

1036

VINE STREET
PASO ROBLES, CA

**MEDICAL OFFICE
BUILDING
FOR SALE**



MARTY INDVIK

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CalDRE: #00961882

**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
CENTRAL CALIFORNIA

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PROPERTY OVERVIEW

Turn-key medical building on Vine Street! Currently used as a dental office and the zoning allows for other medical and office uses. Great location with close proximity to downtown core. Built originally in 1920 and has been nicely renovated over the years.

Build out consists of six (6) exam rooms, lab room, storage, three (3) restrooms, reception and waiting area. 5 on-site parking spaces and outdoor break area. All this and a new HVAC system (2024)!

Offering Price: \$900,000 (\$470/PSF)

Building SF: ±1,914

Lot SF: ±5,998

Parking: 5 spaces

Restrooms: 3

APN: 009-093-051

Zoning: T3Flex (T-3F)



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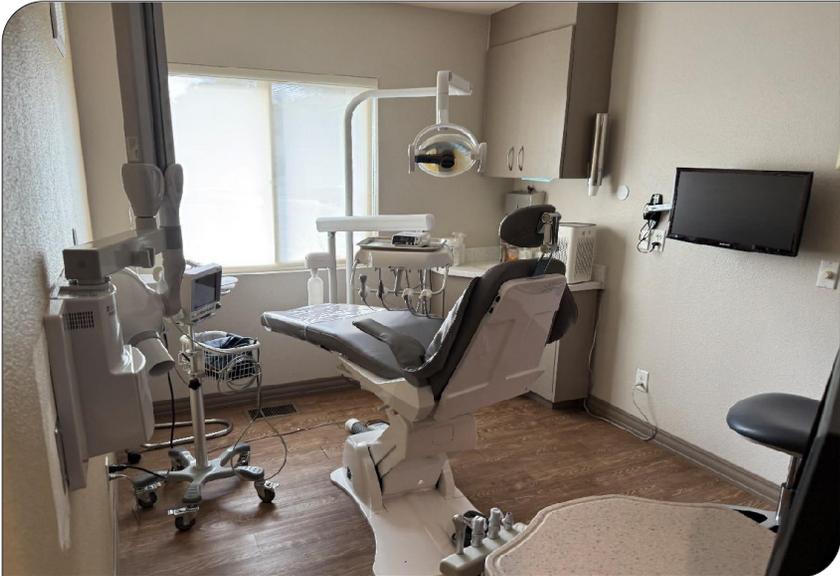
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PHOTOS



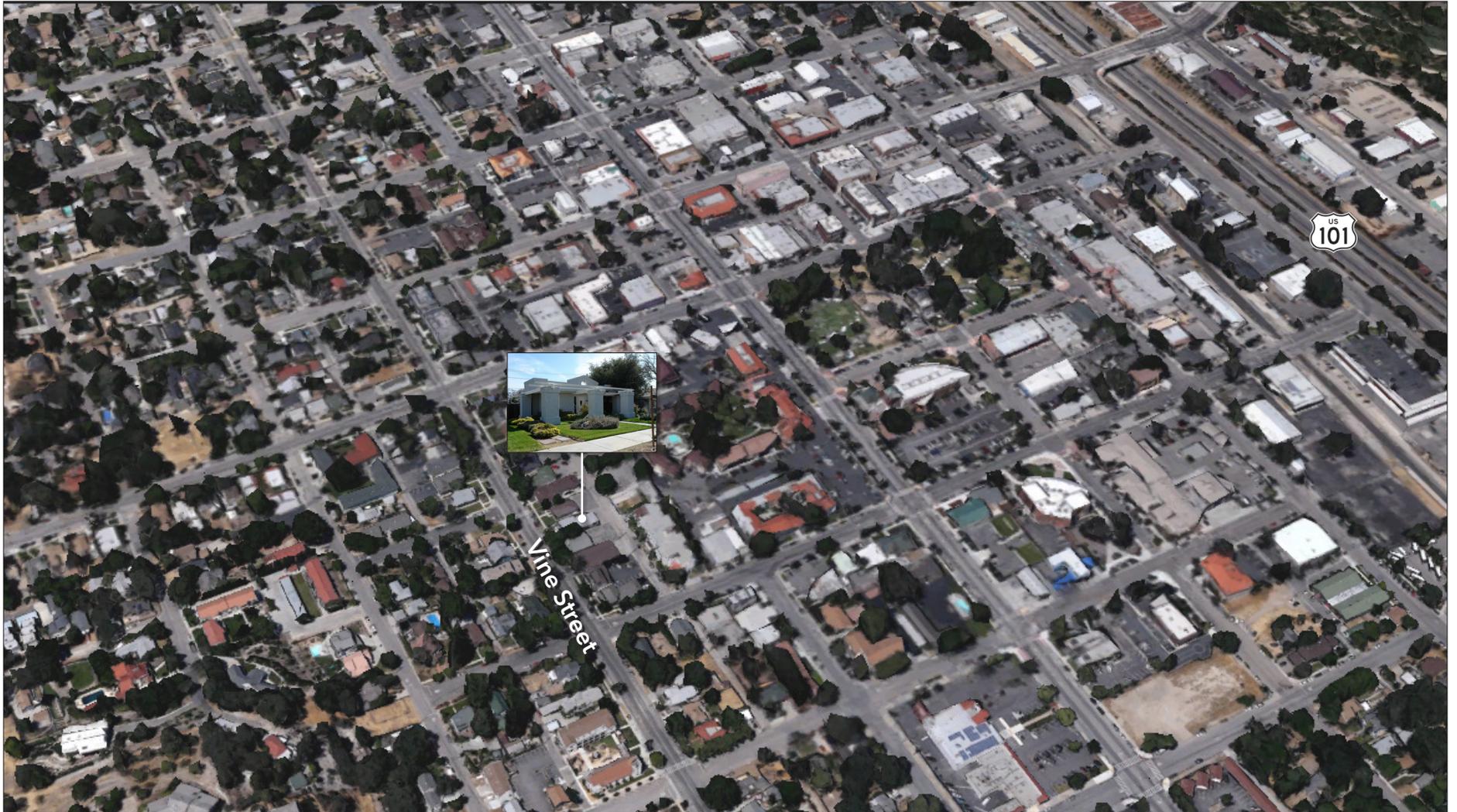
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FLOOR PLAN



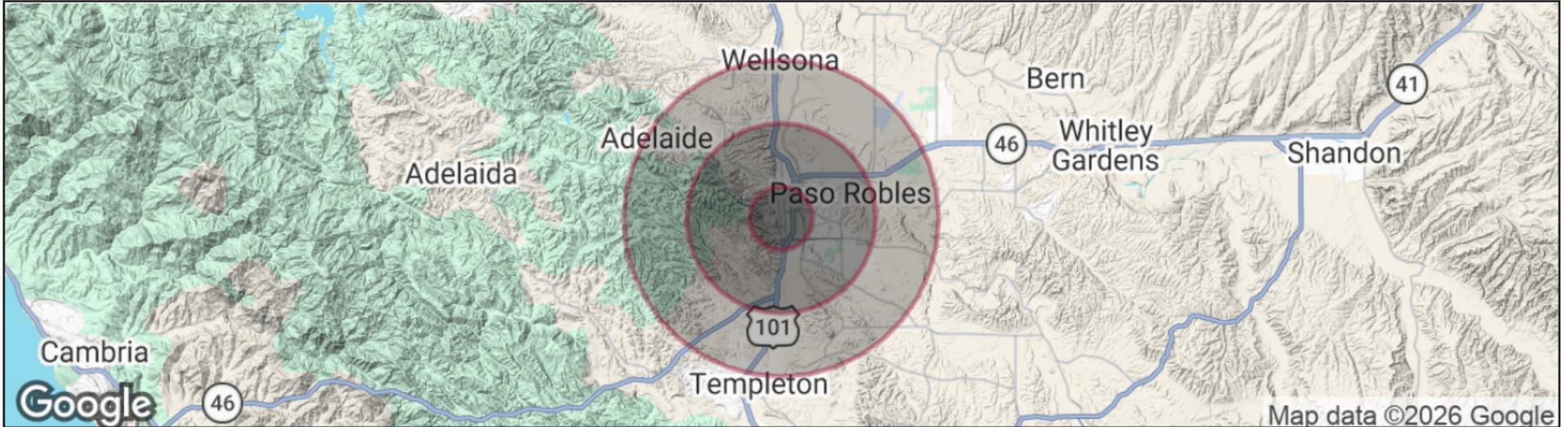
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AERIAL



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DEMOGRAPHICS



RADIUS DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	6,213	32,547	39,942
Average Age	41	41	42
Average Age (Male)	39	40	40
Average Age (Female)	42	42	43
HOUSEHOLDS & INCOME			
Total Households	2,539	12,025	14,836
# of Persons per HH	2.4	2.7	2.7
Average HH Income	\$106,261	\$109,735	\$113,666
Average House Value	\$791,077	\$752,281	\$775,806

Demographics data derived from AlphaMap

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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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