

\$0 - 612 12th Street # 101, Paso Robles

MLS® #NS25088606

\$0

0 Bedroom, 0.00 Bathroom,
Commercial Lease on 0 Acres

N/A, Paso Robles,

Downtown Paso Robles Micro-Winery Space
for Lease

612 12th Street, Suite 101, Paso Robles, CA
Â±1,000 SF | \$3.50/SF + NNN (Approx.
\$0.41/SF)

Turnkey Tasting Room Opportunity in the
Heart of Wine Country

Located just steps from the Paso Robles City
Park and surrounded by the area's top
restaurants and boutiques, this beautifully
maintained micro-winery space offers a rare
opportunity for a wine brand seeking a
boutique downtown presence.

The Â±1,000 square foot suite at 612 12th
Street, formerly home to Symbiosis Wines,
features:

Inviting tasting room with polished concrete
floors, designer lighting, custom art accents,
and stylish seating areas framed by large
arched storefront windows.

Functional barrel storage and lab area with
back-of-house access, ideal for limited
production and onsite management.

Updated restroom, back door egress, and one
reserved parking space.

Elegant Spanish-style facade with prominent
street visibility, located between Paso's



iconic Il Cortile restaurant and other downtown favorites.

Whether you're an emerging label or an established vintner looking to expand into Paso Robles' thriving walkable core, this suite provides the ideal setting to connect with both locals and tourists alike.

- ?? Prime Downtown Location
- ??? Move-in Ready with Wine-Specific Infrastructure
- ?? Back Door Access + Private Parking Spot

Asking Rate: \$3.50/SF + NNN (Approx. \$0.41/SF)

Zoning: Check with city for wine-related uses (previous use approved for wine tasting/retail).

Essential Information

MLS® #	NS25088606
Price	\$0
Bathrooms	0.00
Acres	0.03
Type	Commercial Lease
Sub-Type	Retail
Status	Closed
Listing Agent	Paul Shannon
Listing Office	Pacifica Commercial Realty

Community Information

Address	612 12th Street # 101
Area	PSOR - Paso Robles
Subdivision	N/A
City	Paso Robles
County	San Luis Obispo
Zip Code	93446

Exterior

Lot Description	Street Level
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Interior

# of Stories	1
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Additional Information

Date Listed	April 22nd, 2025
Days on Market	42
Short Sale	N
RE / Bank Owned	N

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