



6440

BUENA VISTA
PASO ROBLES, CA

FOR SALE

**CAPTURE THE POTENTIAL
COMMERCIAL USE UPSIDE**

38.5 ACRES

APN 025-434-005

MAJOR PRICE REDUCTION!

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COMMERCIAL REAL ESTATE SERVICES
CENTRAL CALIFORNIA

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

38.5 acre parcel in the path of growth by the Paso Robles Airport. This piece of property is truly a rare opportunity for developers and users interested in being a part of the surge in northern San Luis Obispo County. The subject property is zoned RAPD (Restricted Agriculture) but up-zoning to a commercial use would bring the parcel into conformity with the neighboring 130 acre master planned mixed use development, "The Landing", by Majestic Realty (<https://thelandingpasorobles.com/>). In addition, immediately to the north is the Paso Robles Wine Service building and just beyond that Stravinsky's under construction project for Daou Winery. Truly a dynamic place to be. All this and access to Highways 101 & 46 and close proximity to Paso Robles' Municipal Airport and the Paso Robles Tech Corridor.

OFFERING PRICE

Reduced to \$7,500,000
(\$4.51/PSF)

PARCEL SIZE

38.5± Acres (1,667,060 SF)

ZONING

RAPD (Restricted Agriculture)

APN

025-434-005

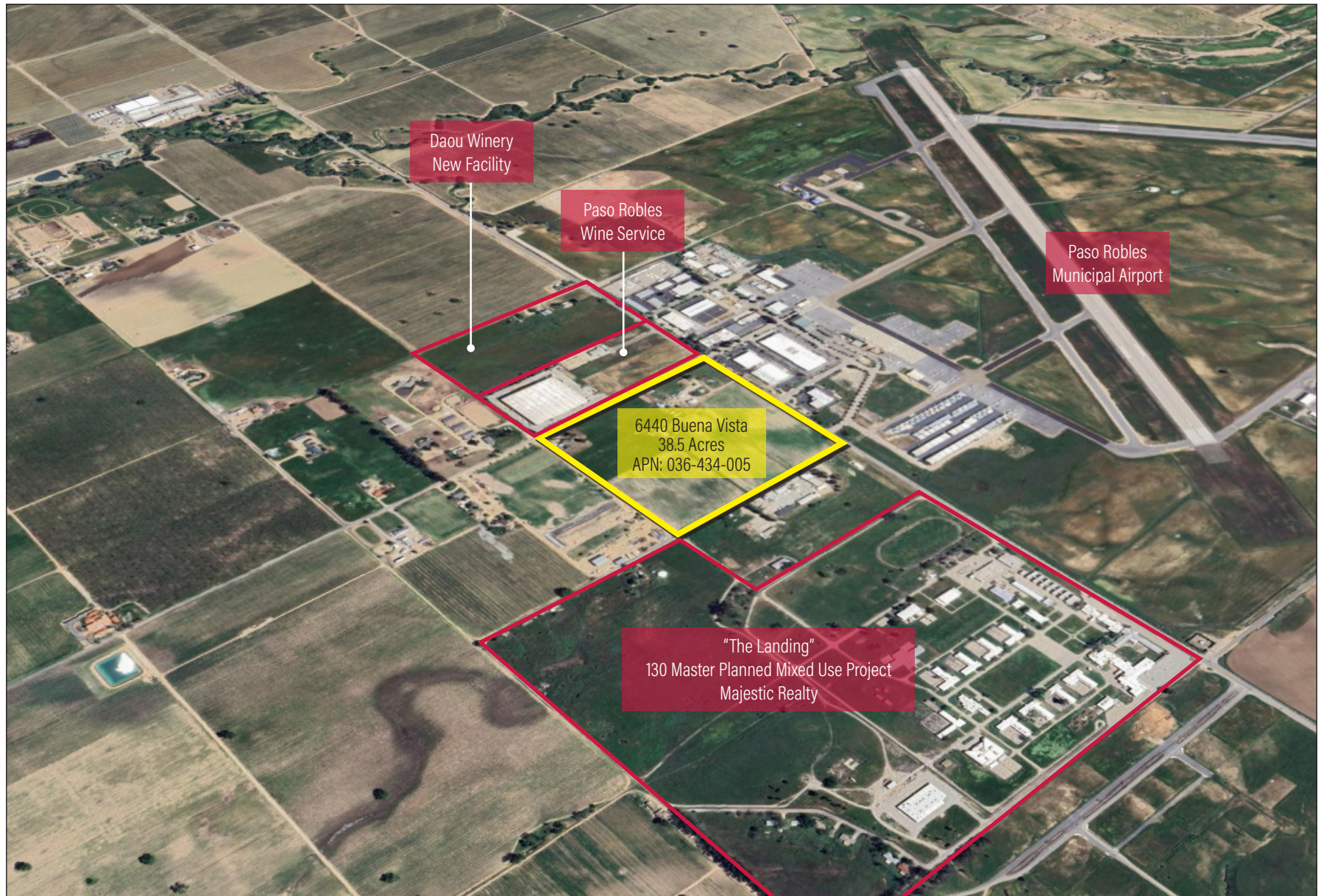


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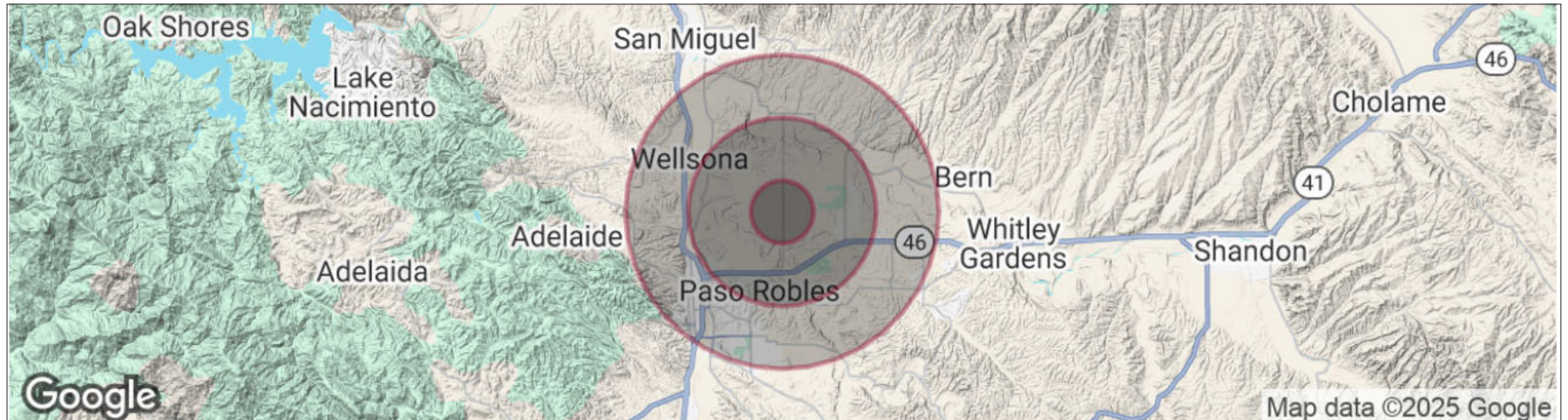
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AERIAL



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DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	379	4,220	31,007
Average Age	46.5	45.0	40.4
Average Age (Male)	36.0	41.2	38.7
Average Age (Female)	55.2	47.9	42.7
HOUSEHOLDS & INCOME			
Total Households	163	1,724	12,503
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$121,654	\$116,205	\$90,608
Average House Value	\$559,499	\$533,596	\$492,299

**Demographic data derived from 2020 ACS - US Census*

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LOCATION - CITY OF PASO ROBLES



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UTILITIES - EXISTING STRUCTURES MAP



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