

PRICE REDUCED

±3,180 SF fully renovated, 100+ year-old
Craftsman-style property & commercial lot
on ±1/3 acre

NOW OFFERED AT \$1,450,000

Year 1 CAP Rate: 6.33%

Year 2 CAP Rate: 7.62%

745 PARK ST.

DOWNTOWN PASO ROBLES CALIFORNIA 93446

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IN BLOOM

PASO MARKET WALK

LES PETITES CANAILLES

THE HATCH ROTISSERIE & BAR

HERMAN STORY WINES

THE AVA HOTEL BY HILTON

HOTEL CHEVAL

PASO ROBLES LIBRARY

PASO MARKET & CRAFTS

PASO ROBLES SUPERIOR COURTHOUSE

PASO ROBLES FIRE DEPARTMENT

PASO ROBLES POLICE DEPARTMENT

HONEYMOON SUGAR & SKIN

VIVANT FINE CHEESE SHOP

BUENA TAVOLA

PASO ROBLES DMV

ROUX COLLECTIVE

HOPPER FAMILY CHRISTMAS TREE LOT

GRACE & ROSE
DOWNTOWN PASO ROBLES
FARMHOUSE RESTAURANT

PASO PALM HOUSE

745 PARK STREET

STABLES INN

TO SANTA
BARBARA
121 Miles
2 HRS, 7 MIN
by Car

TO SAN
FRANCISCO
204 Miles
3 HRS, 39 MIN
by Car



13TH ST.

8TH STREET

PARK STREET

SPRING STREET



Prime Downtown Paso Robles Investment Opportunity

Located in the heart of Paso Robles' thriving downtown district, 745 Park Street offers investors a chance to own a new fully leased, turn-key property in one of California's fastest-growing wine country destinations. CAP Rate Now to February 2027 6.33%, February 2027 to February 2028 7.62%. The average CAP Rate for the first two years is 7%.

This building was recently renovated from a charming multi-story historic home into a vibrant culinary venue. This beautiful building is backed by a 5-year gross lease at \$10,000.00/month with an increase in gross rent to \$11,561.00 on February 1, 2027 with 4% annual increases thereafter. The tenant has one 5-year option to renew with 4% annual increases.

The property provides stable, predictable cash flow in a walkable, area known for its downtown city park (three blocks away), boutique retail, boutique hotels, acclaimed wineries, tasting rooms, and culinary tourism. Paso Robles is experiencing a strong upward growth trajectory, driven by regional tourism, expanding residential development, downtown revitalization and the new 151 room Ava Hotel by Hilton which is two blocks away from the property. This investment appeals to 1031 exchange buyers, hospitality-focused investors, and long-term hold strategists seeking a foothold in one of California's most desirable secondary markets. About the tenant Grace & Rose is a farm-to-table restaurant named after the owners' daughters' middle names, the restaurant has a brand new commercial kitchen with a cozy dining room and spaces to enjoy seasonal menus highlighting local farms and wineries. Guests can look forward to delicious dinners, Sunday brunch, al fresco dining, and special events - including winemaker evenings on the wraparound porch under the shade of mature trees. For more info on the tenant, [click here Grace and Rose.](#)

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Now Offered at

\$1,450,000

CAP Rate

Now to February 2027: 6.33%
February 2027 to February 2028: 7.62%
Avg. CAP Rate for first 2 years: 7%

Total Building Size

±3,180 SF (\$456/SF)
Covered Wraparound Porch: ±800 SF

Land Size

±14,000 SF (\$104/SF)

Floors

1st Floor: ±1,380 SF
2nd Floor: ±1,200 SF
3rd Floor: ±600 SF

Parking

8 Total Spaces Including 1 ADA

New Features

New HVAC, New Plumbing & New Roof,
New Kitchen

APN

009-201-005

Zoning

TC-2 Town Center

Sprinklers

None

Year Built

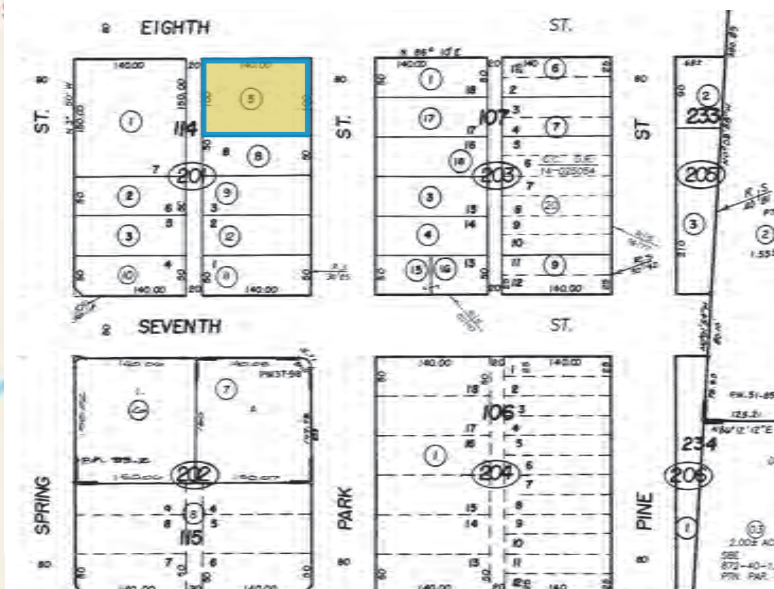
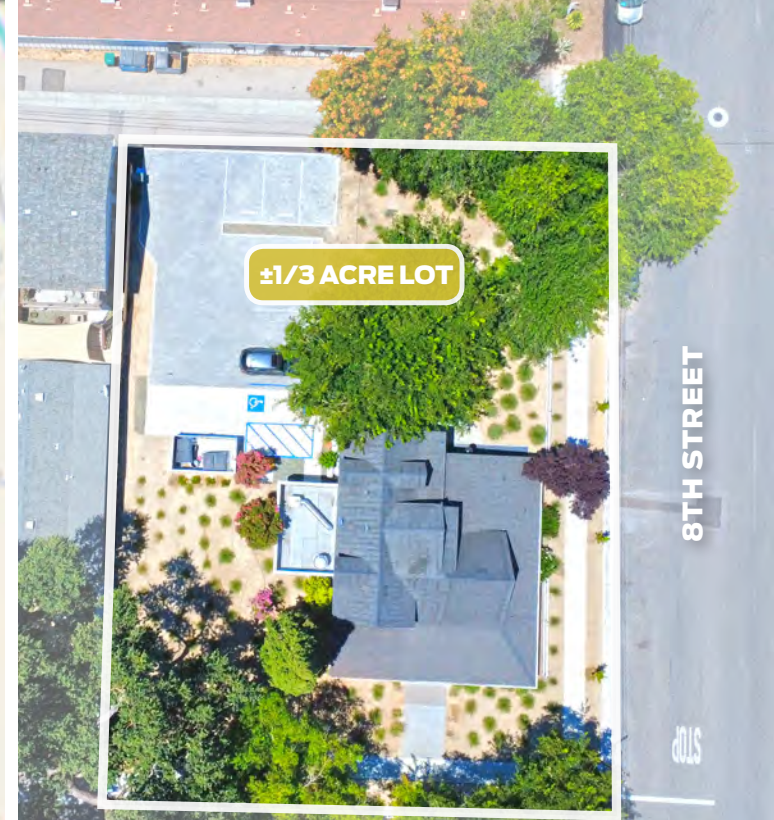
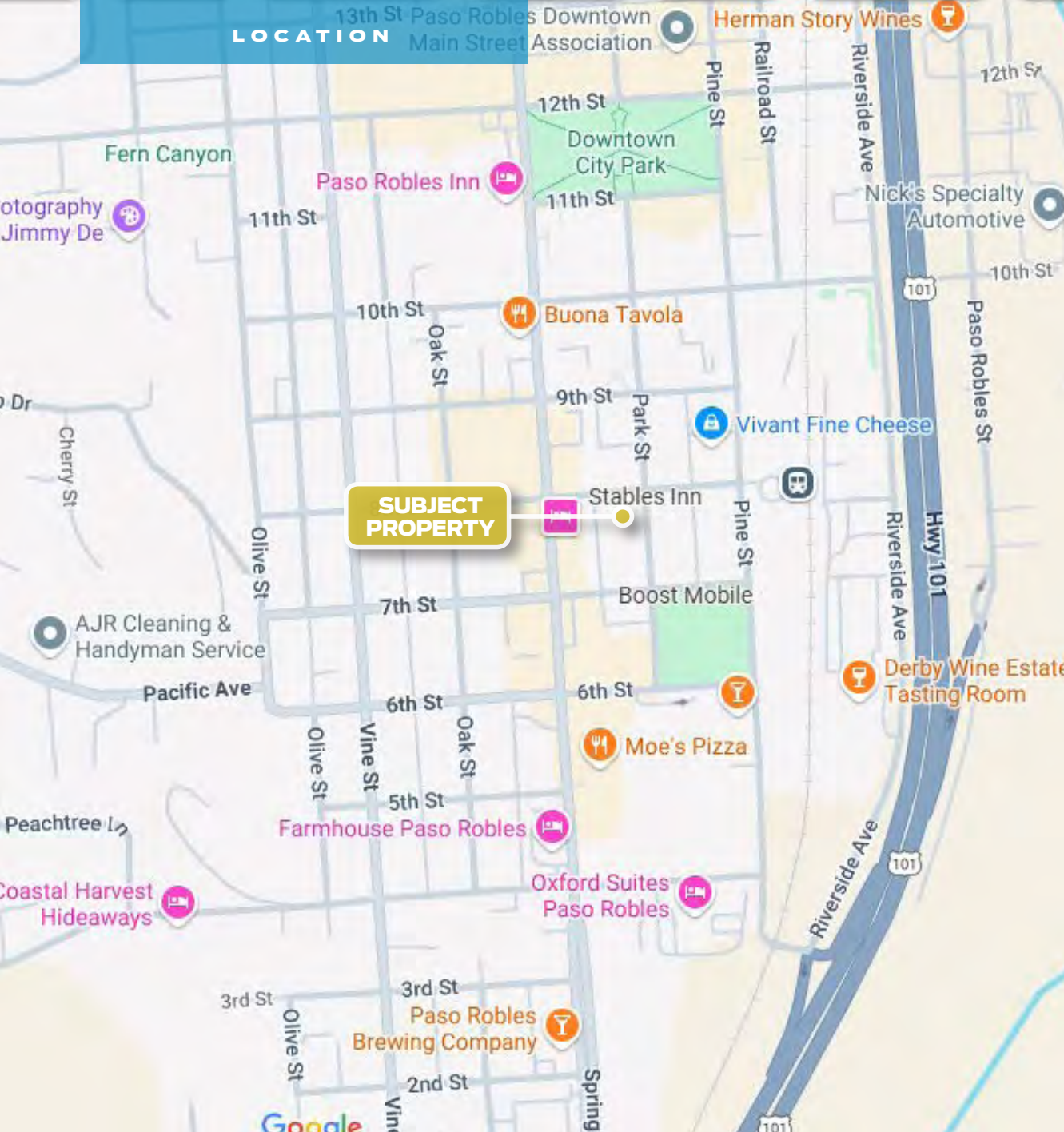
Fully renovated 100+ year old
Craftsman-style property

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Analysis

745 Park St. Paso Robles, CA 93446

±3,180 SF Building • ±800 SF Wraparound Patio • ±14,000 SF Lot • APN: 009-20-005 • Zoned: Planned Area

Proforma Income

	Tenant	SF	Lease Type	Per Square Foot	Gross Rent	Lease Expiration	Option	Rent Increases
Now Through 1/31/26	Grace & Rose	3,180	Gross	\$3.13	\$10,000	1/31/2030	One (1) Five (5) Year	2/1/2026 16%
2/1/27 Through 1/31/28	Grace & Rose	3,180	Gross	\$3.61	\$11,561	1/31/2030	One (1) Five (5) Year	4% Annually

TOTAL BLDG SF: 3,180 SF

MONTHLY GROSS RENT: \$10,000

Annual Scheduled Income: \$120,000

Annual Gross Income For Year One: \$120,000

Annual Gross Income For Year Two: \$138,732

Expenses:

Taxes (Estimated at 1.08%)	\$15,660
Insurance (Estimated)	\$6,000
Maintenance & Landscaping	\$600
HVAC Servicing	\$1,000
Miscellaneous	\$5,000

Total Expenses: \$0.74 \$28,260

Net Operating Income Year One: \$91,740

Net Operating Income Year Two: \$110,472

Price Analysis

	Purchase Price	Price Per Square Foot	Cap Rate Year 1	Cap Rate Year 2	Avg. Cap Rate for First Two Years
Values:	\$1,450,000	\$456	6.33%	7.62%	7.0%

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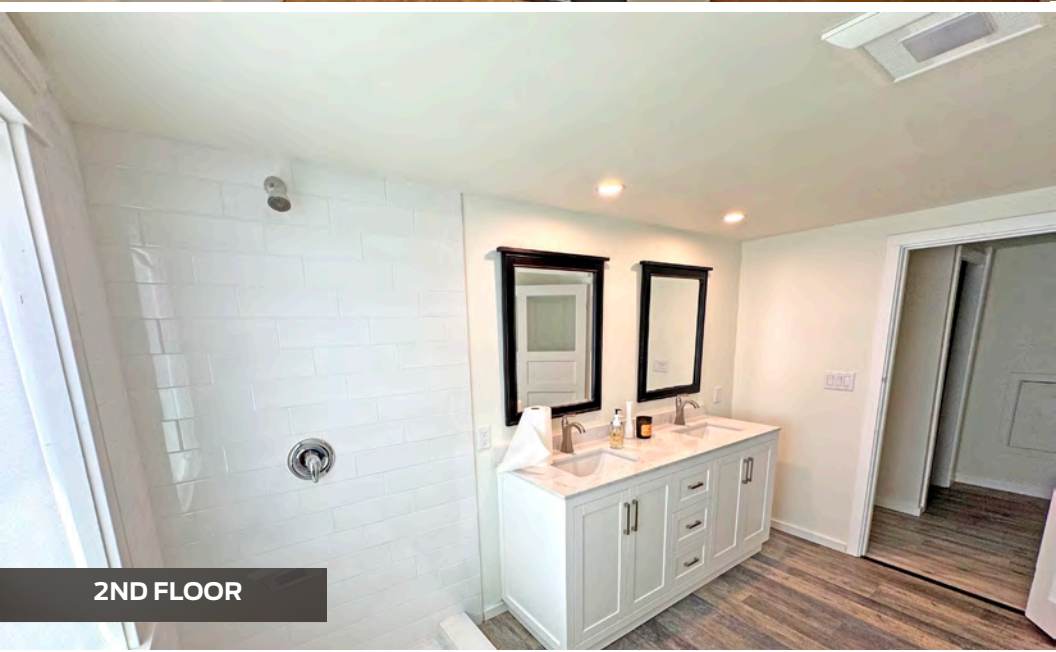
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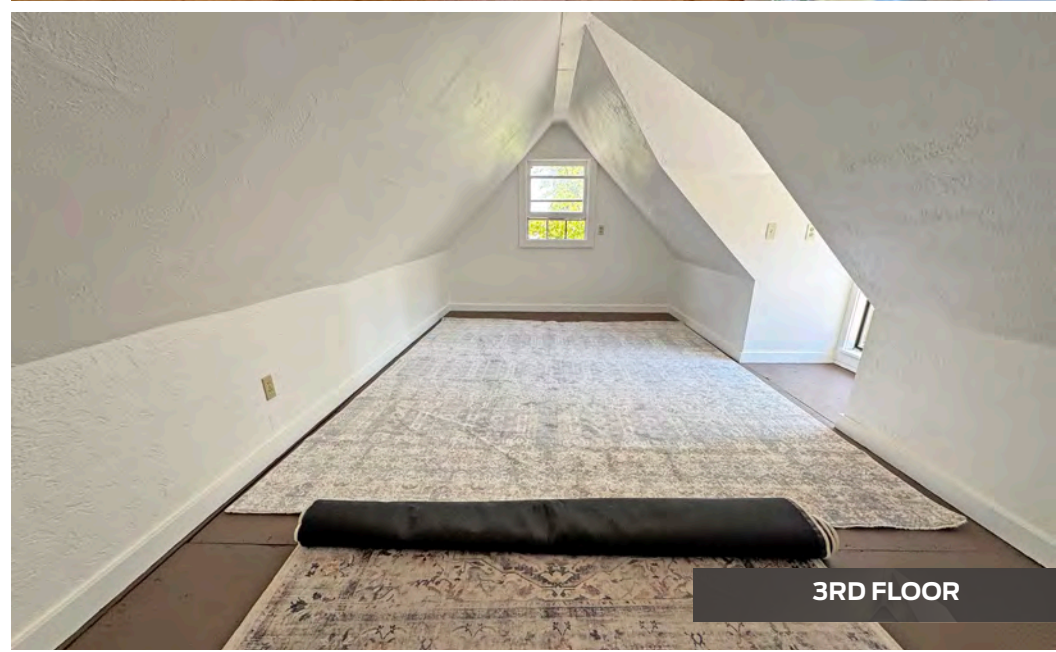
2ND FLOOR



3RD FLOOR



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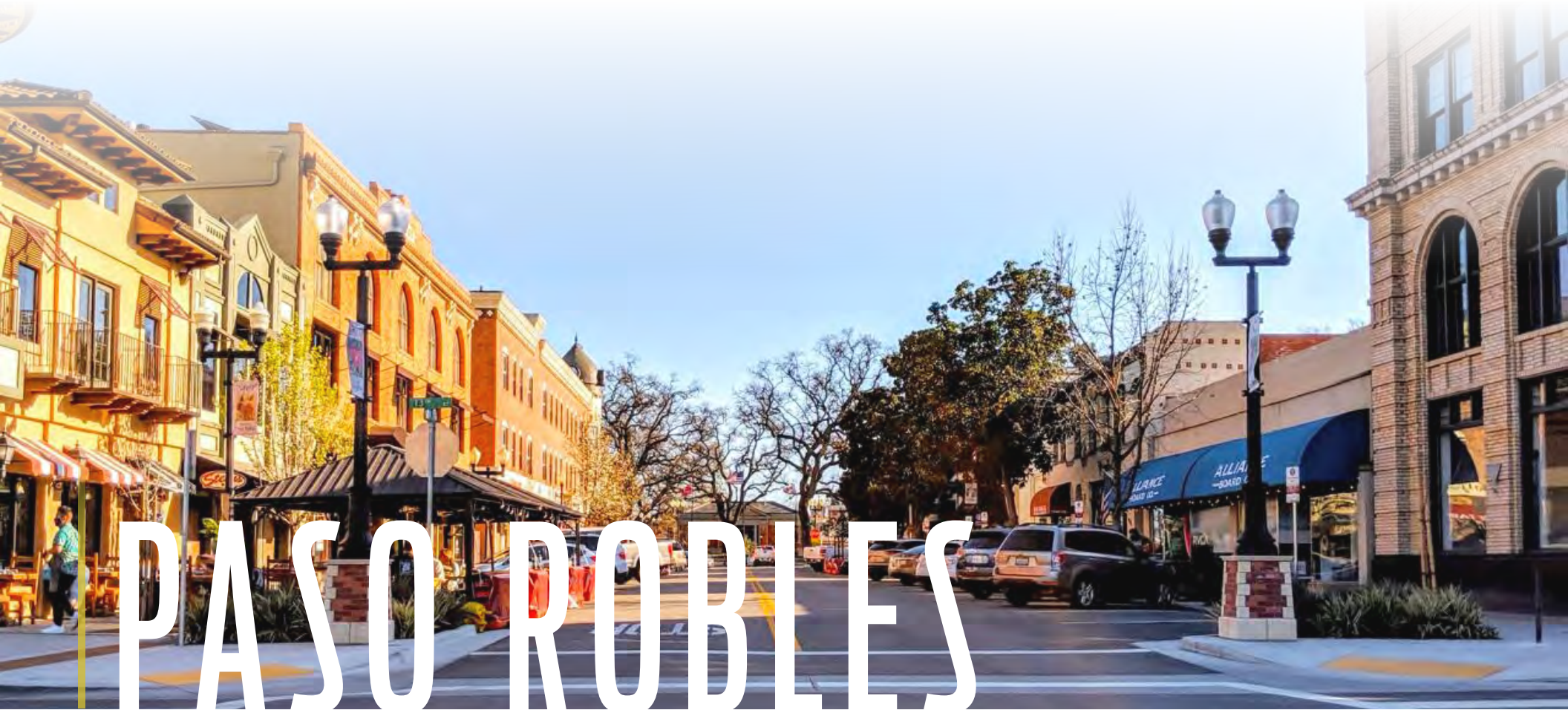
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Nestled in San Luis Obispo County, halfway between San Francisco and Los Angeles and just 27 miles from the coast, El Paso de Robles—“Pass of the Oaks”—is surrounded by rolling hills and renowned wine country. With a population of over 30,000, Paso Robles blends the charm of a small town with the amenities of a vibrant suburban-rural community, making it one of California’s best-kept secrets.

Home to more than 200 wineries and a lively downtown filled with top-tier restaurants and boutique shops, Paso Robles is quickly gaining recognition as a desirable and still relatively affordable place to live, work, and visit.

The city has deep roots in winemaking and mineral-rich hot springs. It’s earned numerous accolades, including Travel & Leisure’s “Top 25 Places to Visit for the Holidays,” as well as distinctions like “America’s Healthiest Small Towns,” “Best Small Main Street Towns,” and “Best Food and Wine Festivals.” Local favorites such as Tablas Creek and Justin wineries, and Firestone Walker Brewing, have garnered national awards.

Visitors can unwind in wine country with luxurious views and accommodations or explore the vibrant downtown, just steps from restaurants, cafés, shops, and City Park. For a more nature-based retreat, Franklin Hot Springs offers mineral-rich waters long believed to have healing properties. The springs draw not only people but also a wide variety of wildlife, offering photographers and outdoor enthusiasts a rich setting for birdwatching, boating, and catch-and-release fishing.