



Companies Relocating to Paso Robles

Discover a relaxed & authentic lifestyle in the ‘Next Napa’

Paso Robles, a booming resort community on the Central Coast of California, is rapidly becoming “The Place” to relocate your business.

The Tuscan-style landscape of rolling hills, majestic oaks, wine grapes and clean air draws millions of tourists there every year. Some of the insightful ones are staying and moving their families and businesses.

With the current state of events, some business owners are stopping to reflect and re-assess their situation. They’re considering slowing down, spending more time with family and living a quality, down to earth, lifestyle.

“We moved to Paso Robles for quality of life,” says Ron Scott, vice-president of Lazer Star, an after-market light manufacturer. This summer his business moved from Orange County and opened a brand new 21,400-square-foot facility in Paso Robles.

“It’s a whole different world here, compared to Southern California,” says Scott. “This town started out as a va-

“We moved to Paso Robles for quality of life. It’s a whole different world here.”

—Ron Scott, Lazer Star

cation place for me when I was a child, and we thought it would be a great place to live and run our business.”

The cost of owning a building is less than the lease in Orange County, says Scott. Other expenses like insurance, workers’ comp and labor have been better, too.

High-tech business are an excellent fit for Paso Robles

IQMS, a leading software company, serves more than 700 clients with 25,000 users around the world from its headquarters in Paso Robles.

“Because we are a high-tech company we can really be located anywhere,” says Randy Flamm, president of IQMS.

“We chose to be in Paso Robles because of all the benefits we receive in return. With easy travel distances to both Los Angeles and San Francisco, gorgeous surroundings to entertain clients, we feel very fortunate to be here.”

“The Next Napa” is how Forbes magazine described this burgeoning wine growing region.

In the last six years the number of wineries has tripled to 170, due to an influx of boutique and small family-owned vineyards and wineries. Many are producing award-winning Cabernet, Zinfandel and Syrah wines.

(continued)



The new Concourse Building being developed in the Airport Road Business/Technology Park in Paso Robles represents a new level of sophistication, class and technology in Paso Robles.

Companies Relocating to Paso Robles (continued)

Doug Mondo sold his corporate training business in Orange County and moved to Paso Robles to realize the dream of opening a winery. The Villa nel Mondo Winery and Bed and Breakfast opened this fall.

"I love the 'Paso Lifestyle,'" says Mondo. "This is a friendly, relaxed and welcoming community, a great place to raise families."

"The community has excellent schools, an expanding community college, a strong employee base, affordable homes on large lots, plenty of open space, and almost no traffic or smog," he says.

Along with the wineries, Paso Robles offers fine dining, golf courses, spa resorts, recreational lakes and an historic downtown filled with boutique shops. Bon Appetit magazine named Paso Robles "the next great food region in California" in its October 2008 issue.

The 2007 Frommer's book "Cities Ranked and Rated" places Paso Robles (in San Luis Obispo County) in its top 10 places to live. The rankings included economy and jobs, cost of living, climate, education, arts and culture.

Paso Robles has an excellent business climate

City hall has a business-friendly reputation with speedy permitting and construction. Lazer Star finished its building from ground breaking to grand opening in six months.

Hundreds of new homes and commercial projects have been completed in the last few years.

The city of 29,500 is conveniently located on Highway 101, halfway between Los Angeles and San Francisco. It's about 25 miles from the coast, with direct access to I-5 via Highway 46.

A nearby university, Cal Poly San Luis Obispo, supplies a steady

stream of engineers and other high-tech graduates to the local economy.

Economic growth in Paso Robles consistently outperforms its neighbors. The tourism industry has grown 38 percent in the last six years. In spite of a national downturn, Paso Robles is expected to continue growing strongly, according to the UC-Santa Barbara Economic Forecast.

Businesses looking to relocate will find several new business/technology, commercial and industrial parks offering lots from a 1/2-acre to several acres. Lower prices of real estate and costs to build give businesses a competitive advantage over metropolitan areas.

The new Airport Road Business Park, a Class-A, 39-acre development, has 8 lots remaining for development and custom build to suit. This business/technology park in particular highlights the fact that Paso Robles is ready for big business, with every lot pre-configured for AT&T's advanced fiber optic connectivity.

"Our park is ideally designed and located to accommodate technology companies, R&D, distribution, financial, legal, light industrial, service businesses and even wine production operations," says broker Bob Fonarow.

"We feel we've created the perfect environment for businesses to combine technology and efficiency with living the dream in wine country," he says.

Learn more on the web:

www.pasorobleschamber.com

www.prcity.com

www.pasowine.com

www.arbppsasorobles.com

Seeing is believing

Business officers interested in relocating are invited to tour Paso



Robles mid-week and get treated to a complimentary one-night stay in the luxury Villa nel Mondo B&B and free wine tasting, courtesy of Airport Road Business Park. Contact Bob Fonarow at bfonarow@charter.net or (805) 227-4424.

About Paso Robles

El Paso de Robles, or "Pass of the Oaks," a community of 29,500 nestled in the coastal mountain range of central California, is located at the crossroads of Hwy. 101 and Hwy. 46, halfway between Los Angeles and the San Francisco Bay Area.



Available Business Parks in Paso Robles

Airport Road Business Park

Class A Business/Technology
39-acre project, 8 lots avail.,
.62 to 1.6 acres in size
Broker: Bob Fonarow
Phone: (805) 227-4424
Email: bfonarow@charter.net

Golden Hill Business Park

Business/Industrial
72-acre project, 3 lots avail.
1.3 to 2.75 acres in size.
Broker: Gwen Erskine
Phone: (805) 239-5150
email: gwen@countryrealestate.com

Vintage Oaks Business Park

Commercial
Broker: David Crabtree
Phone: (805) 434-9700
Email: david@homeanranch.com

Nunno Business Park

Industrial
Steel units ready to occupy.
Phone: (805) 238-6801
Email: sales@nunnosteel.com