



EVERLY GROVE



**828 SPRING STREET
PASO ROBLES, CA**

OFFERING AT: \$2,200,000 | \$58 PER SQUARE FOOT

A prime 0.87-acre commercial lot in downtown Paso Robles, offering high visibility, flexible TC-2 zoning, and Opportunity Zone benefits for diverse development potential.



LOCATION



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THE OFFERING

Everlygrove presents a prime development opportunity at 828 Spring Street in Paso Robles, CA. This 0.87-acre vacant lot is zoned TC-2 (Town Center Commercial) with SP #3 overlay and sits within an Opportunity Zone, allowing for diverse commercial, retail, hospitality, and mixed-use projects. With high visibility and walkable access to downtown Paso Robles, the site is ideal for mixed-use development or destination retail space. Positioned in the heart of Paso Robles' thriving wine country, the property benefits from strong tourism, year-round events, and proximity to Highway 101. The TC-2 zoning supports flexible development options, making this an outstanding opportunity for investors looking to capitalize on the city's economic growth and increasing visitor traffic.





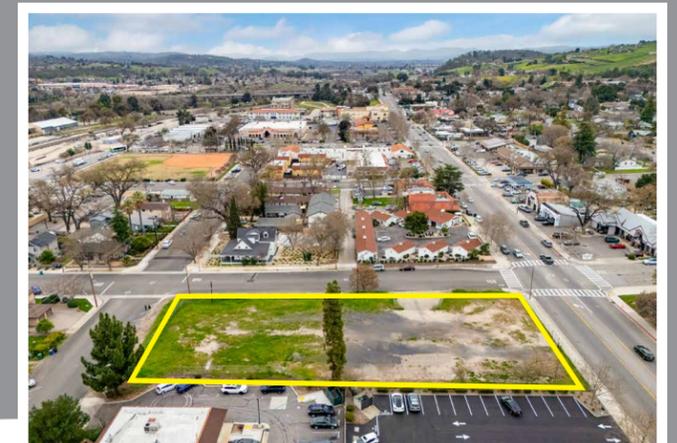
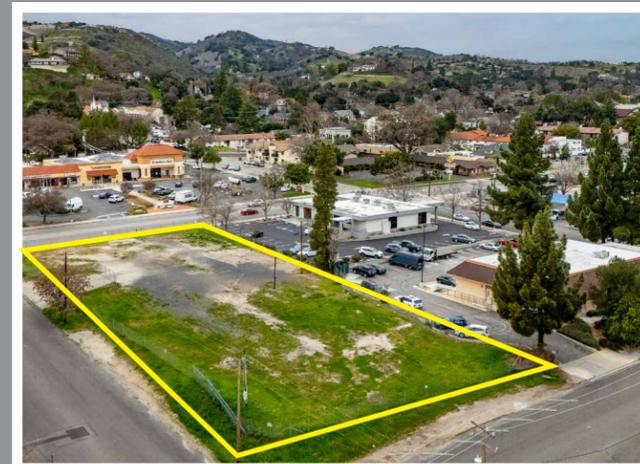
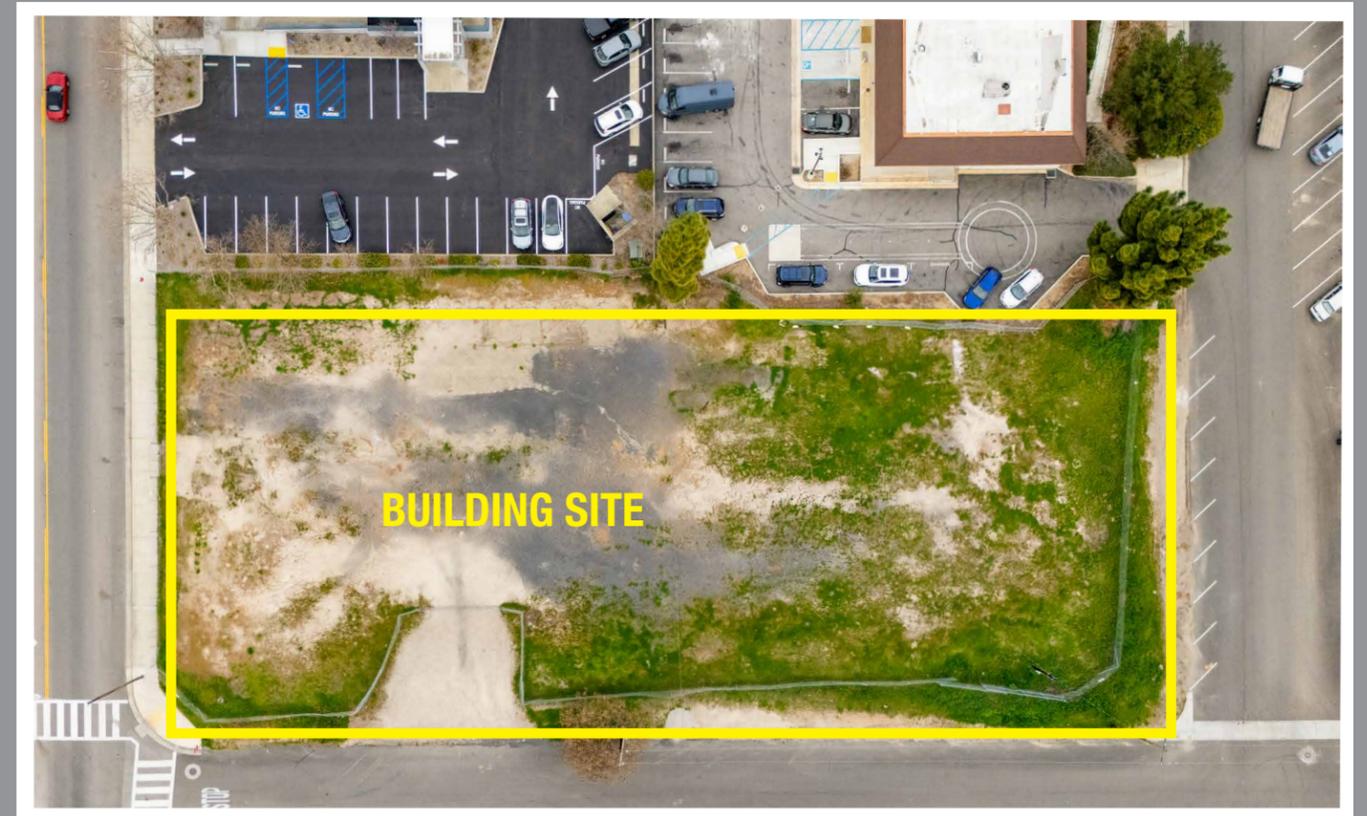
SITE INFORMATION

Location Information

Street Address	828 Spring Street
City, State, Zip	Paso Robles, CA 93446
County	San Luis Obispo

General Information

Property Type	Vacant Land
Zoning Type	TC-2 (Town Center Commercial) with SP #3 overlay
Lot Size	38,023 sq ft. / 0.87 acres
APN#	009-152-008
Opportunity Zone	Yes





DEMAND DRIVERS

THE CENTRAL COAST has become one of the nation's most celebrated vacation destinations and is known for pristine beaches & coastline, scenic hiking trails, expansive wine country, and championship golf courses. Paso Robles is popular among various demographics including families and couples looking for a weekend getaway within driving distance from Southern, Central, and Northern California. Paso Robles is accessible from all parts of California and has expansive regional appeal via San Luis Obispo Airport as well as Amtrak and Highway 101.



SLO COUNTY REGIONAL AIRPORT (SBP) DIRECT FLIGHTS

Dallas/Fort Worth (DFW) | Phoenix (PHX)
Seattle (SEA) | Portland (PDX)
San Diego (SAN) | Los Angeles (LAX)
San Francisco (SFO) | Las Vegas (LAS)



Arrivals

ROADS
Located in the sweet spot between San Francisco and Los Angeles, SLO CAL is easily accessible from Highway 101 or the famous coastal Highway 1, sometimes called Pacific Coast Highway or simply PCH. Traveling along Interstate 5? Hop on Highway 41, 46 or 58 in the north or 166 in the south.

FLIGHTS
The brand new San Luis Obispo County Regional Airport (SBP) terminal enjoys air service on American, United and Alaska Airlines with direct flights from San Francisco, Phoenix, Denver, Seattle, Portland, Dallas-Fort Worth and San Diego.

TRAIN
If riding the rails is on your bucket list, try Amtrak's Pacific Surfliner or Coast Starlight. With service northbound from San Diego along the coastline, or southbound from as far as Seattle, these two routes offer stunning Pacific views and deliver you directly to several stations across SLO CAL.

SLO CAL SCAN QR CODE FOR DATES AND DETAILS

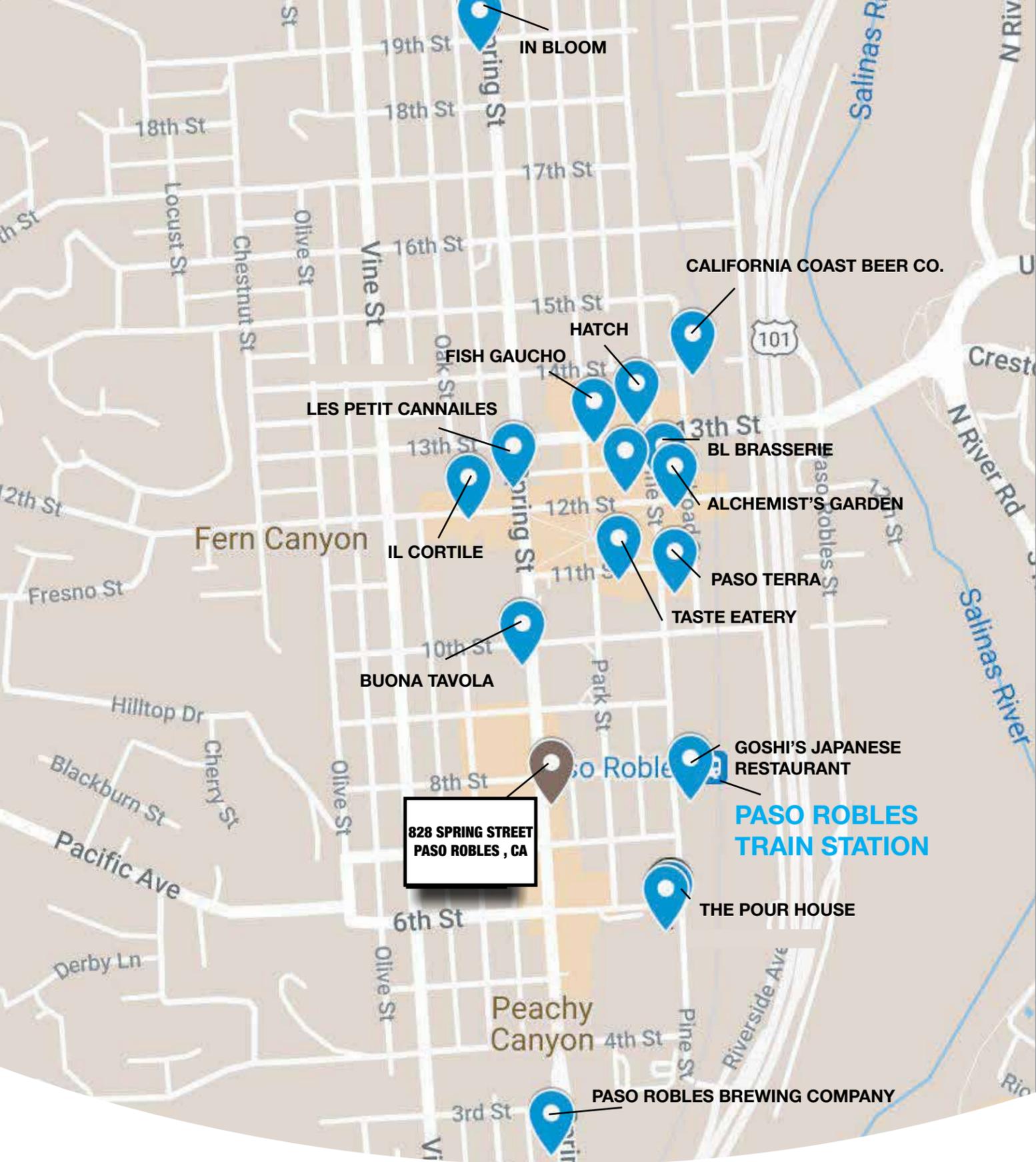
PASO ROBLES CA

Located between Los Angeles and San Francisco, Paso Robles is one of the most exciting tourism destinations in the U.S. Easy access from Central California via Highway 46, and just thirty minutes north of San Luis Obispo on Highway 101, Paso Robles has received many national and global tourism accolades in recent years, including:



- #1 - WINE REGION OF THE YEAR (PASO ROBLES)
- #1 - WINE TASTING ROOM (DAOU VINEYARDS)
- #2 - WINERY TOUR (EBERLE WINERY - CAVES TOUR)
- #2 - WINERY RESTAURANT (THE RESTAURANT AT JUSTIN WINERY)

FINE DINING IN PASO



Located in downtown Paso Robles.



IN BLOOM

In Bloom is a sophisticated restaurant in Paso Robles with a laid-back vibe. They offer California cuisine with a focus on seasonal ingredients and locally sourced products.



BL BRASSERIE

Formerly Bistro Laurent, BL Brasserie is one of the original fine dining experiences in Paso Robles. Serving 5 star french inspired cuisine.

JEFFRY'S WIINE COUNTRY BBQ

A Flagship barbeque experience! You can find it right off Norma's Alley where Chef Jeffry serves his award winning mac n' cheese with brisket and ribs.



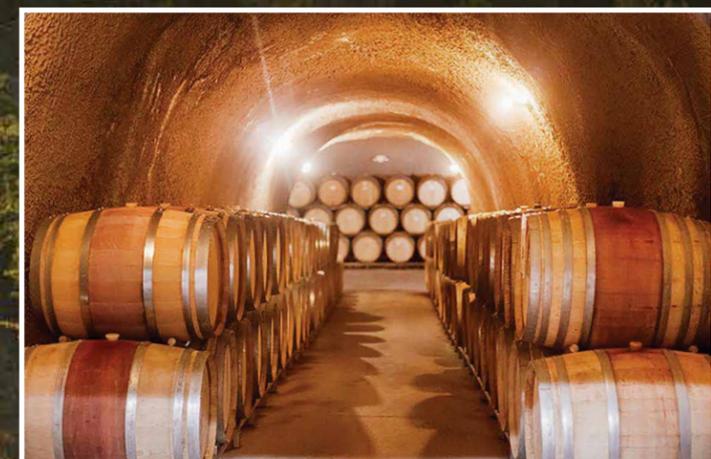
BUONA TAVOLA

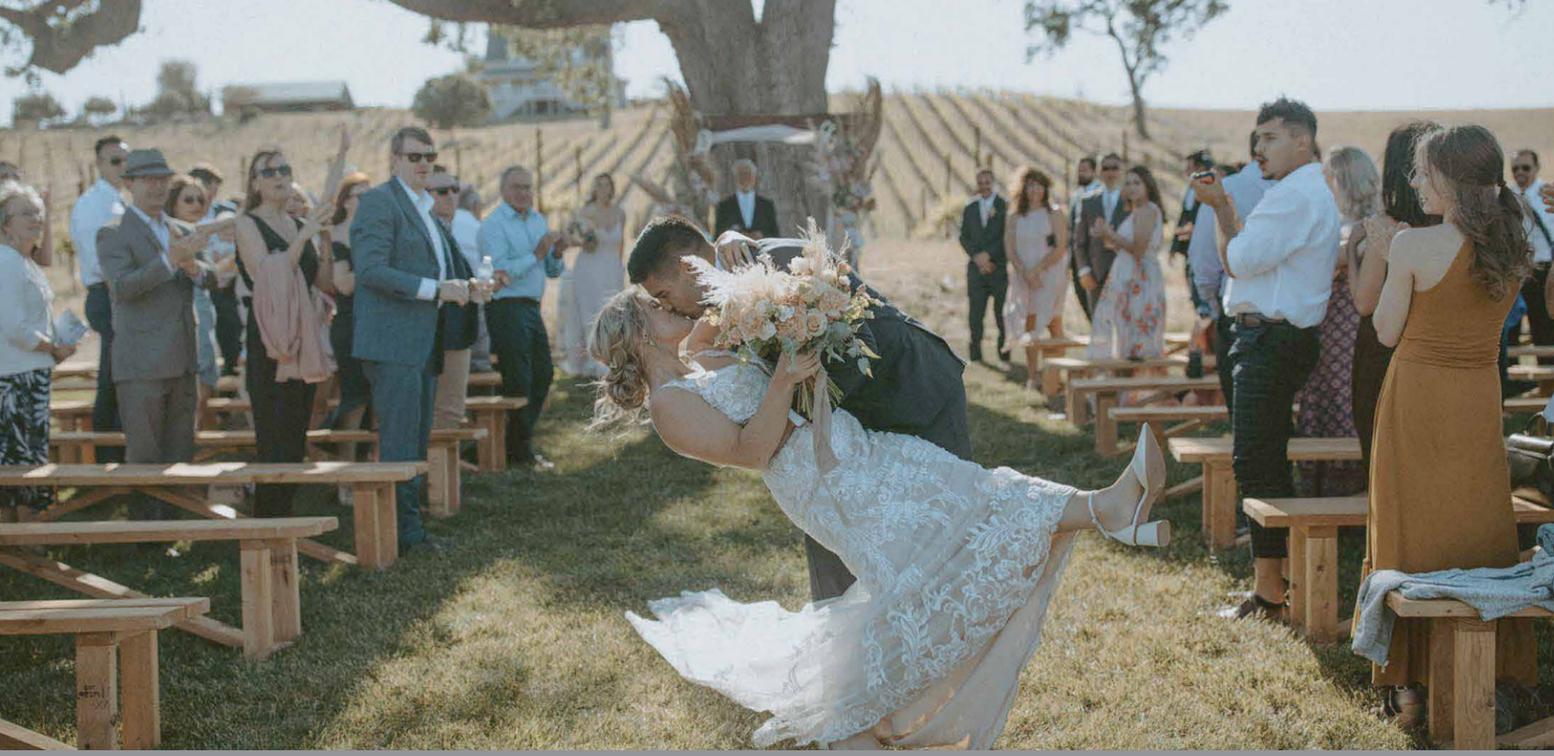
Straight from the heart of Italy, Buona Tavola is a second generation Italian fine dining experience featuring in house pasta, salumi with the best wines in Paso Robles.





PASO ROBLES' MODERN ERA of economic growth is centered around the wine tourism industry. Now a mature and robust region, the Paso Wine Region found its roots in the early 1970s and draws tourists from all over the world to experience the rolling golden hills, award winning wineries, and charming communities of Paso Robles. Beyond its world-class wines, Paso Robles boasts a vibrant culinary scene, with farm-to-table restaurants showcasing fresh, local ingredients.





A TOP CALIFORNIA WEDDING DESTINATION

Paso Robles Wine Country has become one of the most popular places in California to tie the knot. In peak wedding season, the greater Paso Robles area can host many weddings in a single weekend.



ANNUAL EVENTS, FESTIVALS AND ATTRACTIONS

A top tourism destination in California, Paso Robles draws millions each year to its various events, festivals, and attractions creating a steady stream of demand year round.

NOTABLE ANNUAL EVENTS

- Vintage Paso Zinfandel Weekend (March)
- Warbirds Wings & Wheels (May)
- Paso Robles Wine Fest (May)
- Sheriff's Rodeo (May)
- Firestone Walker Invitational Beer Fest (June)
- California Mid-State Fair (July)
- Taste of Downtown (September)
- Whalerock Music Arts Festival (September)
- Pioneer Day (October)
- Harvest Wine Month (October)
- Paderewski Festival (October)
- Garagiste Wine Festival (November)
- Downtown Vine Street Lights Festival (December)

Mainstream headline concerts at the Vina Robles Amphitheater, Barrelhouse Brewing and the Paso Robles Events Center. Other area attractions include Sensorio Field of Lights and the Ravine Water Park (seasonally).

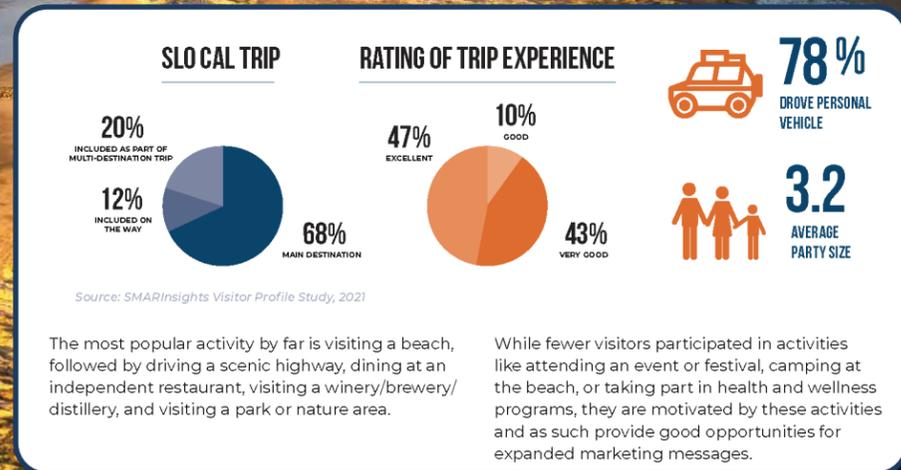
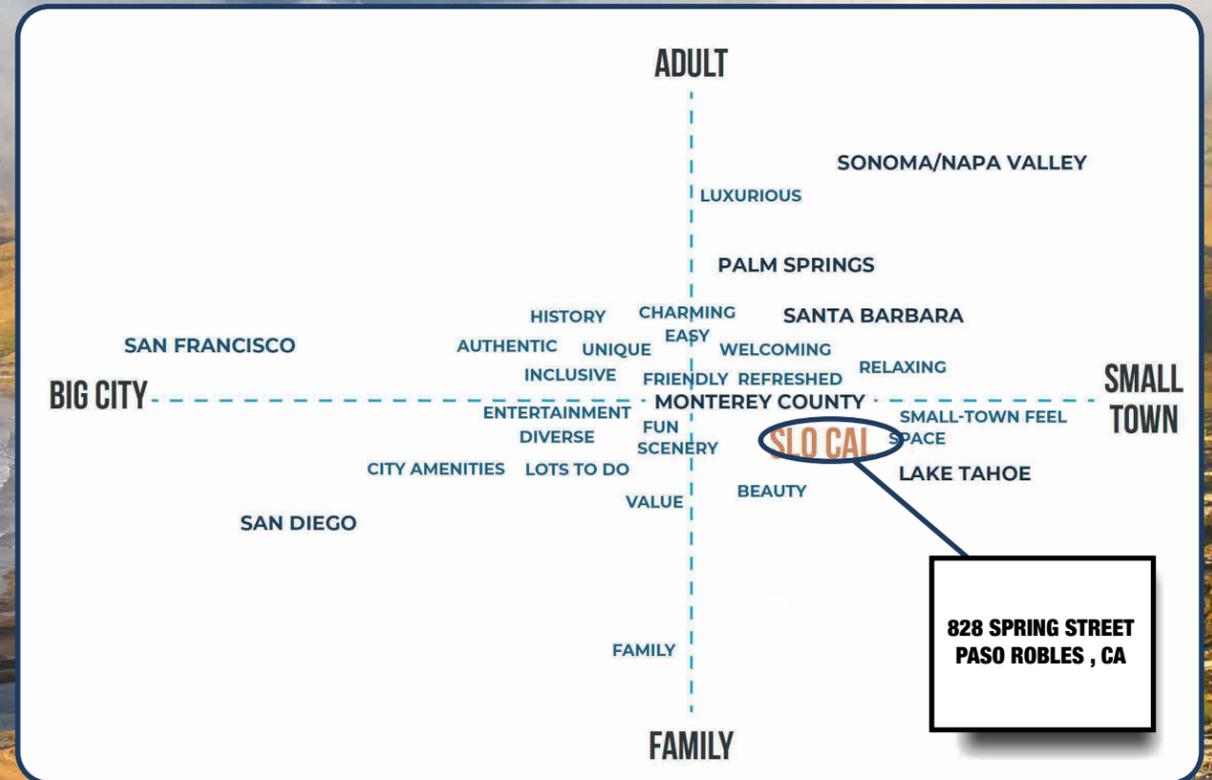
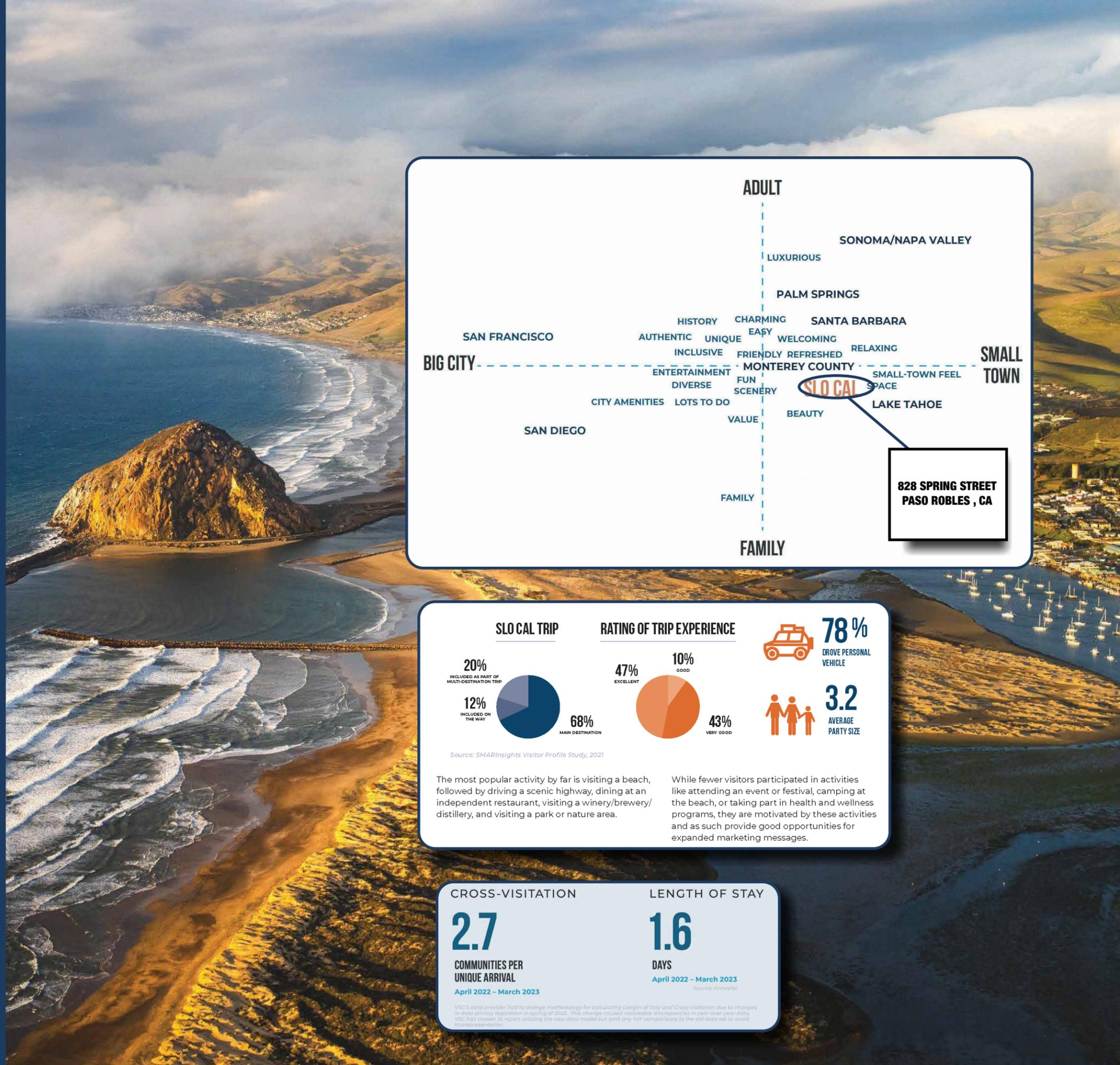




TOURISM DATA



VISIT SLO CAL IS THE PREMIERE TOURISM AGENCY in San Luis Obispo County and is an active community partner in marketing the SLO CAL region. SLO CAL aims to build relationships with hospitality industry businesses, increasing the viability of hotel development and investments.





ZONING MATRIX

Below is the city of Paso Robles zoning matrix describing what can and cannot be permitted to build at 828 Spring St. Please contact the city planning department for further information. 828 Spring St. is zoned as TC-2

City of Paso Robles
Uptown/Town Centre Specific Plan

Table 5.3-1 Allowed Land Uses and Permit Requirements

Land Use Type	PERMIT REQUIRED BY ZONE									Specific Use Regulations
	T3-N	T3-F	T4-N	T4-F	T4-NC	TC-1	TC-2	RC	OS	
COMMERCIAL: RETAIL, SERVICE, OFFICE										
Animal Hospitals, veterinary clinics (includes overnight boarding as an accessory use)	-	-	-	-	-	-	-	CUP	-	
Appliance repair	-	-	-	-	-	-	P	P	-	
ATM - Outdoor	-	-	-	P	P	P	P	P	-	
Auto/vehicle sales (including auto repair as an accessory use): new and 25 percent or less used	-	-	-	-	-	-	P	P	-	
Auto/vehicle sales (including auto repair as an accessory use): more than 25 percent used	-	-	-	-	-	-	CUP	CUP	-	
Auto Rental	-	-	-	-	-	-	P	P	-	
Auto/vehicle parts sales (indoors, without installation)	-	-	-	-	-	P	P	P	-	
Auto/vehicle repair, parts installation, body and paint	-	-	-	-	-	-	CUP	CUP	-	
Auto Detailing (does not include carwashes)	-	-	-	-	-	-	P	P	-	
Banks, savings & loans, credit unions	-	P*	-	P*	P	P	P	P	-	* On Spring St Corridor only
Bars, cocktail lounges (with or without a restaurant; may include dancing and live, amplified entertainment)	-	-	-	-	-	CUP	CUP	CUP	-	
Bowling alleys	-	-	-	-	-	-	P	P	-	
Building Materials sales	-	-	-	-	-	P*	P	P	-	* Only on southeast corner of Pine & 10 th Streets (former Hayward Lumber site)
Business, Trade Schools	-	-	-	-	-	P	P	P	-	
Card rooms	-	-	-	-	-	CUP	CUP	CUP	-	

Land Use Type	PERMIT REQUIRED BY ZONE									Specific Use Regulations
	T3-N	T3-F	T4-N	T4-F	T4-NC	TC-1	TC-2	RC	OS	
Carwashes	-	-	-	-	-	CUP*	CUP	CUP	-	* Only when accessory to an existing gas station, not as a primary use.
Drive-through sales/services: Banks, pharmacies, coffee kiosks and other similar uses as determined acceptable by the Development Review Committee. Excludes drive-through restaurants	-	-	-	-	P	P	P	P	-	
Food products, small scale manufacturing and retail (e.g. bakeries, gelato, etc.)	-	-	-	P*	P*	P*	P*	-	-	Food products must be available for retail purchase on site. Total floor area of the manufacturing and retail use shall not exceed 5,000 sq ft.
Breweries and Distilleries with on-site consumption						P	P	P		
Fortunetelling and related services (card reading, psychics, palmistry, etc.)	-	CUP	-	CUP	CUP	-	CUP	CUP	-	
Hot Springs Resorts (may include restaurants & lodging)	-	-	-	-	-	-	-	-	CUP	
Indoor sports: racquetball courts, skating rink, etc.	-	-	-	-	-	CUP	P	P	-	
Market – Community	-	-	-	P	P	P	P	P	-	
Market - Neighborhood	-	-	-	P	P	P	P	P	-	
Meeting facilities, public or private	CUP	CUP	CUP	CUP	CUP	CUP	P	P	CUP	
Museums, art galleries	-	CUP	-	CUP	CUP	P	P	P	-	
Nurseries (garden supplies)	-	P*	-	P*	-	-	P	P	-	* On Spring St Corridor only
Offices: insurance, real estate, administrative, consulting professions such as accountants, architects, attorneys, engineers, etc.	-	P	-	P	P	P*	P	P	-	* Use allowed only on an upper floor, or behind a ground floor street-fronting use.

Land Use Type	PERMIT REQUIRED BY ZONE									Specific Use Regulations
	T3-N	T3-F	T4-N	T4-F	T4-NC	TC-1	TC-2	RC	OS	
Offices for physicians, dentists, chiropractors, psychiatrists, including emergency/urgent care centers including outpatient services	-	P	-	P	P	P*	P	P	-	* Use allowed only on an upper floor, or behind a ground floor street-fronting use.
Outdoor sales: parking lot sales and other promotional events where only on-site business are participating (7 days or less)	-	-	-	-	P	P	P	P	-	
Outdoor sales: Parking lot sales and other promotional events where only on-site businesses are participating (if longer than 7 days)	-	-	-	-	TUP	TUP	TUP	TUP	-	
Parking facility, public or commercial	-	-	-	-	-	CUP	CUP	CUP	-	
Personal and business support services: barber/beauty shops, nails & tanning salons, massage; laundries and dry cleaning (no on-site plants); laundromats, locksmiths; parcel services; printing, publishing, blueprinting, duplicating; tailor/dressmakers, alterations, shoe repair; etc.	-	-/*	-	P	P	P	P	P	-	* Uses only allowed at 1740 Spring St. as a permitted use
Pet stores	-	-	-	-	-	-	P	P	-	
Produce stand, winery, etc.; does not include Certified Farmers Markets)	-	-	-	CUP*	-	-	-	P	-	* On Spring Street Corridor only
Produce: Certified Farmers Markets	-	-	-	-	-	CUP	CUP	CUP	-	
Restaurants: sit-down and walk-up only	-	P*	-	P	P	P	P	P	-	* On Spring Street Corridor only
Restaurants: drive-through	-	-	-	-	-	-	CUP*	CUP	-	* Only in locations shown on Figure 5.3-2, subject to special regulations. (Ordinance 1015)
Retail Sales: clothing; beverage, drug stores; furniture, appliances, home furnishings specialized retail; antiques; artisans (does not include second-hand/ thrift stores)	-	- / CUP*	-	P	P	P	P	P	-	* Conditional Allowed Use on any lot with Spring St. frontage. 1740 Spring is a permitted use

Land Use Type	PERMIT REQUIRED BY ZONE									Specific Use Regulations
	T3-N	T3-F	T4-N	T4-F	T4-NC	TC-1	TC-2	RC	OS	
Secondhand merchandise/thrift stores without donation drop-off (does not include antiques, which are general retail)						P	P	P	-	
Secondhand merchandise/thrift stores with donation drop-off (does not include antiques, which are general retail)	-	-	-	-	-	-	CUP	CUP	-	
Service Stations (including auto repair as secondary use)	-	-	-	-	-	-	CUP	CUP	-	
Service Stations (including mini-markets, but not including auto repair as secondary use)	-	-	-	-	-	-	P	P	-	
Studio (art, dance, martial arts, music, etc.), gyms, health/fitness spas	-	-	-	CUP/P*	P	P	P	P	-	*P along Spring Street Corridor; P elsewhere
Theaters (movies, live performances)	-	-	-	-	-	P	-	-	-	
Winetasting Rooms	-	- / CUP*	-	-	-	P	P	P	-	* CUP on parcels with Spring St. frontage
Winery with on-site consumption						CUP	CUP	CUP		

COMMERCIAL LODGING

Bed and Breakfast Inns *	CUP	CUP	CUP	CUP	CUP	P	P	P	-	* See Section 5.3.E.1
Boardinghouse, roominghouse	CUP	CUP	CUP	CUP	CUP	-	-	-	-	
Hotels, motels (does not include bed and breakfast inns)	-	-	-	-	-	P	P	P	-	
OUTDOOR RECREATION AND OPEN SPACE										
Carnivals, circuses, fairs, festivals, concerts, etc.	TUP	TUP								
Hiking, biking trail	-	-	-	-	-	-	-	-	P	
Nature preserve	-	-	-	-	-	-	-	-	P	
Riding trail (equestrian)	-	-	-	-	-	-	-	-	P	
LIGHT INDUSTRIAL										
Contracted services (plumbing, heating & air conditioning, janitorial, pest exterminating, construction trades)	-	-	-	-	-	-	-	P/TUP*	-	* See Section 5.3.E.7.

Land Use Type	PERMIT REQUIRED BY ZONE									Specific Use Regulations
	T3-N	T3-F	T4-N	T4-F	T4-NC	TC-1	TC-2	RC	OS	
Equipment rental (may include outdoor storage of equipment)	-	-	-	-	-	-	-	P	-	
Laundries and dry cleaning plants (does not include laundromats or non-plant laundries, which are personal services)	-	-	-	-	-	-	-	P	-	
Manufacturing, assembly, and processing: apparel; cabinet shops, furniture & fixtures; electrical equipment, electronic & scientific instruments; food & kindred products; glass products; metal fabrication, sheet metal, machine shops, welding; paper products; plastics, fiberglass, and rubber products; stone, cut stone, clay and pottery; testing laboratories (soils & materials testing, research and development)	-	-	-	-	-	-	-	P	-	
Mini-storage facilities	-	-	-	-	-	-	-	-	-	
Recycling collection centers for aluminum glass, paper, plastic, etc. (does not include collection of hazardous/toxic items)	-	-	-	-	-	-	-	CUP	-	
Telecommunications facility	-	CUP	CUP	CUP	-	CUP	CUP	CUP	-	
Transmission & receiving stations	-	-	-	-	-	CUP	CUP	CUP	CUP	
Upholstery (includes Auto Upholstery)	-	-	-	-	-	-	-	P	-	
Warehousing, Wholesale	-	-	-	-	-	-	-	P	-	
RESIDENTIAL										
Convalescent care facilities/nursing homes	CUP	CUP	CUP	CUP	CUP	-	-	-	-	
Domestic violence center	P	P	P	P	P	-	-	-	-	
Dwelling units in permitted building types for each zone	P	P	P	P	P	P*	P	P	-	* Use allowed only on an upper floor, or behind a ground floor street-fronting use.
Emergency Shelter	-	-	-	-	-	-	-	P	-	See Section 21.21.160 of the Zoning Code
Guest House	P	P	P	P	P	-	-	-	-	

Table 5.3-1 Allowed Land Uses and Permit Requirements

Land Use Type	PERMIT REQUIRED BY ZONE									Specific Use Regulations
	T3-N	T3-F	T4-N	T4-F	T4-NC	TC-1	TC-2	RC	OS	
Group Care Homes	P	P	P	P	P	-	-	-	-	
Home Occupation	P	P	P	P	P	P	P	P	-	
Living Groups	CUP	CUP	CUP	CUP	CUP	-	-	-	-	
Mobile homes as temporary caretaker units during construction of a permanent building or operation of a Christmas tree lot	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	-	
Residential care facilities (for elderly, handicapped, etc.) for 6 and fewer residents	P	P	P	P	P	-	-	-	-	
Residential care facilities (for elderly, handicapped, etc.) for more than 6 residents	CUP	CUP	CUP	CUP	CUP	CUP *	CUP	-	-	* City may require noise mitigation measures beyond those required by the Building Code.
Transitional and Supportive Housing	P	P	P	P	P	P	P	P	-	See definitions in Section 5.9.
OTHER USES										
Christmas tree lots	P	P	P	P	P	P	P	P	-	
Church	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	-	
Family day care center for 14 or fewer children	P	P	P	P	P	-	-	-	-	
Family day care center for more than 14 children or non-family day care center	CUP	CUP	CUP	CUP	CUP	-	-	CUP	-	
Meeting facilities, public or private	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Public Facilities (government offices, community centers, libraries, recreation buildings, equipment yards, etc.)	CUP	CUP	CUP	CUP	CUP	P	P	P	-	
Public parks, playgrounds, ballfields, tennis courts, recreation and community centers	CUP	CUP	CUP	CUP	CUP	P	P	P	P	
Outdoor display of merchandise for sale or rental *	-	-	-	-	P	P	P	P	-	* See Section 5.3.E.8.

Table 5.3-1 Allowed Land Uses and Permit Requirements

Land Use Type	PERMIT REQUIRED BY ZONE									Specific Use Regulations
	T3-N	T3-F	T4-N	T4-F	T4-NC	TC-1	TC-2	RC	OS	
Outdoor storage of materials and equipment (as an accessory use) if property and adjacent streets are improved and storage is screened *	P	P	P	P	P	P	P	P	-	* See Section 5.3.E.7
Sand & gravel mining	-	-	-	-	-	-	-	-	CUP	
Schools, public (preschool – high school)	P	P	P	P	P	P	P	P	-	
Schools, private (preschool – high school)	CUP	CUP	CUP	CUP	CUP	-	-	-	-	
Temporary food service (e.g. barbecues) when located at the business' permanent location or in conjunction with a non-profit fundraising event (7 days or less)	P	P	P	P	P	P	P	ca-	-	
Temporary food service (e.g. barbecues) when located at the business' permanent location or in conjunction with a non-profit fundraising event (greater than 7 days)	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	-	
Temporary off-site construction yards in conjunction with a valid building (unless on the immediately adjacent property)	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	-	
Trailer/temporary building use for a construction office (within approved development projects)	P	P	P	P	P	P	P	P	-	
Trailer/temporary building use for a place of business in conjunction with an existing on-site business (two year maximum)	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	-	
Trailer/temporary building use in conjunction with the construction of a building and with available paved parking (maximum of one year)	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	-	
Utilities facilities: wells, pump stations, switching and relay boxes, cell antennas	-	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	



EVERLYGROVE TRANSACTION TEAM



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Everlygrove Hotel Brokers and the seller have not made any in depth investigations of the actual property, including but not limited to any potential environmental problems that may exist and make no warranty or representations whatsoever concerning these issues. The information contained in this information package has been obtained from sources we believe to be reliable.

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Everlygrove Hotel Brokers recommends, if prospective buyers have questions or concerns regarding these issues, that prospective buyers conduct further inspections using qualified professionals. The Seller retains the right to withdraw, modify or cancel this offer to sell at any time and without any notice or obligation. Any sale is subject to the sole and unrestricted approval of Seller. Seller shall be under no obligation to any party until such time as Seller and any other valid parties have executed a contract of sale containing terms and conditions that are fully acceptable to Seller.

The principal officers of Everlygrove Hotel Brokers are Aaron Graves DRE #: 01787901 Aaron@EverlyGrove.com Ph: 805.704.0334, Katelyn Graves DRE #: 02078383 Katelyn@EverlyGrove.com Ph: 805.704.0334.

For more information on these and other exclusive listings, please visit our company website at www.everlygrove.com

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