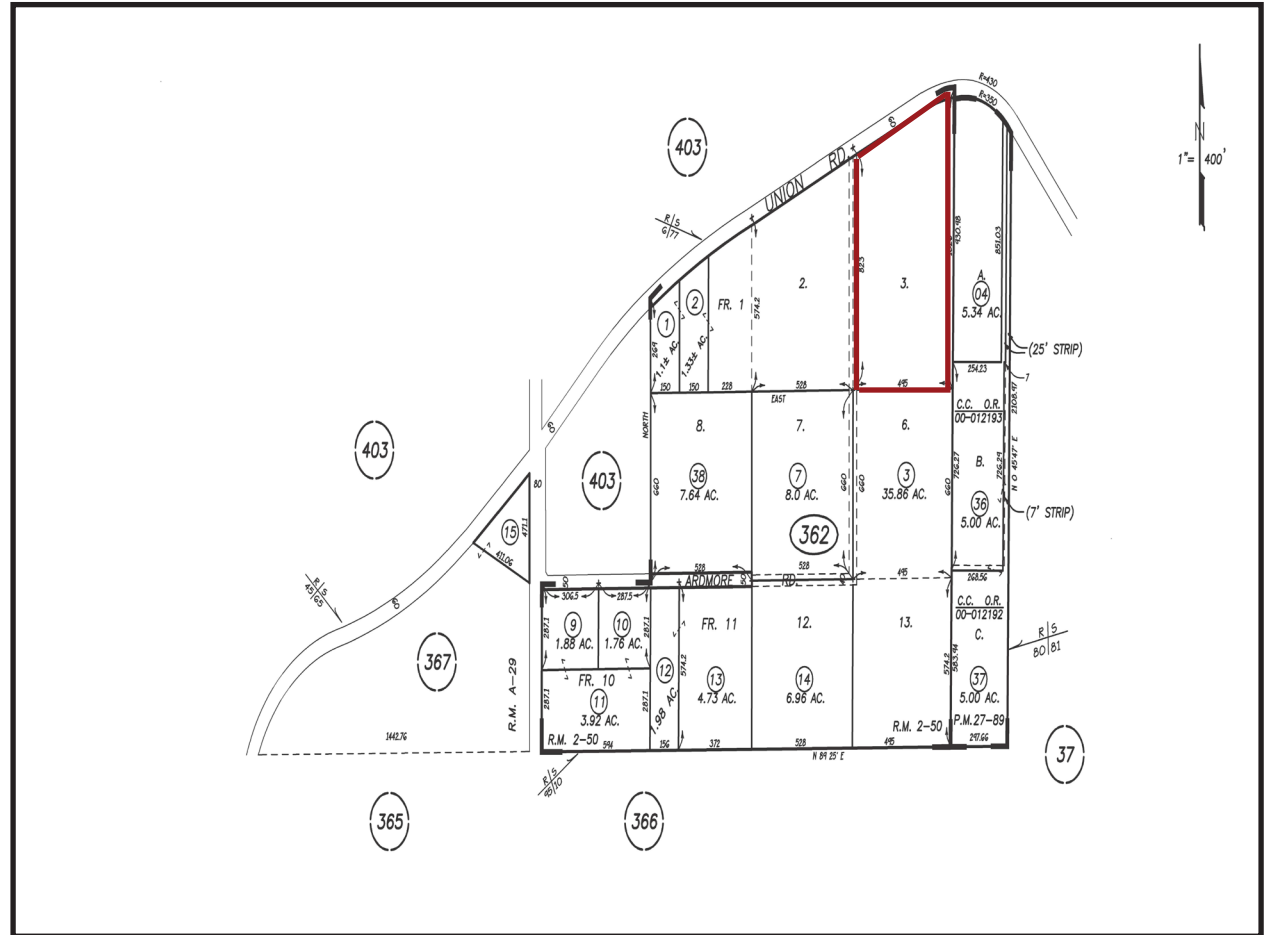
2930 Union Road  
Paso Robles, CA 93446

## PROPERTY HIGHLIGHTS

- Total Acreage: +/- 10.747 Acres (+/- 457,815 SF)
- Includes residence and outbuildings
- High traffic area
- Easy Highway 46 East access
- Can be combined with neighboring parcel
- Zoned: Commercial/Light Industrial (C3 PD)
- APN: 025-362-043
- Successful neighboring businesses

## PROPERTY OFFERING

- Asking Price: \$4,600,000.00
- Price per SF: +/- \$10.00



Property lines are estimated and not guaranteed by Pacifica Commercial Realty

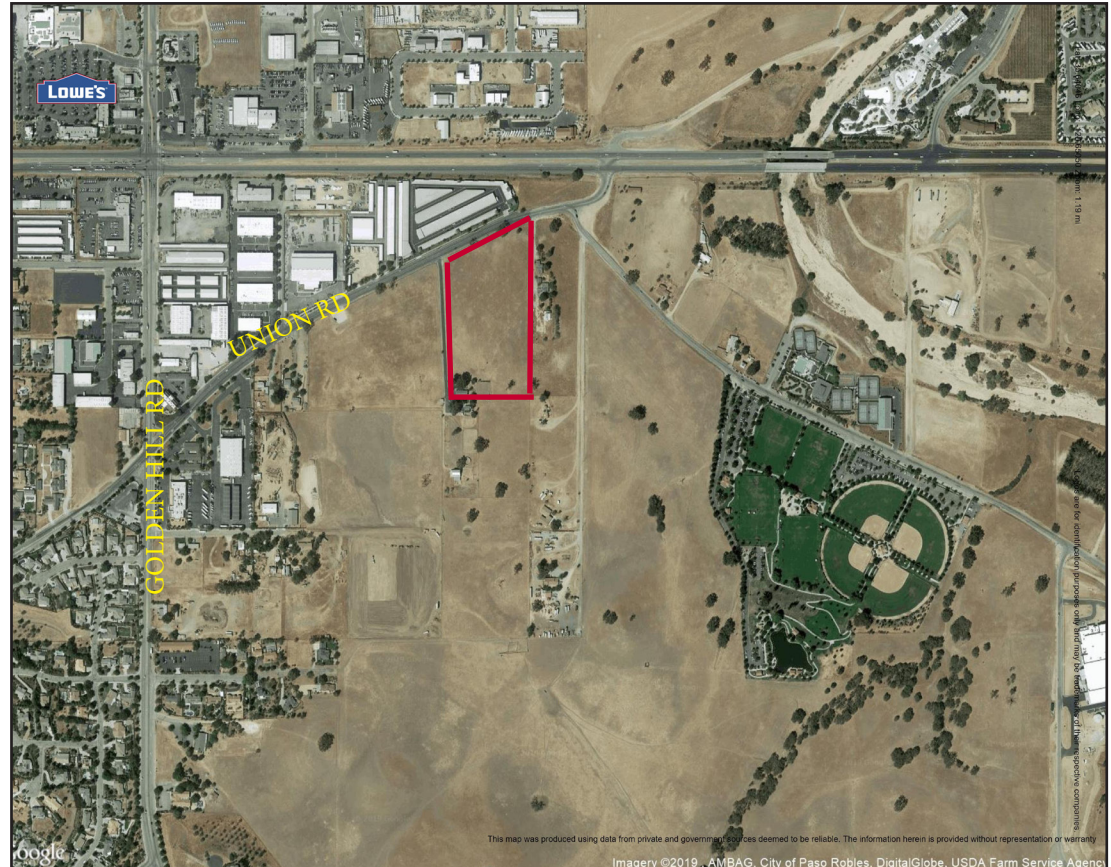
# FOR SALE COMMERCIAL LAND WITH RESIDENCE

2930 Union Road  
Paso Robles, CA 93446

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
<b>Population</b>			
1,377	32,747	38,334	
<b>Households</b>			
510	12,104	14,286	
<b>Median HH Income (\$)</b>			
96,815	72,233	74,177	

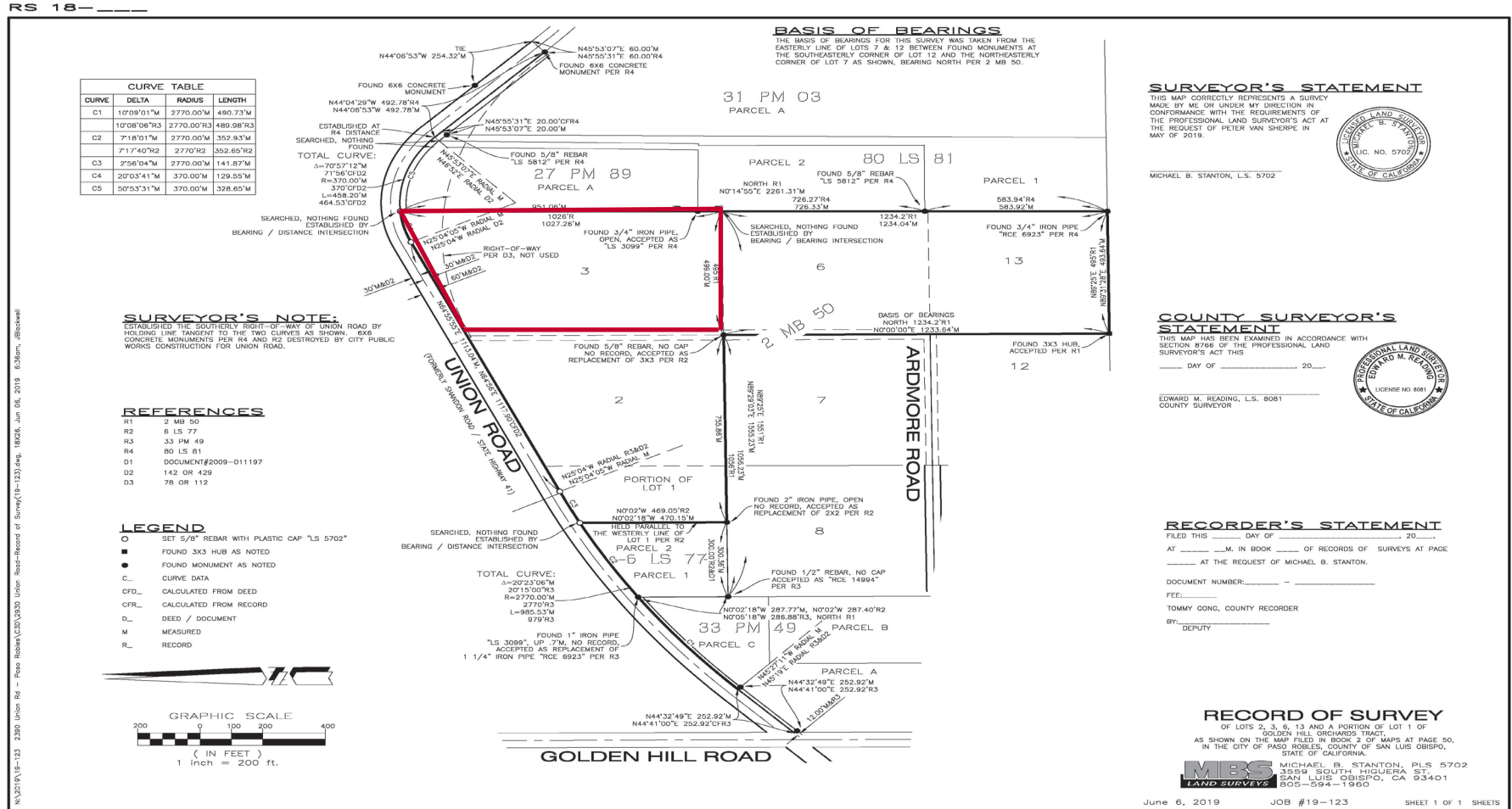
Source: Sites USA



Property lines are estimated and not guaranteed by Pacifica Commercial Realty

# FOR SALE COMMERCIAL LAND WITH RESIDENCE

2930 Union Road  
Paso Robles, CA 93446



# PASO ROBLES AREA



Even though Paso Robles has been regarded as California's hot "new" destination, Paso remains true to its roots. With a past and present as rich and colorful as it's rolling hills, Paso welcomes travelers as locals. The people of Paso unselfishly share everything about their city that does them proud, from its beautiful climate to its endless activities and places of interest.

Paso Robles is famous for its hardy pioneer history and is known internationally for its hundreds of premium wineries. Paso is centrally located between San Francisco and Los Angeles along California's Central Coast. Whether you are looking for a weekend getaway or business development opportunities, the City and people of Paso say "welcome."



## Paso Robles Wine Country



During a visit to Paso Robles Wine Country, you'll discover award-winning wines, a historic downtown, delicious restaurants, and breathtaking views around each corner. There is something to please everyone with over 200 wineries and 40,000 vineyard acres focussing on premium wine production. The distinct microclimate and diverse soils, combined with warm days and cool nights, make the growing conditions ideal, producing more than 40 wine varietals.

**GOLF** - The scenic town of Paso Robles is one of California's best kept secrets. With four golf courses you have a reason to stay awhile and enjoy the local wine and food scene.

## Paso Robles Golf



## Vina Robles Amphitheater



**Entertainment** - Nestled on a picturesque, oak-dotted hillside, featuring a variety of music and entertainment. Vina Robles Amphitheater was named one of North America's "Must Play Venues of 2016" by music industry publication Amplify.

**RV Camping** - For those whose traveling ways mean hittin' the dusty trail RV style. Pull in and park in one of Paso's highly rated RV parks. Cava Robles, Wine Country RV Resort, Vines RV Resort, and Paso Robles RV Ranch & Campground are just a few in the area.

## Paso Robles RV Camping



**PR Event Center** - The PREC is an entertainment complex. Opened in 1946 for the annual "California Mid-State Fair." In addition to the fair, it also host trade shows, conventions, private parties, Horsing events, rodeos and concerts to some of the biggest names in the industry.

## DISCLAIMER

This Brochure contains select information pertaining to the Property, and does not purpose tom be all-inclusive or contain all or part of the information which prospective investor(s), tenant(s), landlord(s), seller(s), and or buyer(s) may require to purchase or lease the property. The information contained in this Brochure has been obtained from sources believed to be reliable. All information is presented “as is” without representation or warranty of any kind. All references to acreages, square footage, and other measurements are approximations. All parties are advised to independently verify the accuracy and completeness of any and all information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS BROCHURE IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest or offers to purchase or lease the property, and/or to terminate discussions at any time with or without notice to you.

All offers, counter offers, and negotiations shall be non-binding and neither Pacifica Commercial Realty nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase, sale, and/or lease agreement delivered by the Owner.

Pricing in this offering Brochure may not be accurate at any given point in time as market conditions including capitalization rates or other value indicators change frequently. Any projections, opinions, assumptions or estimates are used for example only and do not represent the current or future performance of the property.

Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

Pacifica Commercial Realty and the Pacifica Commercial Realty logo are service marks of Pacifica Commercial Realty and/or its affiliated or related companies. All other marks displayed on this document are the property of their respective owners.

---

**Paul Shannon**

(805) 237- 4040

Paul@pacificacre.com

DRE #01970198

**Corban Holland**

(805) 237- 4040

corban@pacificacre.com

DRE #01836854

