

# Paso Robles

## BUSINESS PARK

A new Business Park  
in the Heart of the  
Paso Robles Wine Country

Welcome to a Premiere Business Park on the Central Coast of California, conveniently located between San Francisco and Los Angeles in beautiful Paso Robles in the very heart of the Central California Wine Region!

Paso Robles Business Park is 48 commercially zoned lots encompassing 17 acres of land designed to hold approximately 200,000 sq ft of covered space.

The project is serviced by all utilities (water, sewer, gas, electricity, and phone/cable/Internet) and has all of the roadways and driveways in place.

### LOCATION LOCATION LOCATION!!!

34 finished commercial lots are being offered in the Paso Robles Business Park in Paso Robles, California. The lots are located right off of Hwy 46 East with Grade A lots that front the road. This area just North of the highway is the hottest commercial area in Paso Robles. On the West side of the Highway is the new mega shopping center with Low's as the anchor tenant and on the East side a block in from the highway is Golden Hill Business Park.

This land sale is a unique opportunity to buy prime acreage in an upcoming region of California's coastal region. This growing area boasts over 170 wineries and has been dubbed the "Next Napa" by Forbes Magazine and was also named the "Next great food region in California" by Bon Appétit magazine in October 2008.

The lots are being offered as a package, but the purchase of a portion of the lots could be possible upon the right offer.

Paso Robles Business Park is ideal for wine tasting rooms, show rooms, office space for contractors and suppliers, restaurants, sporting goods store, other local small businesses and high end industrial uses.



Contact Bob Fonarow for more details . . .

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**OPPORTUNITY SUMMARY:**

- Sequoia Debt Ventures is offering 34 acres of finished commercial lots in Paso Robles, California
- This land sale is a unique opportunity to buy prime acreage in an upcoming region of California’s coastal region
- Nestled in the coastal mountain range of central California, Paso Robles, population 29,500, is conveniently located between Los Angeles and San Francisco. The mid-point location makes the city an ideal spot for commerce.
- This growing area boasts over 170 wineries and has been dubbed the “Next Napa” by Forbes Magazine and was also named the “Next great food region in California” by Bon Appétit magazine in October 2008.

**PROPERTY DESCRIPTION**

- The subject property is comprised of 34 finished commercial lots in a planned commercial business center of 48 total lots
- The site is serviced by all utilities (water, sewer, gas, electricity, and phone/cable/Internet).
- The total area of the lots is 8.712 acres, which would hold approximately 200,000 sq ft of covered space
- The lot sizes range from 8,500 to 28,000 sq ft.
- Two levels of quality Grade A, 5 lots along HWY 46E, Grade B, 12 lots around the loop and 17 lots within the loop.
- The property has a C3 zoning; allowing light industrial, retail and office use giving the property numerous uses and future development possibilities



**INTENDED USES**

- The business center is intended to serve as a mix of showroom, service stores, offices, and other high end industrial uses
- The are CC&Rs governing architecture of all buildings within the planned 48 lots

**MARKET CONDITIONS**

- Paso Robles is home to a diversified economy including high tech, agriculture, and manufacturing allowing the city to out shine most of San Luis Obispo County in multiple market demographics
- The 2008 gross domestic product for the local economy was \$2 billion
- With just over 11% of San Luis Obispo County’s population, Paso Robles’ population growth rate continues to exceed much of the Central Coast
- Paso Robles had 19% of retail sales and 53% of manufacturing jobs in San Luis Obispo County In 2008
- In 2008 Paso Robles accounted for 14% of all the new homes built in San Luis Obispo County

