

# 1030

VINE STREET  
PASO ROBLES, CA

**FOR SALE  
OR LEASE**



**TAYLOR CASTANON**

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CalDRE: #02113056

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



## PROPERTY OVERVIEW

Prime opportunity in Paso Robles' highly sought-after downtown district, 1030 Vine St provides a great location for any tenant or owner-user looking to establish their business near downtown Paso Robles. The +/- 2,800 square foot office building is available for sale and for lease and is zoned for both professional and medical uses. With both reserved parking and free street parking, 1030 Vine St provides easy access for both clients and patients, while having a private entrance for doctors or employees. Whether you're looking to lease or make a long-term investment in a growing and vibrant community, 1030 Vine St provides the necessary flexibility for any tenant or owner-user.

## OFFERING PRICE

\$920,000

## LEASE RATE

\$2.00 psf | GROSS

## AVAILABLE SF

±2,800 sq. ft.

## LOT SIZE

±6,098 sq. ft.

## ZONING

T-3F

## APN

009-093-021



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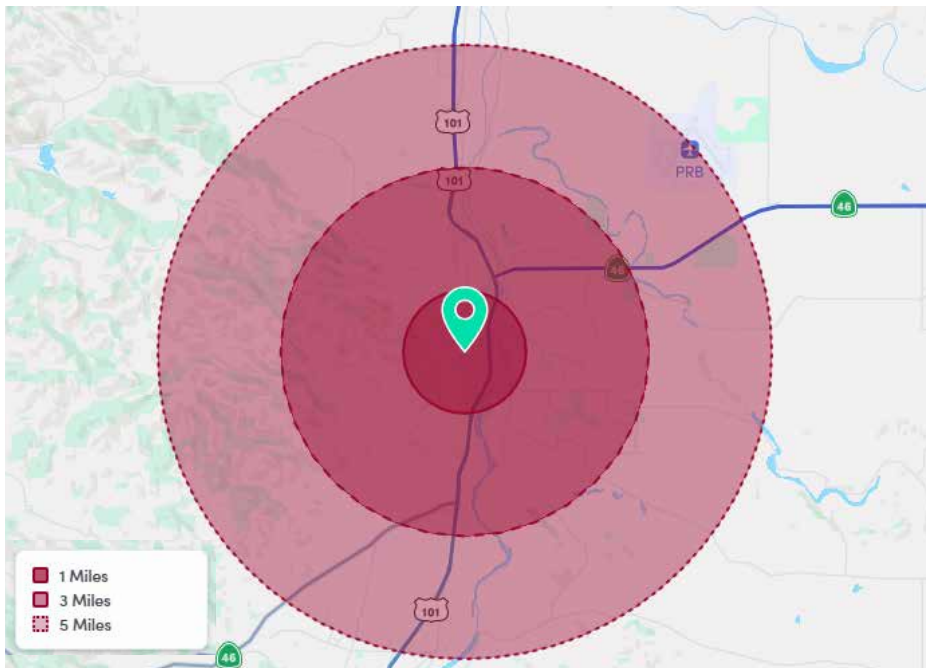




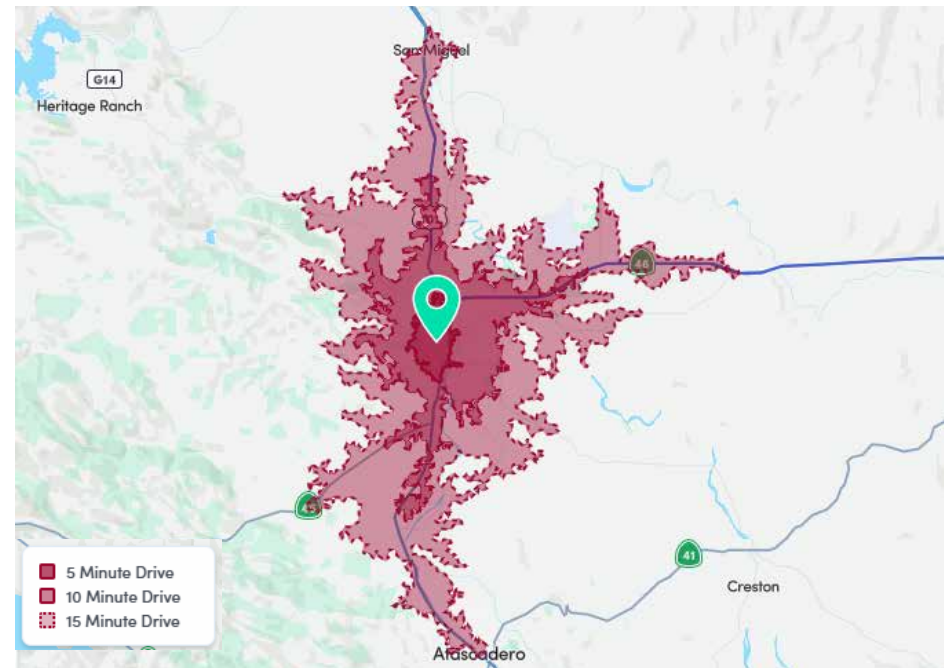
## DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
Total Population	6,478	32,547	39,942
Average Age	41	41	42
Male Percentage	48.9%	48.5%	48.4%
Female Percentage	51.1%	51.5%	51.6%
<b>HOUSEHOLDS &amp; INCOME</b>			
Total Households	2,639	12,025	14,836
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$106,381	\$109,735	\$123,596
Average House Value	\$786,317	\$752,281	\$776,838

### RADIUS MAP



### DRIVE TIME MAP



Demographic Data derived from AlphaMap

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COMMERCIAL REAL ESTATE SERVICES

**LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.**

Lee & Associates, the largest broker-owned firm in North America, has been providing seamless, consistent execution and value-driven market-to-market services for our clients since 1979.

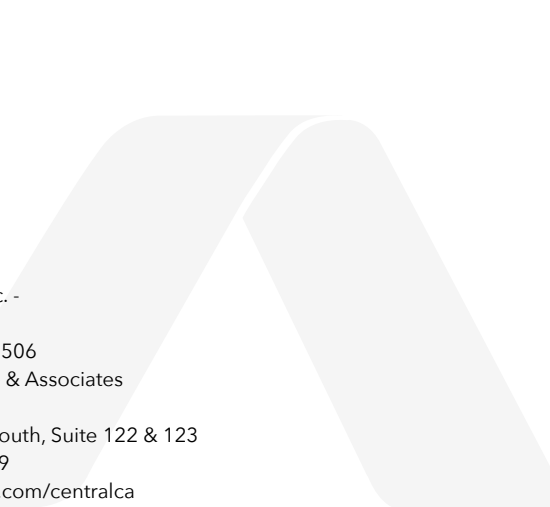
Our real estate services are tailored to exceed the needs of our local, national, and international clients by combining the latest technology, resources, and market intelligence with over 40 years of expertise to optimize results.

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