

NNN Leased Investment
2450 Ramada Dr., Paso Robles, CA
5.76% Cap Rate
FOR SALE



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641 Higuera Street, Suite 201
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805.543.1801
Updated: 3/18/2026

McCarty  **Davis**
Commercial Real Estate

Property Overview

McCarty Davis is pleased to offer the opportunity to purchase 2450 Ramada Dr. in Paso Robles as a leased investment. The property is NNN leased to Farm Supply, a Central Coast farmer-owned agriculture cooperative, with a new 10 year term. Located on Ramada Dr. with great visibility from Highway 101.

Property Information:

Building Sizes: +/- 27,096 SF overall

Total square footage comprised of 3 buildings:

(Reference image in the upper right for building identification)

- Main Retail Building - 10,928 SF (additional 3,528 SF outdoor covered space)
- Warehouse 1 - 8,640 SF
- Warehouse 2 - 4,000 SF

Parcel Size: +/- 2.82 AC

APN: 040-143-051

Zoning: CS (Commercial Service) County of San Luis Obispo

Occupancy: 100% Leased to Farm Supply

Lease Type: Single-Tenant Ten-Year NNN Lease

NOI: \$360,000

Financials

Sale Price: \$6,250,000 (5.76% Cap Rate)



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TENANT PROFILE



Founded in 1950, Farm Supply Company is dedicated to serving the farm, home, and ranch needs of California's Central Coast. The company offers a wide range of products, including irrigation, pet supplies, equine and livestock feed, and lawn and garden essentials.

Farm Supply is a farmer-owned cooperative with over 2,000 members and is a market leader across the Central Coast. The company operates retail locations in San Luis Obispo, Paso Robles, Arroyo Grande, Santa Maria, and Buellton, and now also provides customers the ability to shop online.



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For More Information

To receive more information please call or email us. Our contact information is below and we look forward to talking to you.



The information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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