

RIVERSIDE AVENUE

PASO ROBLES, CA

FOR SALE

Development Opportunity

- +/- 1.2 Acres (three separate parcels) of Commercial Land For Sale with Conceptual plans in place
- Highway 101 visibility with Pole Signage Potential
- Opportunity Zone
- Zoned Commercial Service (CS)



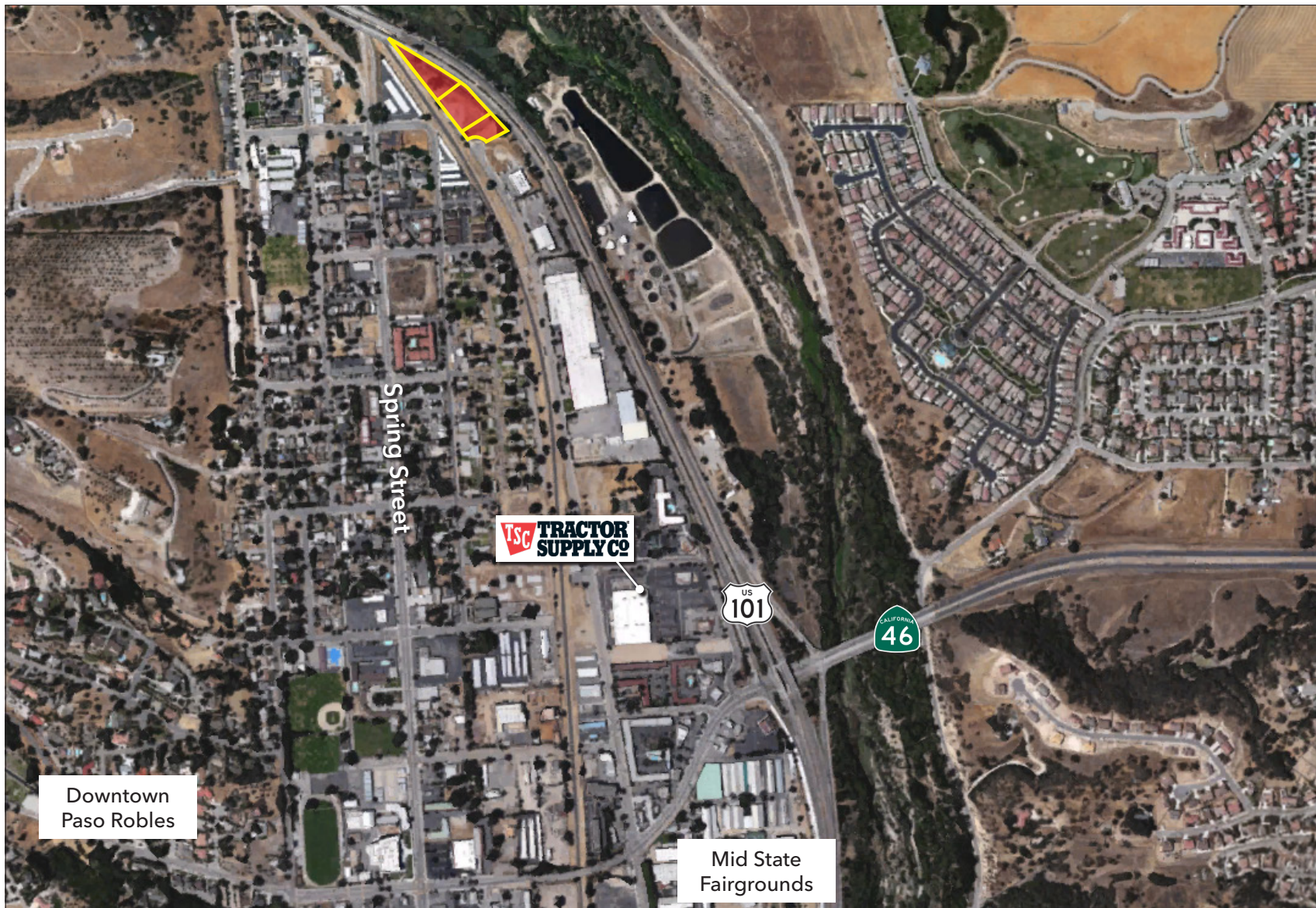
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AERIAL



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RIVERSIDE AVENUE, PASO ROBLES, CA | FOR SALE

New Industrial Development

Land for Sale or Build to Suit Sale or Lease

Offering Price: \$899,000 (\$17.20/SF)

Flexible Concepts - Supported by the City:

- **Option 1:** Single building, +/- 5,000 SF with secured storage yard
- **Option 2:** Three buildings, totaling +/- 16,200 SF (unit sizes: 1,985 SF, 2,025 SF, 3,025 SF - with options to combine units)

Highlights:

- Ultra-prime location at the gateway to Paso Robles w/ 2.5 million visitors annually
- Unmatched Highway 101 frontage with exposure to ~10 million vehicles annually
- Owner/User potential for mixed-use, SBA 504 loan, development or destination retail space
- Opportunity zone, allowing for the diverse commercial, retail, hospitality, and mixed-use projects
- Surrounded by 800+ new homes, hotels, restaurants, and major residential developments
- Minutes from Hwy 101/46 and the vibrant heart of Downtown Paso Robles that offers unbeatable access to wine country, dining, shopping, and year-round events

Perfect for:

- Light manufacturing, assembly, storage, trades, contractors, hobbyists, fitness, wine small businesses, and more



Contact Listing Brokers for Details & Customization Options

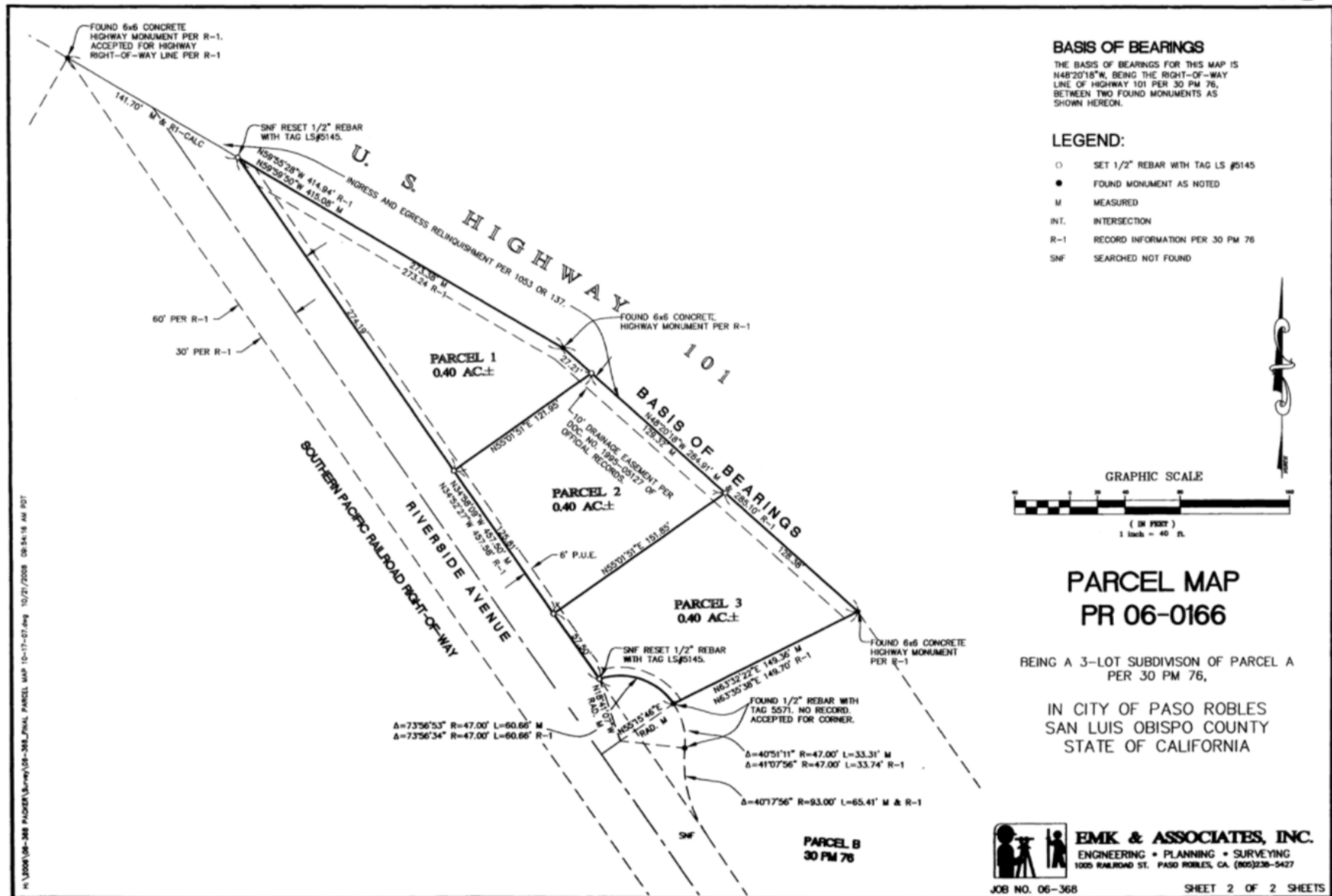
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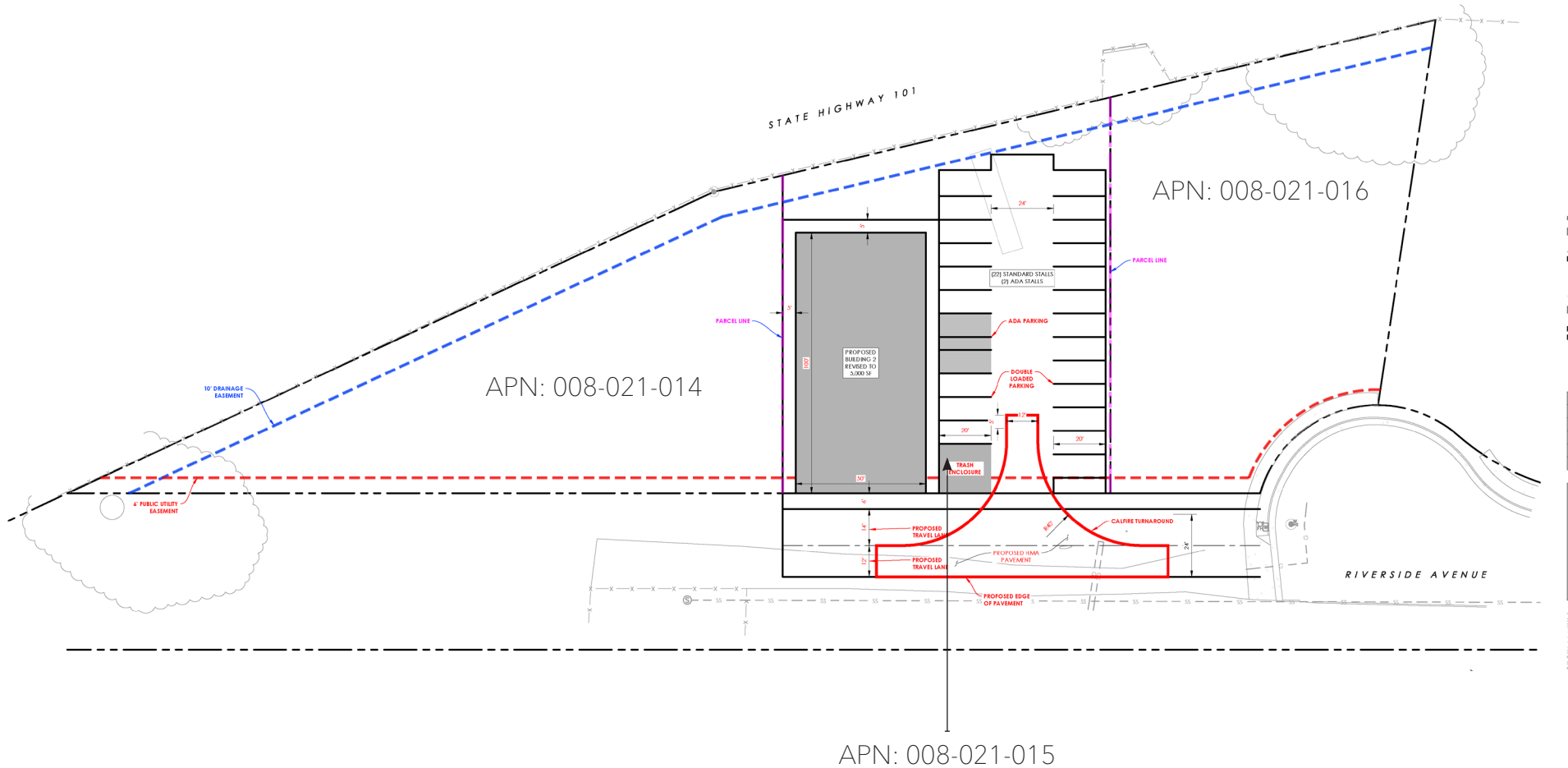
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PARCEL MAP



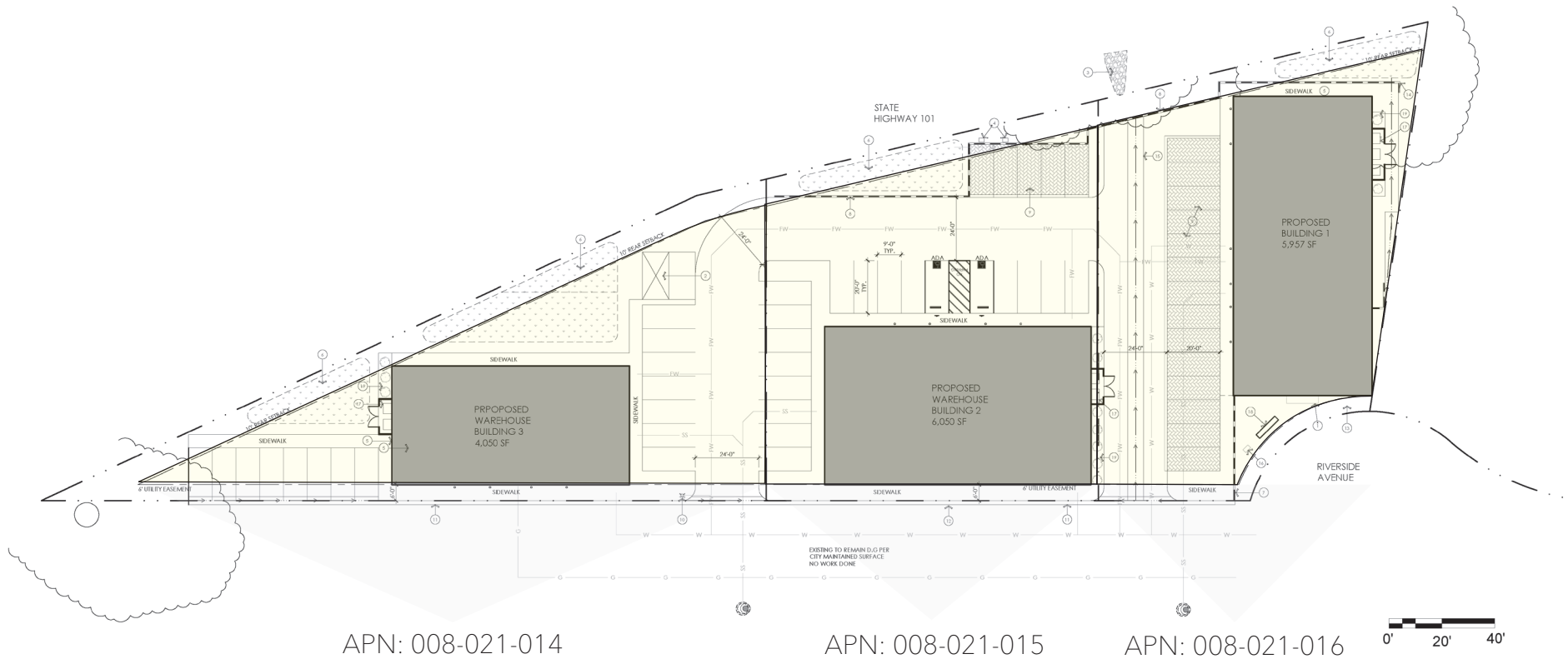
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SITE PLAN I



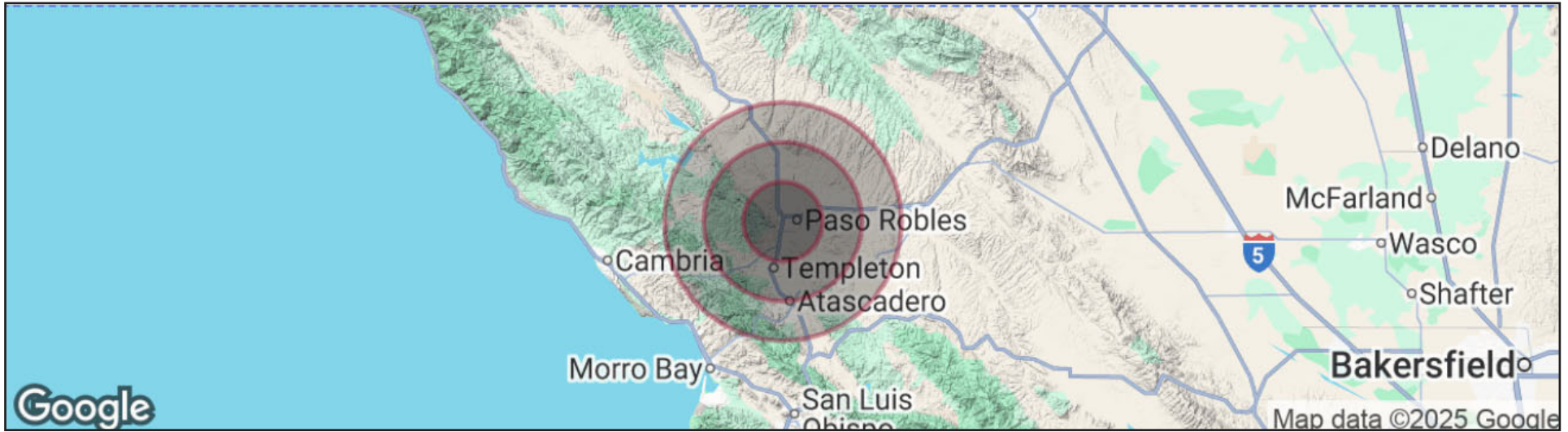
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SITE PLAN II



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DEMOGRAPHICS



RADIUS DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
POPULATION			
Total Population	36,302	75,180	94,509
Average Age	42	42	42
Average Age (Male)	40	41	41
Average Age (Female)	43	43	43
HOUSEHOLDS & INCOME			
Total Households	13,521	27,837	34,456
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$111,281	\$123,632	\$123,434
Average Hosue Value	\$763,399	\$776,828	\$783,472

Demographics data derived from AlphaMap

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