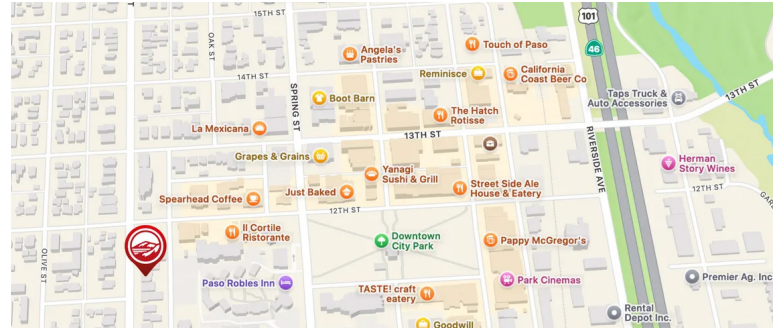




1222-1224 Vine Street, Paso Robles CA

A premier downtown single-tenant, fully-leased office investment available in Paso Robles.

- +/- 19,757 sq ft three-story office headquarters building
- +/- 30,000 sq ft parcel in the heart of downtown Paso Robles.
- Originally developed as the Heritage Oaks Bank Administration Building, the asset features institutional-quality improvements, attractive architecture, and functional multi-floor office layouts ideal for long-term corporate occupancy.
- The property is leased through November 30, 2029 under a net lease structure with scheduled 3% annual rent increases. Current tenant is Pearce Services, LLC, now a part of CBRE following acquisition of Pearce Solutions.
- Current annualized base rent is +/- \$479,270, providing an approximate 8.33% cap rate at the \$5,750,000 asking price.
- The lease includes two separate 3-year extension options and additional off-site parking rights through an existing parking sublease agreement associated with the Paso Robles Inn property.

+/- 19,757sq ft SPACE

+/- 30,000sq ft LOT

ASKING PRICE

\$5,250,000

Located within Paso Robles' vibrant downtown corridor, the property offers walkable access to restaurants, hotels, retail, and regional amenities, making it one of the area's premier office investment opportunities.



**VIEW THE FULL
GALLERY OF
PHOTOS ONLINE**



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