



1434 / 1436 Pine Street

Downtown Paso Robles Investment + Redevelopment Opportunity

THE OPPORTUNITY

Located approximately two blocks from Downtown City Park, 1434/1436 Pine Street offers a rare combination of current rental income and long-term infill potential. The approximately 7,000 sq. ft. TC-2 zoned site has frontage along both Pine Street and Railroad Street and is located within a federally designated Opportunity Zone.

The property is currently configured as three residential rental units. Previously approved plans provide a defined redevelopment concept for four new residences, giving a future owner a meaningful head start on evaluating the site's highest and best use.

3

EXISTING
RENTAL UNITS

\$70,680

ANNUALIZED
GROSS RENT

4

PLANNED
RESIDENCES

PROJECT HIGHLIGHTS

- Approximately 7,000 sq. ft. downtown site
- TC-2 zoning
- Pine Street + Railroad Street frontage
- Approximately two blocks to Downtown City Park
- Federally designated Opportunity Zone
- Three existing rental units
- \$5,890/month in-place gross rents
- Previously approved 2022 redevelopment plans
- Four proposed residences
- Two approx. 1,500 sq. ft. 3-bedroom / 2.5-bath units
- Two approx. 1,250 sq. ft. 2-bedroom / 2.5-bath units
- Four garage spaces with tandem parking capacity

FULL PROPERTY PACKAGE

Plans, leases, maps, property information and supporting documents.

[View Full Property Package](#)



SCAN FOR PROPERTY PACKAGE

Architectural rendering is for illustrative purposes only and is based on previously approved plans. Buyer to independently verify rents, zoning, Opportunity Zone status/benefits, plan approval status, square footage, development feasibility and all property information.

ROBERT SOUSA | REALTOR® | CA DRE 01774193

805.460.3000 | RobertSousa.com | 1345 Park Street, Paso Robles, CA 93446