

OFFERING MEMORANDUM

**5720 Vista Serrano
Paso Robles, CA 93446**

PRIME 10 ACRE VINEYARD

PRESENTED BY:
CCG REAL ESTATE
ADVISORS

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PROPERTY HIGHLIGHTS



Zinfandel Cabernet Petite Syrah

LOCATION INFORMATION

STREET ADDRESS	5720 Vista Serrano
CITY, STATE, ZIP	Paso Robles, CA 93446
SUB-MARKET	Adelaida
CROSS-STREETS	Bella Tierra Ln, Mustard Creek Rd

BUILDING INFORMATION

PROPERTY TYPE	VINEYARD
HOME SIZE	1,248 SF
BARN SIZE	1,200 SF
LAND SIZE	10.24 ACRES
PARKING	ON SITE
ZONING	AG
MAKE UP	3BED / 2BATH
YEAR BUILT	2004



EXECUTIVE SUMMARY

Purchase Price:	\$1,049,000
Address:	5720 Vista Serrano Paso Robles, CA 93446
Make Up:	3 Bed/2 Bath
Price per Sqft:	\$609
Price per ACRE:	\$102,441

This stunning 10.26-acre vineyard estate offers a rare opportunity to own a slice of Paso Robles wine country, surrounded by breathtaking panoramic views and rolling landscapes in the heart of the coveted Adelaida District AVA.

The property features a charming 3-bedroom, 2-bathroom manufactured home, a spacious barn, and acres of well-maintained vines, making it the perfect retreat for those seeking a peaceful lifestyle immersed in nature. Ideal for any buyer looking to enjoy the beauty of the Paso region while exploring hobby farming, boutique winemaking, or simply savoring the vineyard lifestyle.

Whether you’re envisioning sunset dinners overlooking the vines, expanding the current plantings, or transforming the barn into additional living or entertaining space, the potential here is immense. With its unmatched setting, usable acreage, and proximity to Paso Robles’ vibrant wine scene, 5720 Vista Serrano Way is a standout offering with long-term lifestyle and investment appeal.

LOCATION HIGHLIGHTS

Paso Robles is one of California's most sought-after wine country destinations, known for its scenic beauty, world-class vineyards, and relaxed rural charm. The area attracts wine enthusiasts, second-home owners, and lifestyle buyers alike, driving strong demand for vineyard estates and country properties.

Just minutes from downtown Paso Robles, local wineries, and renowned tasting rooms, Vista Serrano offers a rare blend of peaceful countryside living with easy access to the region's vibrant wine and culinary scene. With limited available acreage, a thriving local economy, and growing interest from lifestyle-driven buyers, the Paso Robles market remains supply-constrained and well-positioned for long-term appreciation—making this property a compelling opportunity for both personal enjoyment and long-term investment.

PROPERTY HIGHLIGHTS

- **Prime Wine Country Location**- Located in the heart of Paso Robles, this 10.26-acre vineyard offers beautiful rolling hills, panoramic views, and strong demand in one of California's top wine regions.
- **Charming Home + Vineyard** - Includes a well-kept 3-bedroom, 2-bath home and a large barn, making it ideal for a primary residence, weekend getaway, or hobby vineyard.
- **Room to Expand** - With open acreage and a spacious barn, there's potential for expanding the vineyard, adding new plantings, or exploring agritourism uses (buyer to verify).
- **Incredible Views + Lifestyle Appeal** - Enjoy peaceful countryside living with stunning vineyard views, just minutes from Paso Robles' wineries and downtown amenities.
- **High-Demand, Low-Supply Market** - Paso Robles remains a tightly held market with growing demand from lifestyle buyers and wine lovers, offering long-term enjoyment and investment potential.

EXTERIOR PHOTOS



INTERIOR PHOTOS



SALES COMPS



5795 MUSTARD CREEK RD

Paso Robles, CA 93446

Sold: 8/7/2023

PRICE:	\$1,075,000	YEAR BUILT:	1985	MAKE UP:	1BD/1BA
BUILDING SIZE:	968 SQFT	PRICE/SQFT:	\$1,111	DAYS ON MARKET:	12
LOT SIZE:	10.76 ACRES	PRICE/ACRE:	\$99,907		



6025 VISTA SERRANO WAY

Paso Robles, CA 93446

Sold: 8/7/2023

PRICE:	\$1,600,000	YEAR BUILT:	1920	MAKE UP:	4BD/4BA
BUILDING SIZE:	2,871 SQFT	PRICE/SQFT:	\$557	DAYS ON MARKET:	8
LOT SIZE:	5 ACRES	PRICE/ACRE:	\$320,000		



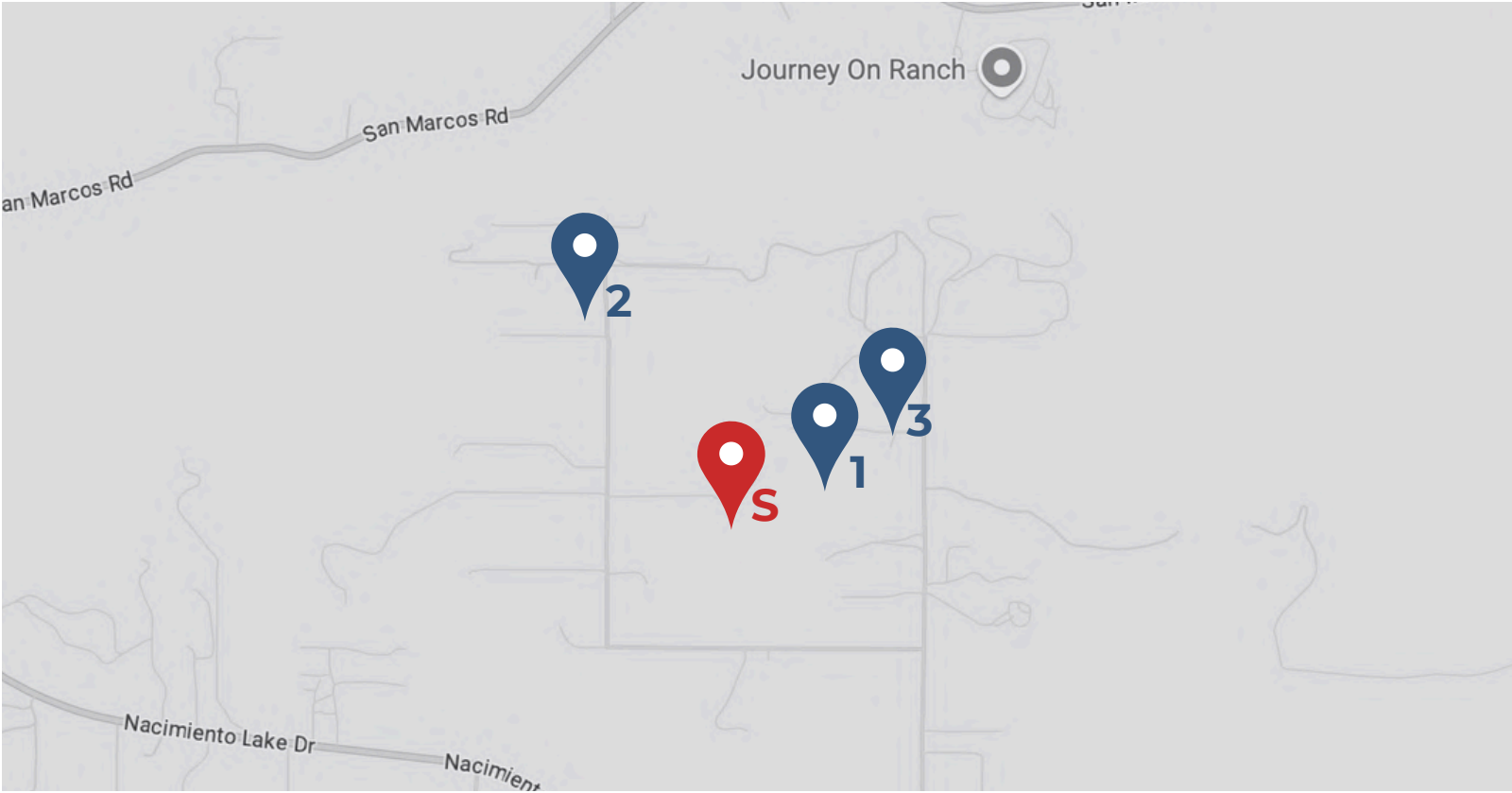
5885 MUSTARD CREEK RD

Paso Robles, CA 93446

SOLD: 10/7/2022

PRICE:	\$1,395,000	YEAR BUILT:	1980	MAKE UP:	4BD/2BA
BUILDING SIZE:	2,141 SQFT	PRICE/SQFT:	\$652	DAYS ON MARKET:	33
LOT SIZE:	11.30 ACRES	PRICE/LOT SQFT:	\$123,451		

SALES COMP SUMMARY



	ADDRESS	PRICE	BLDG SIZE	PRICE/SF	MAKEUP	DEAL STATUS
1	5795 Mustard Creek Rd Paso Robles, CA 93446	\$1,075,000	968 SQFT	\$1,111	1BD/1BA	SOLD: 8/7/2023
2	6025 Vista Serrano Way Paso Robles, CA 93446	\$1,600,000	2,871 SQFT	\$557	4BD/4BA	SOLD: 8/7/2023
3	5885 Mustard Creek Rd Paso Robles, CA 93446	\$1,395,000	2,141 SQFT	\$652	4BD/2BA	SOLD: 10/7/2022
AVERAGES		\$1,356,667	1,993SQFT	\$773		



Paso Robles Market Overview

Paso Robles is one of California's most iconic wine country destinations, offering a relaxed rural lifestyle with strong long-term real estate fundamentals. With scenic beauty, world-class wineries, and a growing reputation as a tourism and lifestyle hub, the area continues to attract residents, second-home buyers, and visitors alike—supporting steady demand for vineyard properties and country estates.

Land and estate values have appreciated steadily over the past five years, driven by limited inventory, increasing interest from lifestyle buyers, and a thriving local wine economy. High barriers to entry, including limited available acreage and strict agricultural zoning, help preserve long-term value and create a strong supply-demand dynamic.

With its proximity to established wineries and a vibrant tourism scene, Vista Serrano Way offers a unique opportunity to capture lifestyle enjoyment and investment upside in one of California's most desirable wine regions. For buyers, Paso Robles presents rare access to a growing, supply-constrained market with strong lifestyle and long-term appreciation potential.

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Paso Robles, CA 93446

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