

FOR LEASE

2200 Golden Hill Road Paso Robles, CA

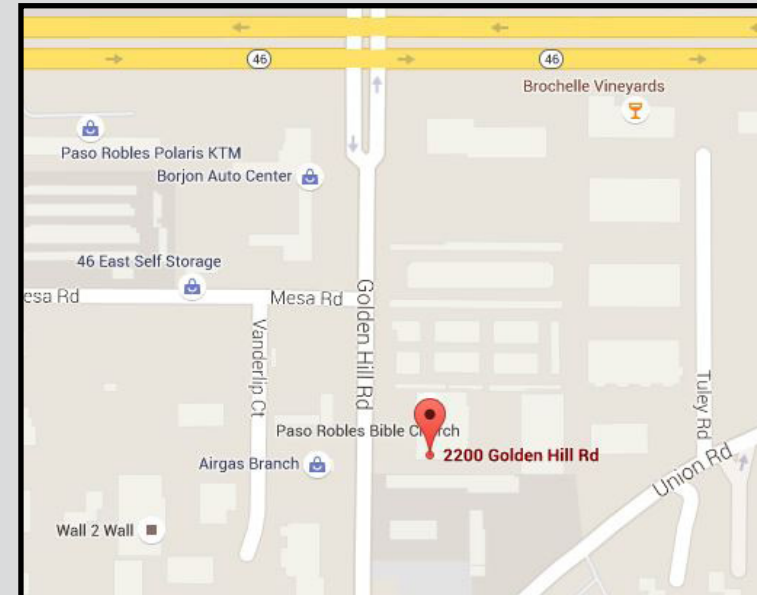


LEASE Information:

- +/- 4,801 SF
- Asking \$.65 per SF NNN
(NNN estimated at \$.16 per SF) + 4%
Management Fee

Property Details:

- 3 Phase Power
- Roll Up Door
- 25' x 25' x 12' Cold Box



+/- 4,801 sf retail space on Golden Hill Road. 3 phase power and roll up door. Space also has a 25' x 25' x 12' cold box.

Asking **\$.65** per SF (**\$3,120.91**) + NNN (NNN estimated at **\$782.45** + 4% management fee **\$156.13**) for a total of **\$4,059.49**

PACIFICA PASO ROBLES

504 First St, Ste A, Paso Robles, CA 93446

Office: (805) 237-4040 • Fax: (805) 237-4041

www.PacificaPasoRobles.com

Bryan Beckham

bbeckham@pacificarealestate.com

BRE#01072713

Newlin Hastings

nhastings@pacificarealestate.com

BRE#0072713



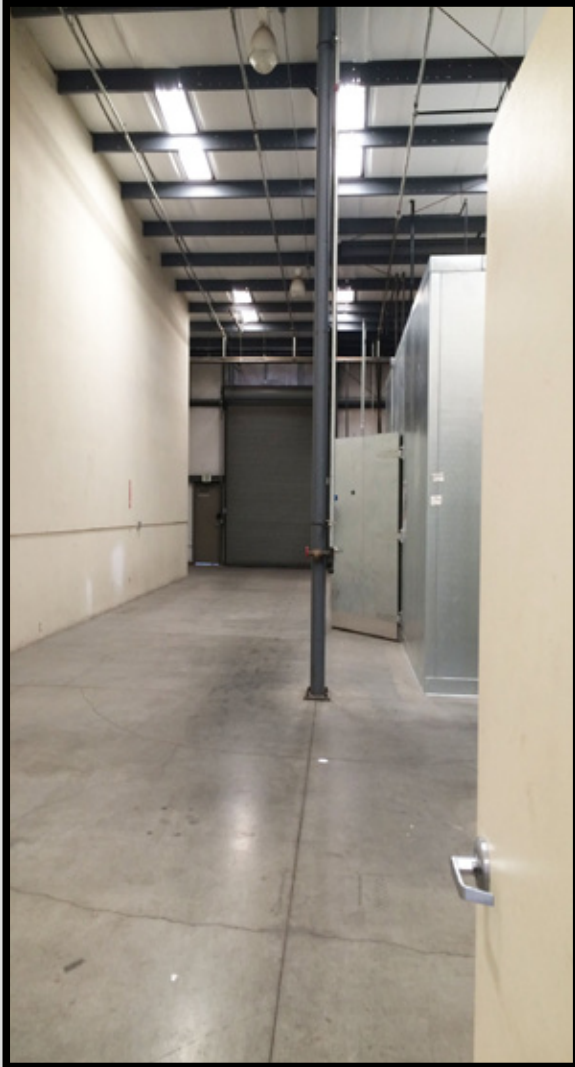


Exhibit B

2200 Golden Hill Road

	SqFt:	2016 Budget	Unit # 2200
Electrical Repairs & Maintenance	15,742	-	4,801.4
General Repairs & Maintenance		160.00	
Landscape Maintenance		1,598.00	
Parking Lot - Sweeping		932.40	
Parking Lot - Lighting		-	
Plumbing Repair & Maintenance		392.00	
Roof Repairs & Maintenance		655.45	
Fire & Alarm Systems		1,147.15	
Electricity		1,269.76	
Water & Sewer		1,668.39	
Water - Landscape		1,185.88	
Insurance		2,572.00	
Property Taxes		5,857.03	
Annual Reserves for Parking Lot		-	
Totals		17,438.06	9,389.42
Unit# 2200 - Monthly Charges			
Base Rent		0.65	\$3,120.91
Estimated Common Area Expenses			782.45
Estimated Management Fee			
(Base Rent + Common Area Expenses) x	4%		156.13
Total Estimated Monthly Expense			\$4,059.49