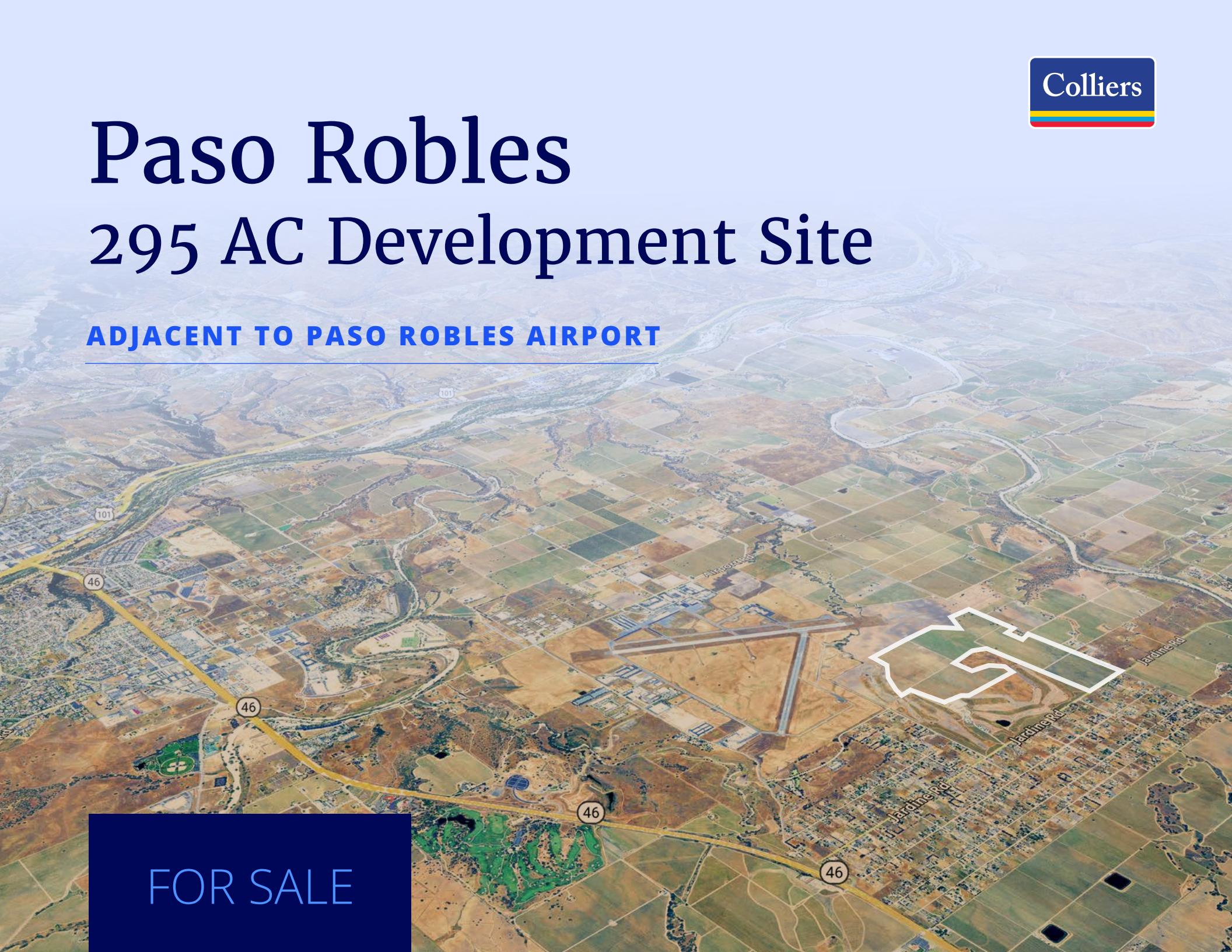


Paso Robles

295 AC Development Site

ADJACENT TO PASO ROBLES AIRPORT

FOR SALE



executive summary



This ±295-acre landholding—currently operating as Jardine Vineyards—presents a premier development opportunity in the rapidly transforming region of Paso Robles, California. Strategically positioned adjacent to the Paso Robles

Municipal Airport, the property is located within one of the state's most exciting emerging tech corridors, combining logistical strength with long-term economic momentum.

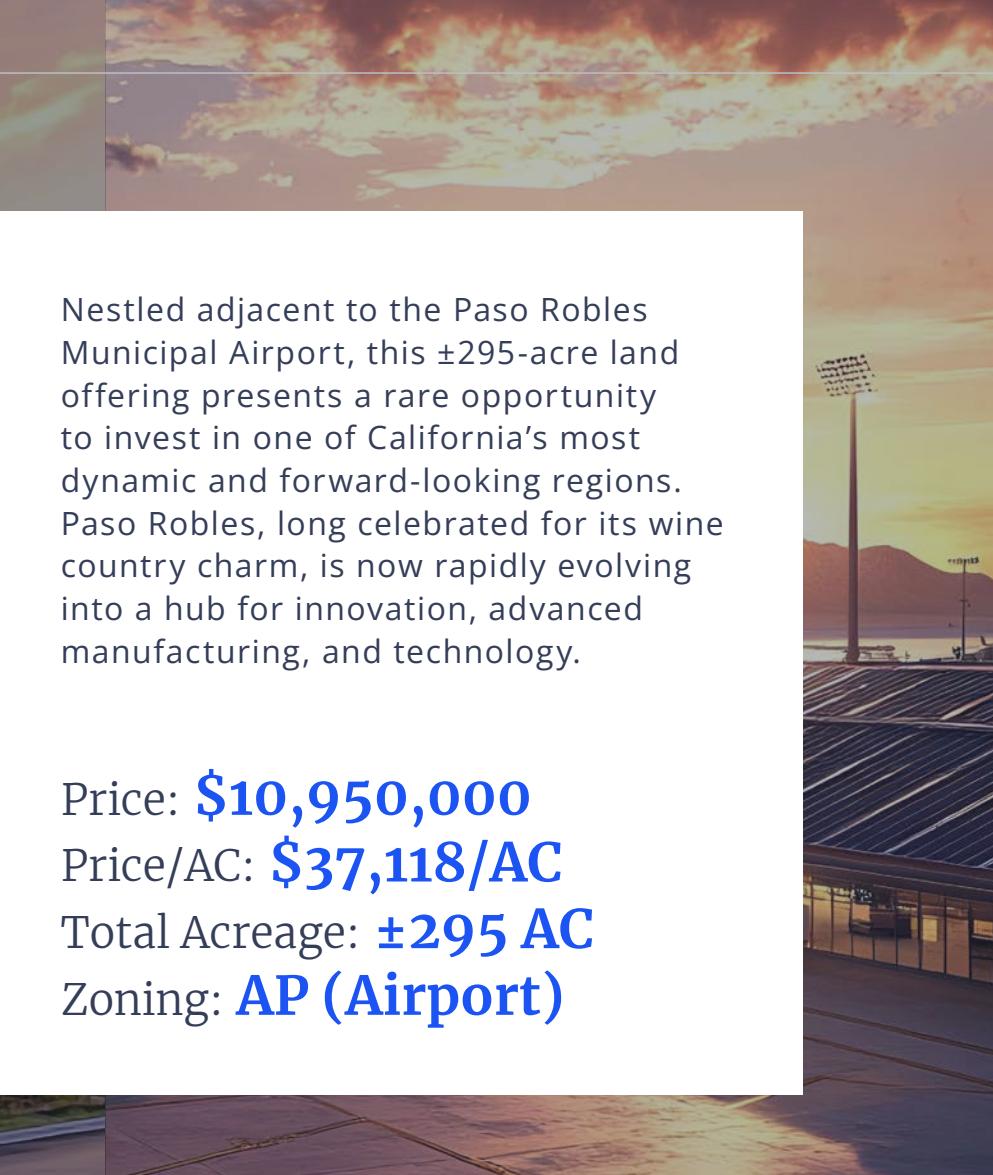
Situated just minutes from U.S. Highway 101 and State Route 46, the site provides seamless access to major regional transportation networks, offering a compelling advantage for distribution, logistics, and light industrial users. Its proximity to the Paso Robles Airport further enhances its appeal for aerospace, R&D, and advanced manufacturing operations.

Paso Robles is no longer defined solely by its wine country heritage. Over the past decade, the city has seen a marked increase in technology investment, aerospace innovation, and clean manufacturing. The property's location within the Paso Robles "Innovation & Tech Corridor" makes it one of the few large-scale parcels suitable for master-planned industrial or business park development.

APNs: 025-442-003 025-442-013
 025-442-006 025-442-014
 025-442-007 025-442-015
 025-442-008 025-442-016
 025-442-009 025-442-017
 025-442-011 025-442-018
 025-442-012 025-442-019

Airport Zoning District (AP) Purpose. The airport zoning district is established to accommodate properties on the Paso Robles Municipal Airport and within the airport land use plan adopted by the county airport land use commission. Development within the airport zoning district is subject to special review based on the provisions in the airport land use plan. Portions of the airport influence area covered by the airport land use plan are envisioned as the city's opportunity for future industrial development, particularly business parks and industry associated with the potential future expansion of the Paso Robles Municipal Airport. As a result of safety and noise constraints, residential land uses beyond entitlements granted prior to the effective date of these provisions are considered to be an incompatible land use. *Source: library.municode.com*

opportunity highlights



Nestled adjacent to the Paso Robles Municipal Airport, this ±295-acre land offering presents a rare opportunity to invest in one of California's most dynamic and forward-looking regions. Paso Robles, long celebrated for its wine country charm, is now rapidly evolving into a hub for innovation, advanced manufacturing, and technology.

Price: **\$10,950,000**

Price/AC: **\$37,118/AC**

Total Acreage: **±295 AC**

Zoning: **AP (Airport)**



ADJACENT TO PASO ROBLES AIRPORT
ON-SITE WATER WELLS

site plan

4000 Tower Rd. Paso Robles, CA
County: San Luis Obispo
Williamson Act: Yes

	Well	
	Approx. Property Line	
	Cab Sauv	138.60ac
	Petite Sirah	19.78ac
	Sauvignon Blanc	95.63ac
	Vinyard Blocks	254.01ac
	Non-planted	40.99ac
	Total Acres	295.00ac

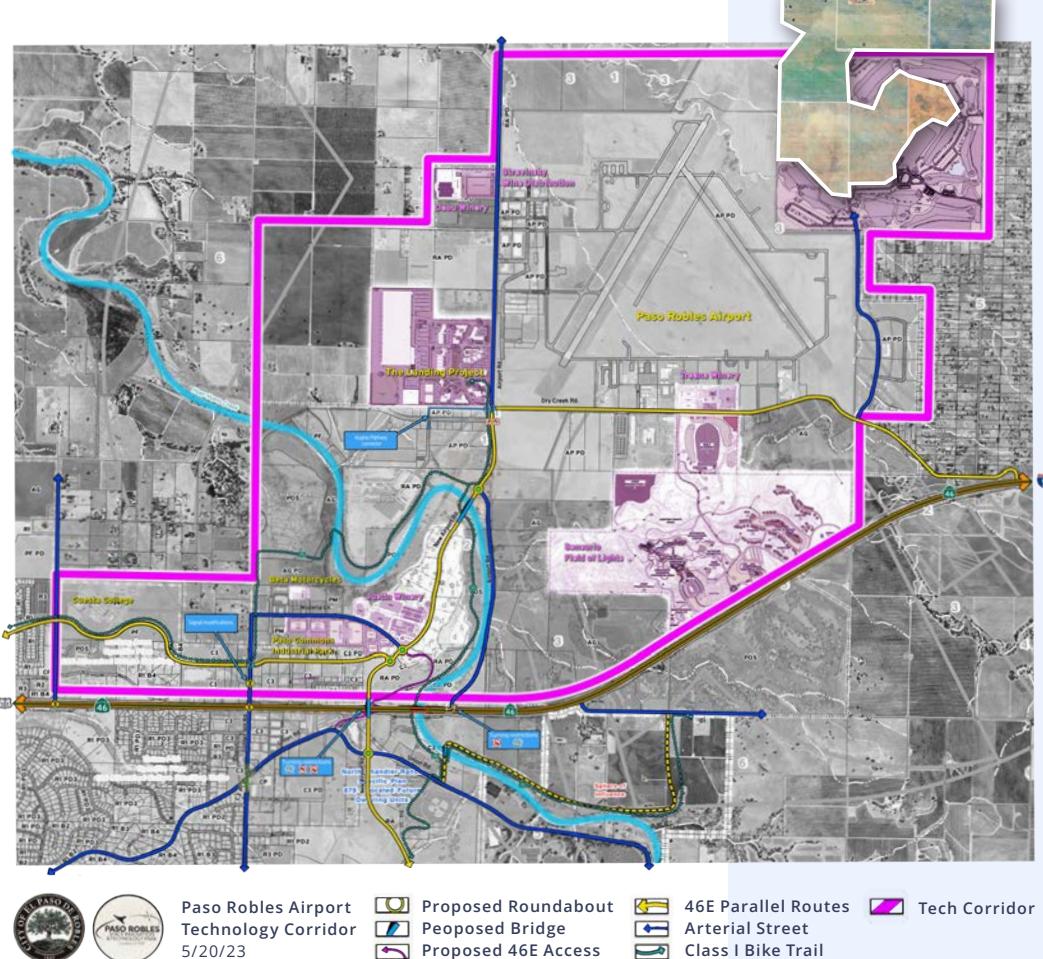


potential light industrial designs



Paso Robles tech corridor

OUR SITE

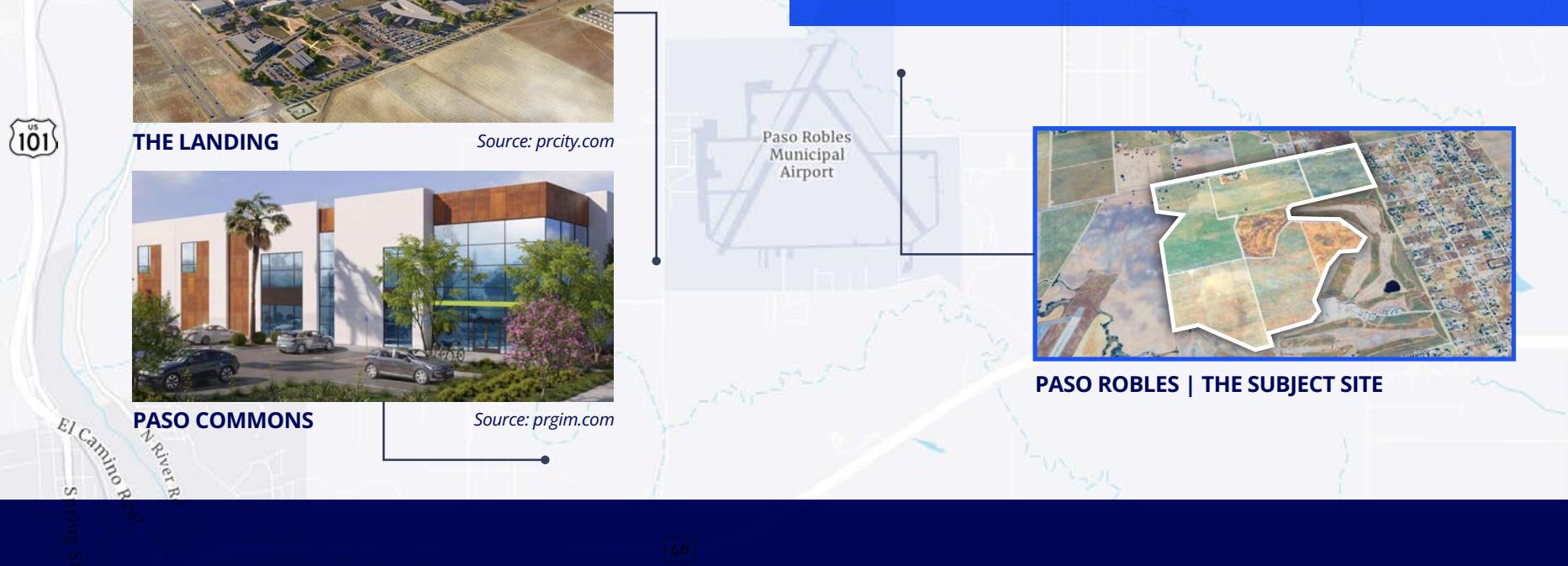


The subject property is strategically located within the Paso Robles Space Innovation & Technology Corridor, a city-led initiative designed to transform the area surrounding the Paso Robles Municipal Airport into a premier destination for aerospace, advanced manufacturing, research and development, and technology-intensive enterprise. This Corridor is a cornerstone of Paso Robles' long-term economic development strategy, which emphasizes infrastructure investment, flexible land use planning, and collaborative partnerships with industry and academia.

A key driver of the Corridor's future is the City's active pursuit of an FAA-issued spaceport license, with officials projecting full approval by 2027. This would position Paso Robles among a select group of cities in the United States capable of supporting horizontal space launch operations, making the surrounding land—such as the subject ±295-acre offering—uniquely attractive to space systems, satellite fabrication, and aerospace logistics companies. The property benefits from direct proximity to the Paso Robles Municipal Airport and is well suited for airside-adjacent development.

Further reinforcing the site's strategic appeal is the region's integration with top-tier academic institutions, including Cal Poly San Luis Obispo and Cuesta College, both of which are closely aligned with the city's vision for workforce development and applied learning. The planned tech park and surrounding area are envisioned as an innovation ecosystem, with educational and research partnerships designed to supply a continuous pipeline of STEM talent to support long-term growth. This ±295-acre parcel represents a rare opportunity to anchor a significant presence in a municipality poised to become one of California's next-generation aerospace and innovation hubs.

key developments



The Landing Development

The Landing is an exciting upscale development project that will transform the long- abandoned Estrella Boys School property into a welcoming, walk-able and sustainable community hub that will enhance Paso Robles' quality of life. The Landing will feature an array of uses including public green spaces, retail shops, eateries, wineries, tech and light-industrial spaces, and state-of-the-art warehousing facilities. The 140-acre eco-friendly development will align with Paso Robles' famous pioneering spirit and serve as a resource for entrepreneurs while providing scores of new jobs.

Paso Commons

Paso Commons is a master-planned industrial campus stretched across 22 acres within the region's most desirable business park. The project will feature 7 architecturally stunning, state-of-the-art industrial buildings with available space from 12,000 to 420,000 SF, boasting gorgeous high-volume space, floor-to-ceiling windows, customizable offices, expansive warehouses, soaring ceilings, abundant natural light, and seven minutes away from the vibrant historic downtown Paso Robles.

market overview

Why Paso Robles?

Large-scale land availability in a region poised for high-tech and industrial growth.

Supportive city policies encouraging manufacturing, tourism, and housing development.

Strong workforce pipeline through local educational institutions and apprenticeship programs.

Tourism synergy with over 200 wineries and a thriving hospitality sector.

Gateway to Innovation: **The Paso Robles Space Innovation & Technology Park**

The site is ideally positioned near the Paso Robles Space Innovation and Technology Park, a visionary mixed-use development that will connect the city with Cal Poly San Luis Obispo and Cuesta College North Campus. Anchored by an FAA-licensed spaceport, the park is designed to support horizontal satellite launches, aerospace R&D, and STEM workforce development, making Paso Robles a magnet for high-tech enterprises and educational partnerships.

Infrastructure & Connectivity

Paso Robles Municipal Airport is undergoing a \$530,000+ modernization, including updates to its master plan and spaceport licensing efforts, enhancing its role as a regional transportation and innovation hub.

The area benefits from AT&T fiber optic infrastructure, currently offering 1 Gig speeds with scalability up to 100 Gigs, ideal for data-intensive industries such as logistics, tech, and aerospace.

Proximity to Highway 46 and US-101 ensures seamless access to major California markets, including San Francisco, Los Angeles, and Silicon Valley.

Economic Momentum & Development Pipeline

Paso Robles is experiencing a surge in development activity, with over 4,000 new housing units, multiple hotel projects, and commercial centers planned or underway. Notable nearby projects include:

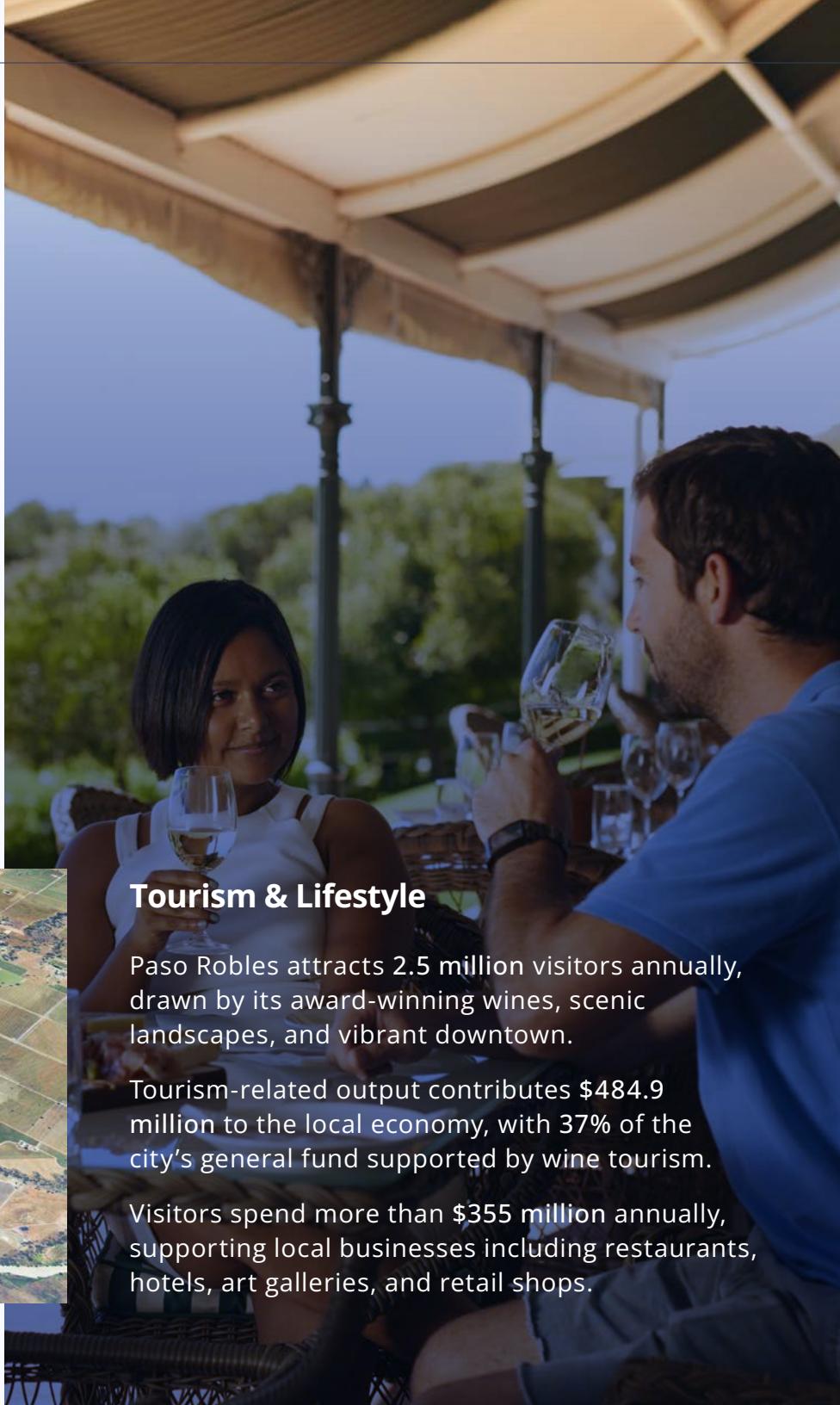
The Landing: A transformation of the former Paso Robles Boys School into a distribution warehouse, business park, and lifestyle center.

Meadowlark Highlands: A proposed 88-home residential community adjacent to the airport, reflecting strong demand for housing in the area.

Residents: +45,000

Average Household Income: \$125,773/year

Total Households: 17,423



Tourism & Lifestyle

Paso Robles attracts 2.5 million visitors annually, drawn by its award-winning wines, scenic landscapes, and vibrant downtown.

Tourism-related output contributes \$484.9 million to the local economy, with 37% of the city's general fund supported by wine tourism.

Visitors spend more than \$355 million annually, supporting local businesses including restaurants, hotels, art galleries, and retail shops.

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