

CANVAS RV RESORT

DESTINATION RECREATIONAL AND MIXED USE DEVELOPMENT OPPORTUNITY

PASO ROBLES, CALIFORNIA

WDLand



EXCLUSIVE OFFERING MEMORANDUM

TABLE OF CONTENTS

04

EXECUTIVE SUMMARY

Opportunity/ Key Highlights

Job Market and Local Economy

Offering Guidelines

22

MARKET INFORMATION

RV Park Comps

08

LOCATION

Regional and Local Maps

Area Attractions

24

DISCLOSURES

Qualifications + Disclaimer

13

DEVELOPMENT SUMMARY

Development Overview

Development and Entitlement Details

Proposed Entitlements

Aerials

Approved Plan

Proposed VTTM 3220

Parcel Map Layout

CANVAS RV RESORT

WDLand



EXECUTIVE SUMMARY

OPPORTUNITY

WD Land

WD Land is pleased to present an approved RV park project for 290 RV spaces on +/- 228 acres in the City of Paso Robles. The property offers a myriad of recreational development opportunities to enhance the RV park. In addition, a portion of the property can be developed into an industrial park for the upcoming Spaceport being processed by the city. Current owner has already installed the backbone water, sewer main and electrical for the project valued at an estimated \$4,000,000 worth of work. The property includes 3 recently built buildings on the property.



KEY HIGHLIGHTS

- Final approved improvement plans for Phase 1 of the project.
- Approximately \$4,000,000 in backbone water, sewer and electrical has been installed for the approved RV park project.
- This approved project could be modified to include a vast array of uses including a large event venue, Wave Park, Top Golf concept, and wine tasting facilities. The opportunities are limitless.
- Unique development opportunity to create a traveler's recreational based vacation destination.
- The property has 3 recent completed buildings located at the center of the property with a event building restaurant designed that includes indoor/outdoor seating for 200 people and designed to serve guests at one time.
- 7 commercial lots for wine tasting, brewery, general store or other compatible retail uses.
- Rare approved event location for up to 499 guests with no permit required, and an over the counter approval for events over 500 people.
- The property offers the opportunity for an industrial park as the "Space and Technology Park" in the revised master development that will attract new companies to bring space related businesses to the area with the cities efforts of establishing the airport as a "Spaceport" in 2027/2028. Currently in process.
- Scenic views throughout the property.

OVERVIEW

The San Luis Obispo county area has seen growth in both population and jobs over the last few years. The county has outperformed the state with lower unemployment levels, high job growth and overall better economic conditions. Paso Robles has become a popular destination due to its evolution from a quiet agricultural town into a major destination for wine, food, and culture, attracting visitors between Los Angeles and San Francisco. It is known for its numerous wineries, diverse and innovative restaurants, and a bustling downtown area featuring local shops, art, and breweries. The area also offers unique attractions like the nearby light art installations at Sensorio. Notable Attractions and activities are:

- **Wine tasting:** With nearly 300 wineries, Paso Robles is a premier wine region, known for its diverse terroir and innovative winemaking that blends Old World and New World styles.
- **Culinary scene:** The city has a vibrant food scene ranging from Michelin-rated restaurants to casual eateries, and a variety of local food vendors.
- **Downtown exploration:** A walkable downtown area offers Victorian-era architecture, unique boutiques, art galleries, and antique stores all surrounded around a downtown central park.
- **Art and entertainment:** Attractions include the unique art installations at Sensorio, which features light displays like "Field of Light".
- **Craft beverages:** Beyond wine, Paso Robles is a destination for craft beer and spirits, with hubs like Tin City housing breweries, distilleries, and wineries.
- The Mid State Fair has been a staple for the community for many years, bringing quality acts in for the community and being one if not the best mid-size fair in the state. Additionally, Vina Robles has an amphitheater where it is attracting name brand acts to perform for the community and has been very successful.

POPULATION

The population for the city of Paso Robles is currently 31,568 (2024). By year end 2025, the growth forecast for the county is 1,750 more people annually, with an expectation of 75% of them moving into the Paso Robles area.

EMPLOYMENT AND JOBS

The San Luis Obispo/Paso Robles MSA has experienced tremendous job growth over the last few years. Employment has grown 12% from 125,000 to 140,000 currently. The current unemployment rate is 4.1% which is lower than the long term average of 5.41%. The biggest job growth has been in business services, art/entertainment and real estate. Strong job creation and low unemployment signifies a strong local economy in the San Luis Obispo/Paso Robles area and is the leading indicator for housing demand. While a significant number of jobs are attributable to the explosion of the wine industry and tourism, new job centers are emerging. The proposed Spaceport being processed and championed by the city will be bring additional high tech jobs and manufacturing to the area.



OFFERING GUIDELINES



OFFER DUE DATE Submit offer.

OFFER PREPARATION Due diligence information is available to a Buyer by clicking the Dropbox link.

PRICE Submit offer.

TERMS All cash at the close of escrow is the preferred structure, but Seller will entertain all terms offers and will evaluate them based on price and terms.

FEASIBILITY PERIOD Buyer will have 90 days from LOI to complete a feasibility study of the property. A draft of the PSA will be provided by Seller.

DEPOSITS Buyer to open escrow with a \$150,000 which will remain refundable during the feasibility period. Upon feasibility approval, Buyer shall increase the deposit to 5% of the purchase price which shall be deemed nonrefundable, released to Seller and applicable to the purchase price at closing. All released deposits shall be secured by a memorandum of option recorded against the property.

CONDITION OF PROPERTY AT CLOSE OF ESCROW

Seller to deliver property in an “as-is” condition.

SELLER Vino Vista LLC

BROKERAGE DISCLOSURE WD Land may act as Seller's agent for more than one prospective Buyer on this property. Any prospective Buyer requesting WD Land to submit an offer on its behalf acknowledges the foregoing disclosures and agrees to the described agency relationships as with other prospective Buyers. Pursuant to S.B. 1171, all offers on real estate in the State of California are required to be accompanied by an executed version of the Brokerage Disclosure Forms. Please fill out the forms and return them with your offer.

DUE DILIGENCE INFORMATION The information provided is intended to assist a Buyer in evaluating the property. Buyer should not rely on anything other than its own due diligence.

CLICK LINK TO ACCESS DUE DILIGENCE

[Canvas RV Park - Dropbox](#)

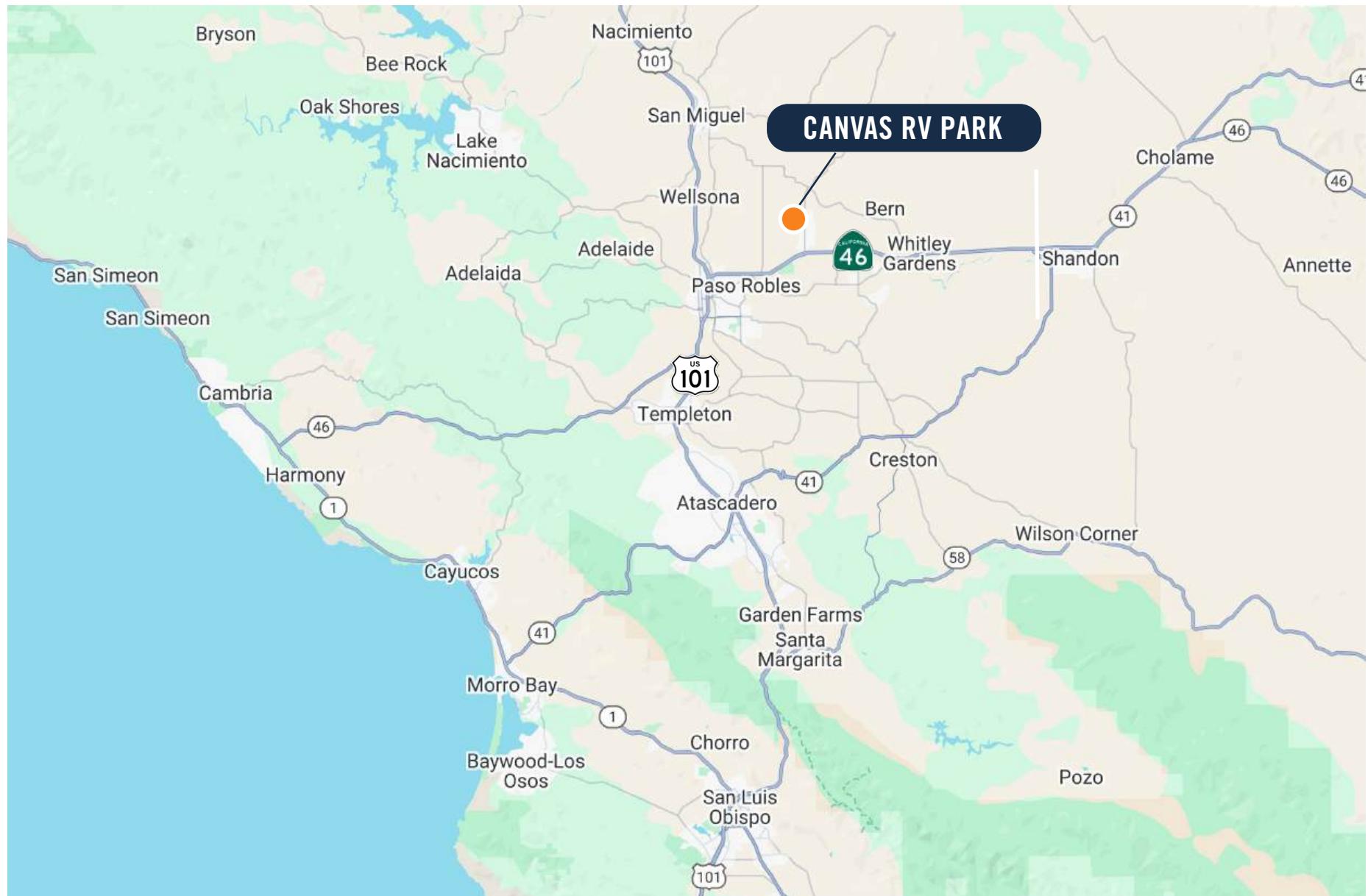


A scenic landscape featuring a range of mountains in the background under a blue sky with scattered clouds. In the foreground, there is a campsite with several recreational vehicles (RVs) parked on paved pads. The campsite is surrounded by green grass and some trees. The overall scene suggests a peaceful outdoor setting.

LOCATION

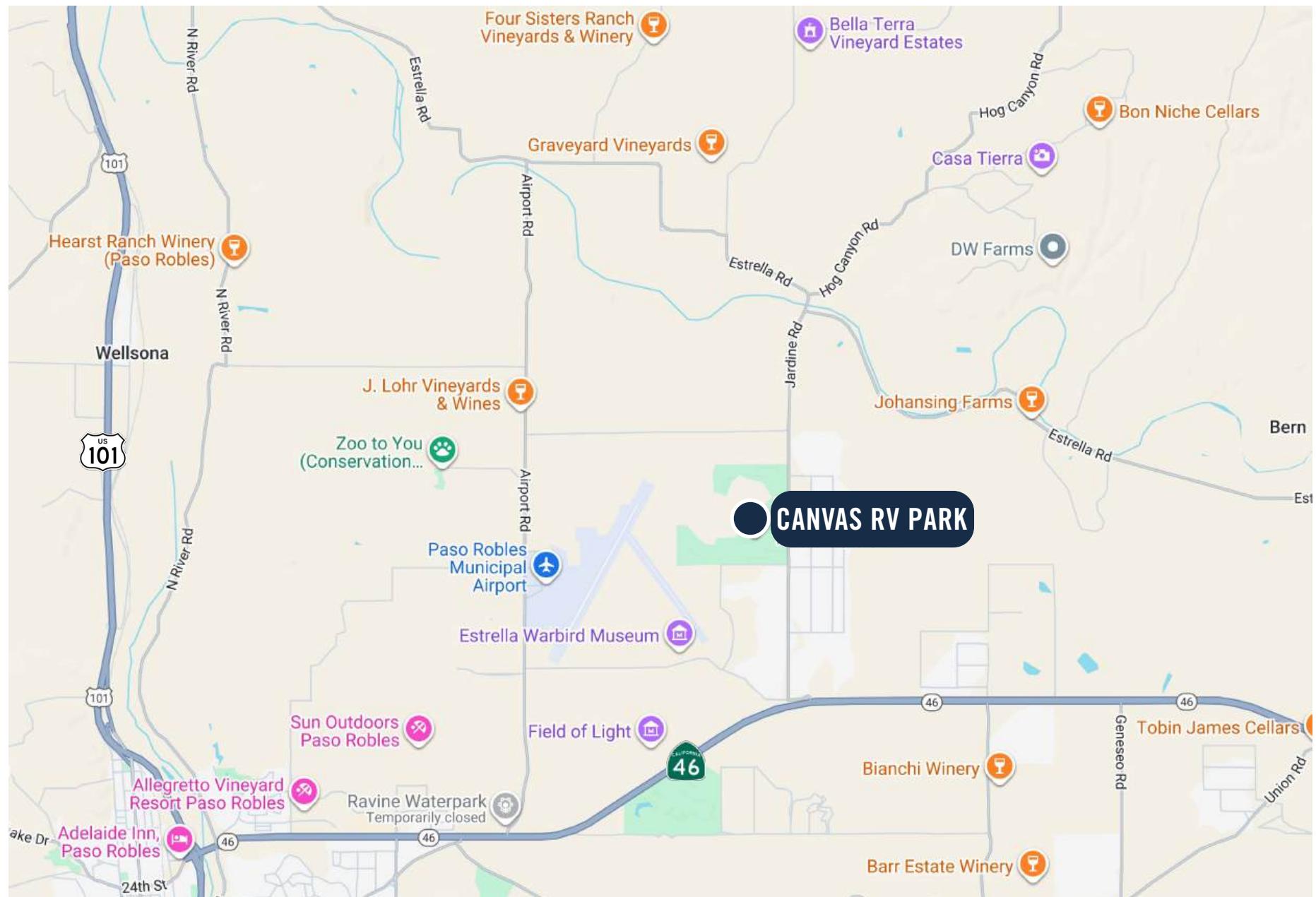
REGIONAL MAP

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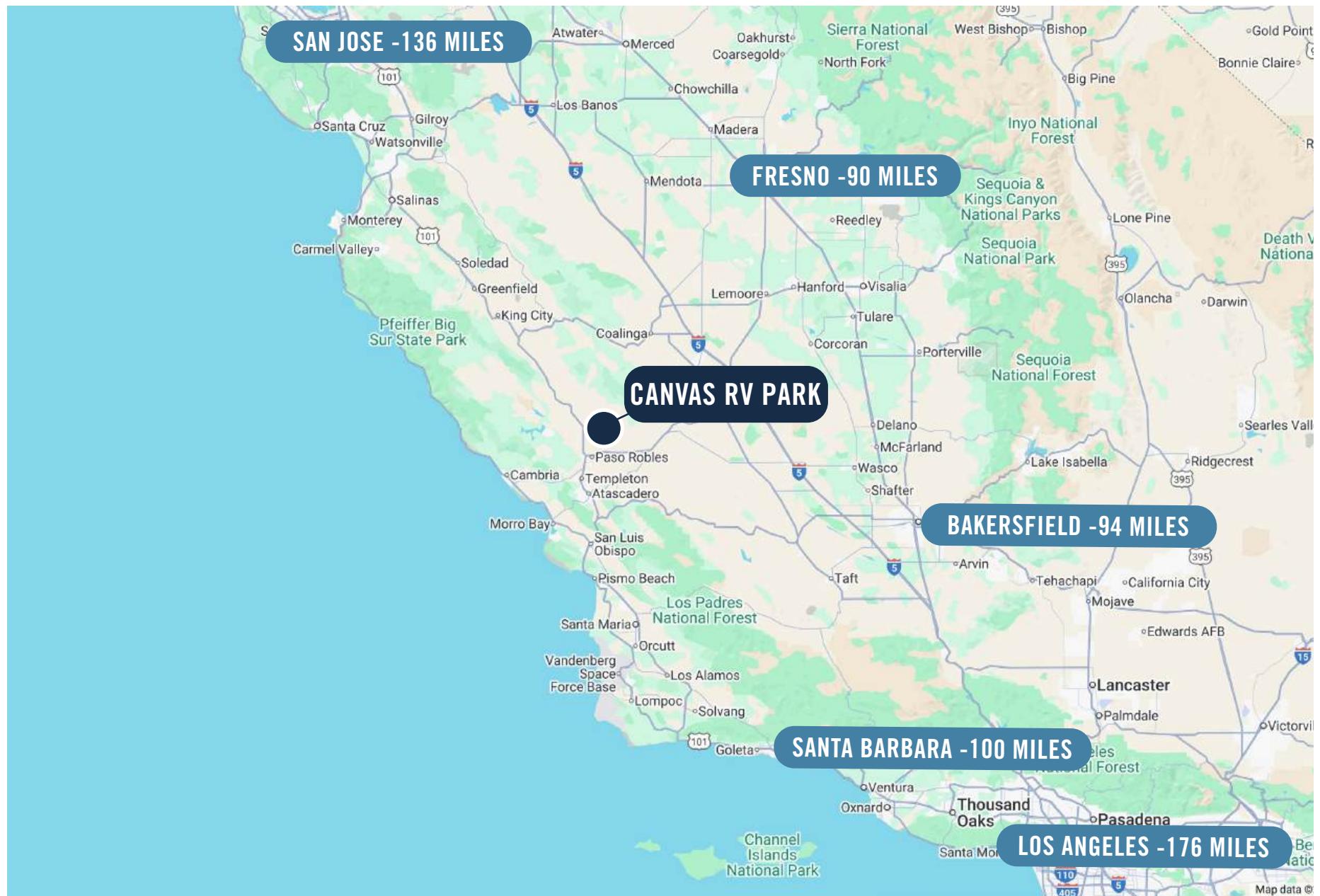
LOCAL MAP

WD Land



FROM PASO TO...

WD Land



AREA ATTRACTIONS

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- San Luis Obispo - 24 miles
- Morro Bay - 20 miles
- Cambria - 22 miles
- Pismo Beach - 42 miles
- Oceano - 53 miles
- Monterey - 95 miles
- Santa Barbara - 101 miles
- Paso Robles Airport - 5 miles
- SLO Regional Airport - 25 miles



A scenic view of a mountain range at dusk or dawn. In the foreground, a wooden deck with red and white chairs and small tables is visible. The middle ground shows a valley with a fence and some buildings. The background consists of several mountain peaks under a sky with a mix of blue, green, and orange hues.

DEVELOPMENT SUMMARY

DEVELOPMENT OVERVIEW



LOCATION/ ACCESS

5151 Jardine Rd, Paso Robles, CA 93446

The property is located just north of the 101 and east of highway 46 in the city of Paso Robles. Located at the northwest corner of Jardine Rd and Beacon Rd, future access will be on the extension of Aerotech Center Way along the eastern airport boundary.

PROJECT SIZE

± 228 acres.

APN(S)

025-442-021 thru 023, 025-443-002 thru 025-443-023,
025-444-001 thru 014

MUNICIPALITY

City of Paso Robles

NUMBER OF RV SPACES

290 RV Spaces

TOPOGRAPHY

The majority of the property is relatively flat, with some areas of slightly rolling terrain.

UTILITIES

Sewer / Water:	City of Paso Robles
Electricity:	Pacific Gas & Electric
Gas:	Southern California Gas Co.
Cable:	Charter Communications
Telephone:	AT&T

ENTITLEMENT SUMMARY

Approved Map 3088.

The project is approved for 290 RV spaces and the entitlements are valid until 2027, but within such time the first phase of the tentative map will need to be recorded in order to lock in the development approvals. The first phase improvement plans are approved and ready for recordation, subject to posting of bonds.

A proposed revised map has been completed and ready for submittal to the city and has initial improvement plans completed.

ESTIMATED COST TO COMPLETE

There are two estimates provided in due diligence, one for Phase 1 and one for Phase 2. The estimate has been completed using the approved plans and using local pricing for the market area. The estimates were completed by a local contractor who is familiar and active in the pricing and construction of projects in the Paso Robles market.

Phase 1 Improvements	\$12,970,112
Landscaping	\$1,049,350
Fees	\$545,462

Phase 2 Improvements	\$12,924,363
Landscaping	No estimate available
Fees	\$410,814

IMPROVEMENTS

Backbone sewer, water and electrical has been installed to the first phase of the project of roughly 4 million in improvements. Additionally, there are three newly constructed buildings on the property. They encompass roughly 17,884 sq ft feet of steel buildings.

DEVELOPMENT AND ENTITLEMENT DETAILS



EXISTING IMPROVEMENTS

1. City Water, City Sewer, and PG&E power installed.
2. All utilities were designed and installed under the management of Rob Miller, Wallace Group.
3. Utilities onsite include:
 - 1,000 AMP, 120/208V, 3 phase PG&E Power at the buildings, 480 AMP additional power at wells and RV park.
 - Looped City water system installed across Paso Robles Airport via recorded City Easement.
 - Private Sewer System including installed lift station and amp; grinder that connects to City Sewer system.
 - 3 Private wells pump 1,000 gallons per minute. Wells pump into a 2-million-gallon reservoir and direct to vineyard.
 - Massive established water uses created by former golf course on site.
 - Well Pump House including VFD, jockey pumps, and above ground pumps.
4. 2 Steel/Concrete Industrial Buildings of approximately 4,000 SF each (Total 8,000 SF)
5. 1 Steel/Concrete Industrial Building of approximately 10,000 SF.
6. Concrete Tilt-up Buildings include windows, doors, gutters, ceiling insulation, fire suppression system and 3-Phase Power.
7. 25-acre vineyard with fruit formerly sold to Austin Hope, Hope Family Wines. 2024 crop was rated #7 out of the #118 crops Hope Family Wines purchases fruit from.
8. Fully fenced including 3-rail white vinyl along Jardine Road frontage.
9. Existing interior paved roads, parking lots, curb and gutter, hydrants.

PROPOSED ENTITLEMENTS



SUMMARY

Vesting Tentative Map 3020 concept was submitted to the City to add Spaceport parcels, reconfigure the RV park, and remove the golf course completely to add additional industrial. 102 units are in substantial compliance with approved map 3088.

Summary of Proposed Map 3020:

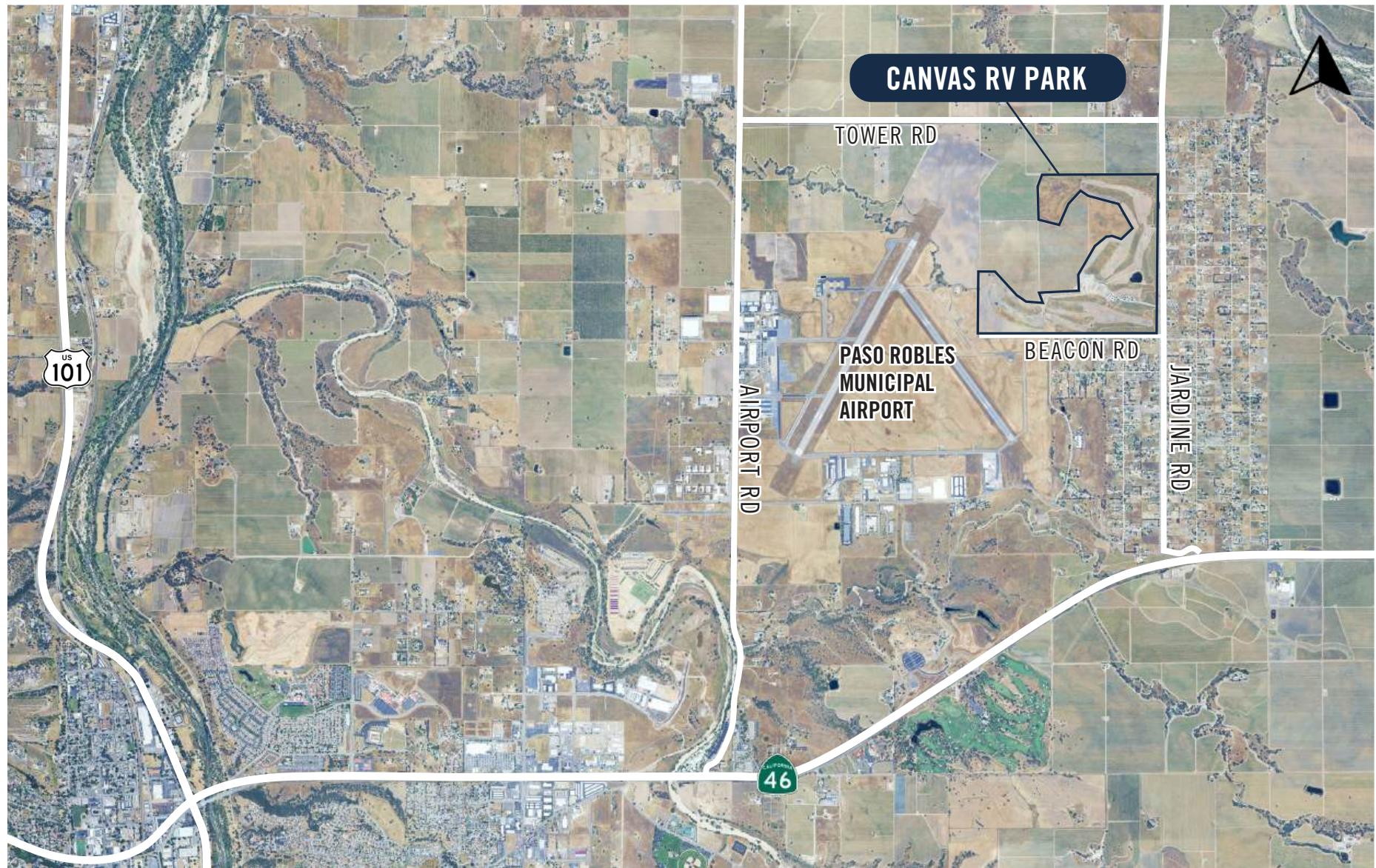
- 24 Airport Industrial Parcels BP/PM/AP with 290 space RV Resort.
- 13 each Spaceport Industrial Airport parcels. No zoning change. (Lots 1-13)
- 1 Spaceport Food/Restaurant Support lot. No zoning change. (Lot 16)
- 4 RV Resort Parcels. No zoning change. (17, 18, 19, 21)
- 1 RV Resort lot with existing building. No zoning change. (Lot 20)
- 3 BP/PM/AP flexible lots. No zoning change. (Lots 22, 23, 24)
- 3 Existing Buildings, Parking parcels. No zoning change.

PHASING

1. Record the map for the 1st Phase and develop the 102 RV spaces in substantial compliance
2. Spaceport Subdivision
3. RV spaces additional up to 290 total
4. Future potential industrial on northern portion of the property

REGIONAL AERIAL

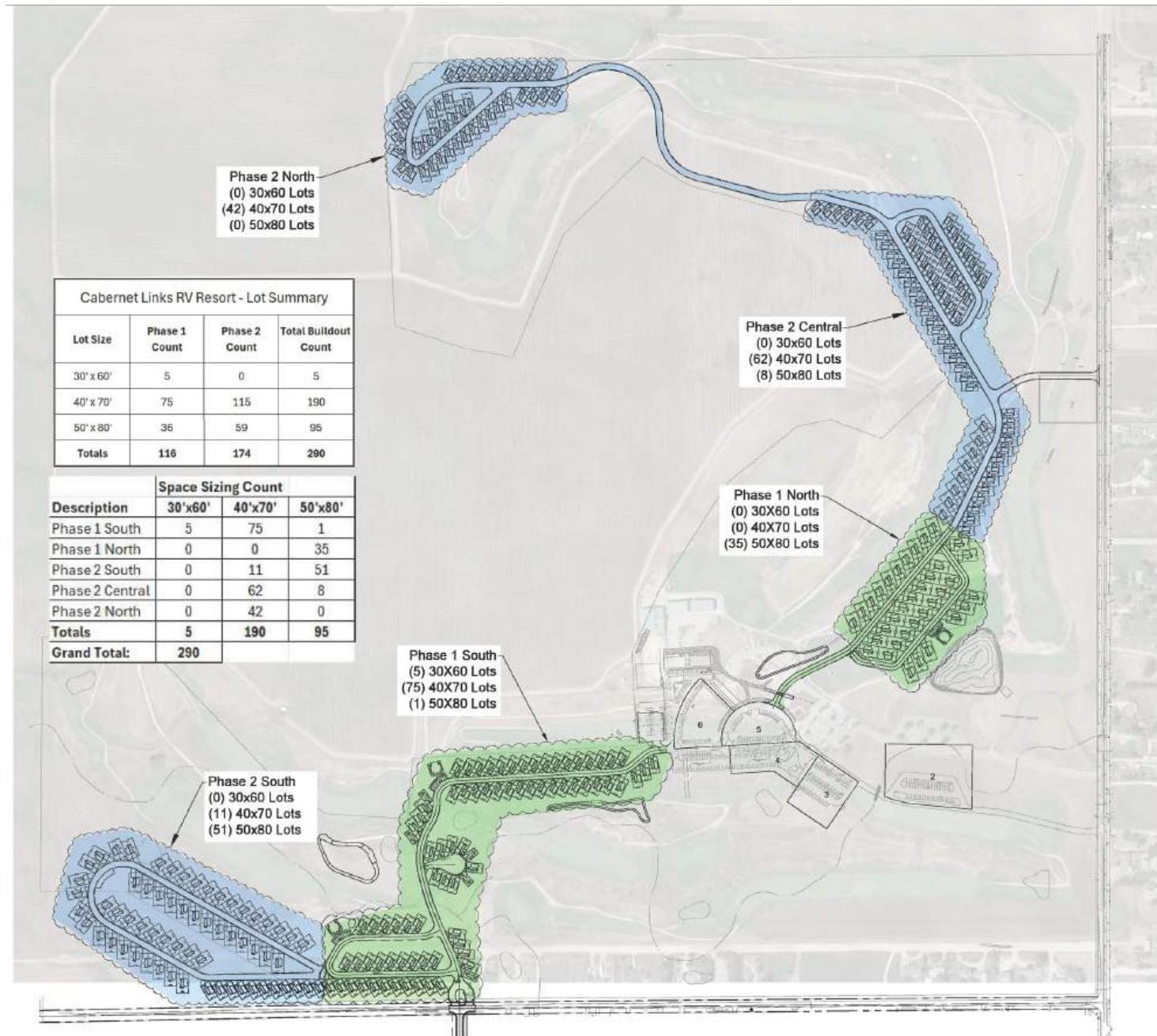
WD Land





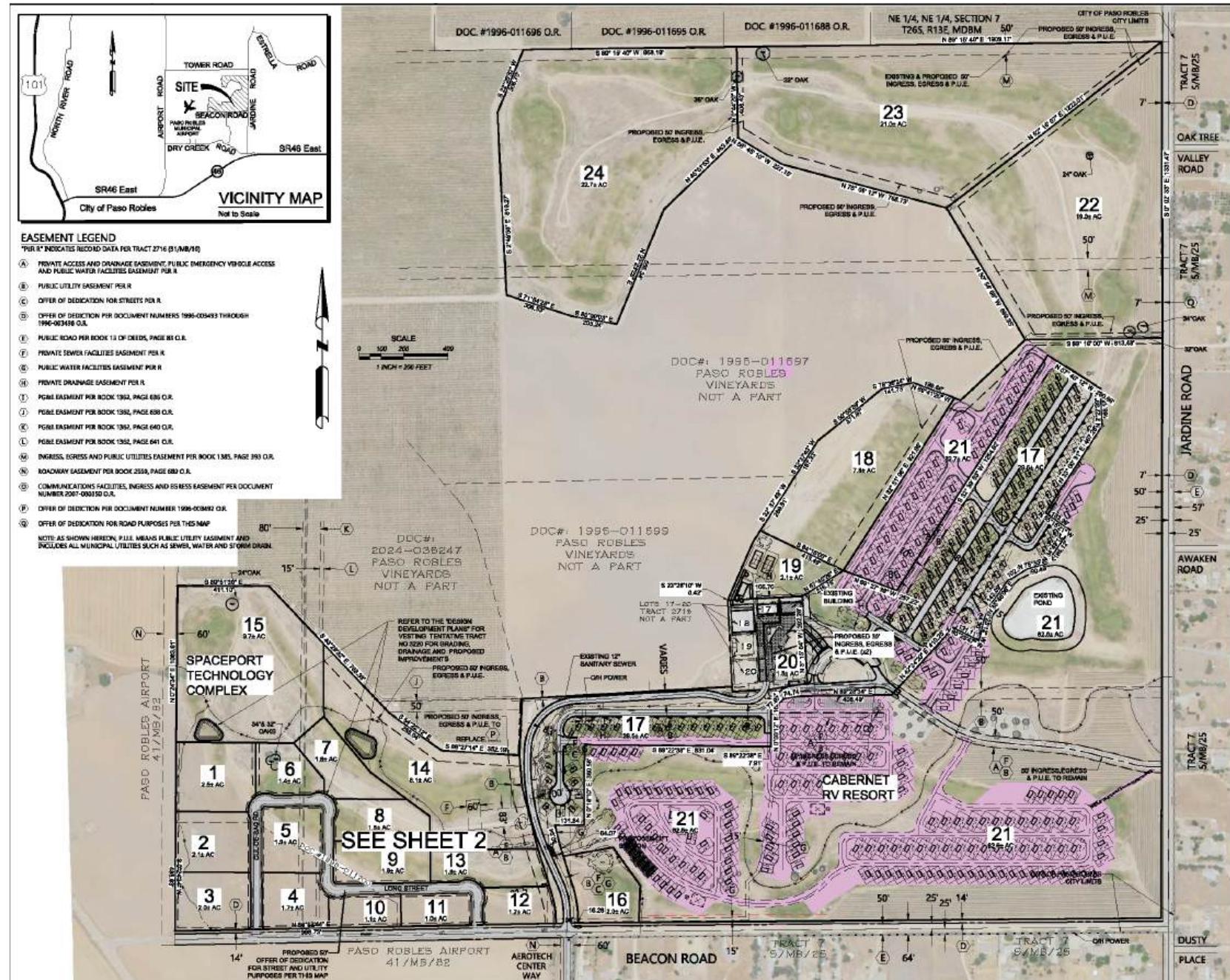
APPROVED PLAN

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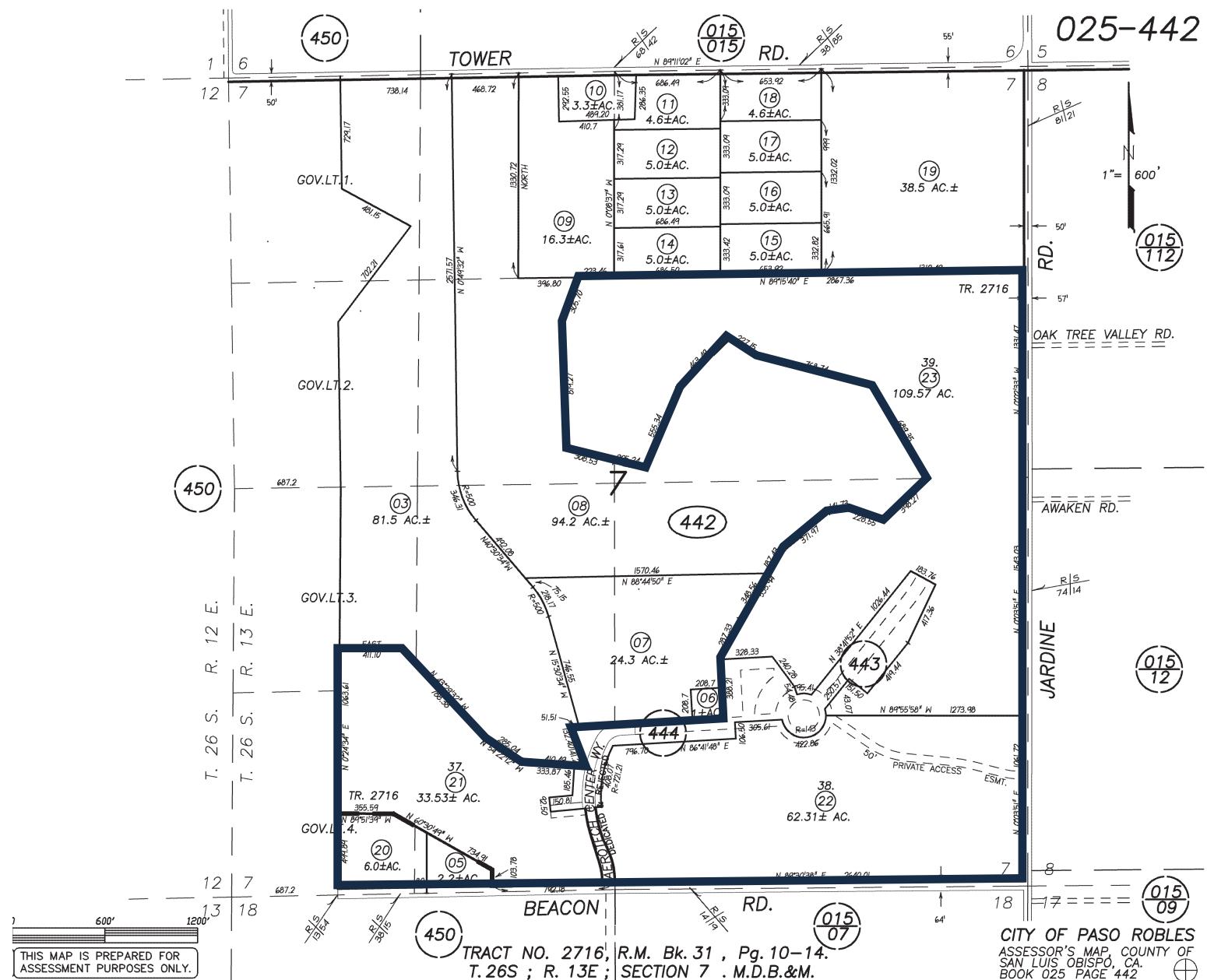


PROPOSED - VTTM 3220

WD Land



PARCEL MAP LAYOUT





MARKET INFORMATION

RV RESORT COMPS

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No.	Name	Address	RV Site	\$/Midweek (avg)	\$/Weekend (avg)	Vacation Rentals	\$/Midweek (avg)	\$/Weekend (avg)	Mix	Total # RV Spaces	Total # Vaca Rentals	Total # in Park
1	Sun Outdoors Paso Robles/ Cava Robles RV Resort	3800 Golden Hill Rd, Paso Robles	Deluxe Back-in	\$97	\$117	Chalet (studio)	\$207	\$318	6	296	36	332
			Premium Back-in	\$107	\$127	Chalet (wheelchair accessible)	\$207	\$318	1			
			Elite Back-in	\$127	\$147	Chalet (studio)w/ Loft	\$227	\$339	1			
			Elite Pull-through	\$157	\$177	Chalet w/ Loft and Deck	\$232	\$344	1			
						Tuscany 1 BD w/ Deck	\$268	\$379	6			
						Tuscany Elite 1 BD w/ Loft	\$339	\$450	1			
						Chateau 2 BD	\$242	\$354	10			
						Chateau 2 BD w/ Bunks	\$247	\$359	5			
						Chateau 2 BD w/ Deck	\$252	\$364	3			
						Chateau 2 BD w/ Bunks and Deck	\$257	\$369	2			
2	Sun Outdoors Central Coast Wine Country	2500 Airport Rd, Paso Robles	Economy Back-in	\$87	\$97	Premium Chalet (studio)	\$177	\$242	8	176	27	203
			Standard	\$102	\$112	Premium Cottage 1 BD	\$232	\$298	12			
			Deluxe Pull-through	\$112	\$122	Premium Cottage 2 BD	\$262	\$334	4			
			Premium Pull-through	\$107	\$107	Premium 2 BD Cottage w/ Bunk	\$273	\$349	2			
			Group Sites (66)	\$97	\$117							
3	Vines RV Community	88 Wellsona, Paso Robles	Standard Back-in	\$91	\$108	Premium 2 BD Cottage	\$375			110	20	130
			Deluxe Back-in	\$115	\$136							
			Premium Pull-through	\$119	\$141							
4	Paso Robles RV Ranch	398 Exline Rd, Paso Robles	Back-in	\$81	\$84							56
			Pull-through	\$81	\$81							

DISCLOSURES



QUALIFICATIONS + DISCLAIMER



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Buyer and Seller understand that Broker may represent more than one buyer or seller and even both buyer and seller on the same transaction.

If Seller is represented by Broker, Seller acknowledges that Broker may represent prospective buyers of Seller's property and consents to Broker acting as dual agent for both Seller and Buyer in that transaction.

If Buyer is represented by Broker, Buyer acknowledges that Broker may represent sellers of property that Buyer is interested in acquiring and consents to Broker acting as a dual agent for both Buyer and Seller with regard to that property.

In the event of dual agency, Seller and Buyer agree that: (a) Broker, without prior written consent of the Buyer, will not disclose to Seller that the Buyer is willing to pay a price greater than the offer price; (b) Broker, without prior written consent of the Seller, will not disclose to the Buyer that Seller is willing to sell property at a price less than the listing price; and (c) other than as set forth in (a) and (b) above, a Dual Agent is obligated to disclose known facts materially affecting the value or desirability of the property to both parties.

NON CONFIDENTIALITY OF OFFERS: Buyer is advised that Seller or Listing Agent may disclose the existence, terms, or conditions of Buyer's offer unless all parties and their agent have signed a written confidentiality agreement. Whether any such information is actually disclosed depends on factors, such as current market conditions, the prevailing practice in the real estate community, the Listing Agent's marketing strategy and the instructions of the Seller.

Seller and/or Buyer acknowledges reading and understanding this Disclosure and Consent for Representation of More than One Buyer or Seller and agree to the dual agency possibility disclosed.



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