

FOR LEASE

831 13th Street
Paso Robles, CA



Prime Downtown location. Has been used as a wine tasting room. Historic wood floors in the front. There is alley access to the building. Walking distance to the Downtown Park.

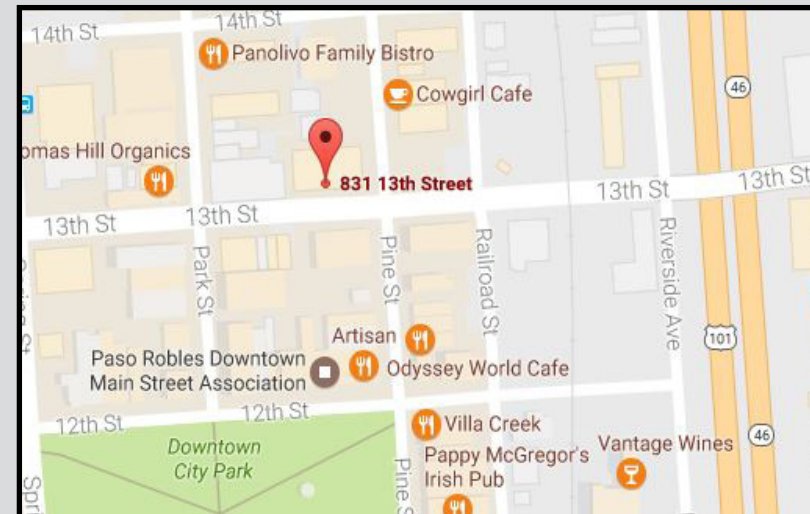
Asking **\$1.75** Per SF (\$3,167.50) NNN (NNN Estimated at \$.23 per SF \$409.25) Plus \$150.00 for Mezzanine for a Total of **\$3,726.75** Per Month

LEASE Information:

- +/- 1,810 SF with +/- 380 SF Mezzanine
- Asking \$1.75 per SF NNN (NNN Estimated at \$.23 per SF) + \$150.00 Per Month for Mezzanine
- Available June 1, 2017

Property Details:

- Rear Access to Building
- Prime Downtown Retail Space
- Walking Distance to Downtown Park



PACIFICA PASO ROBLES

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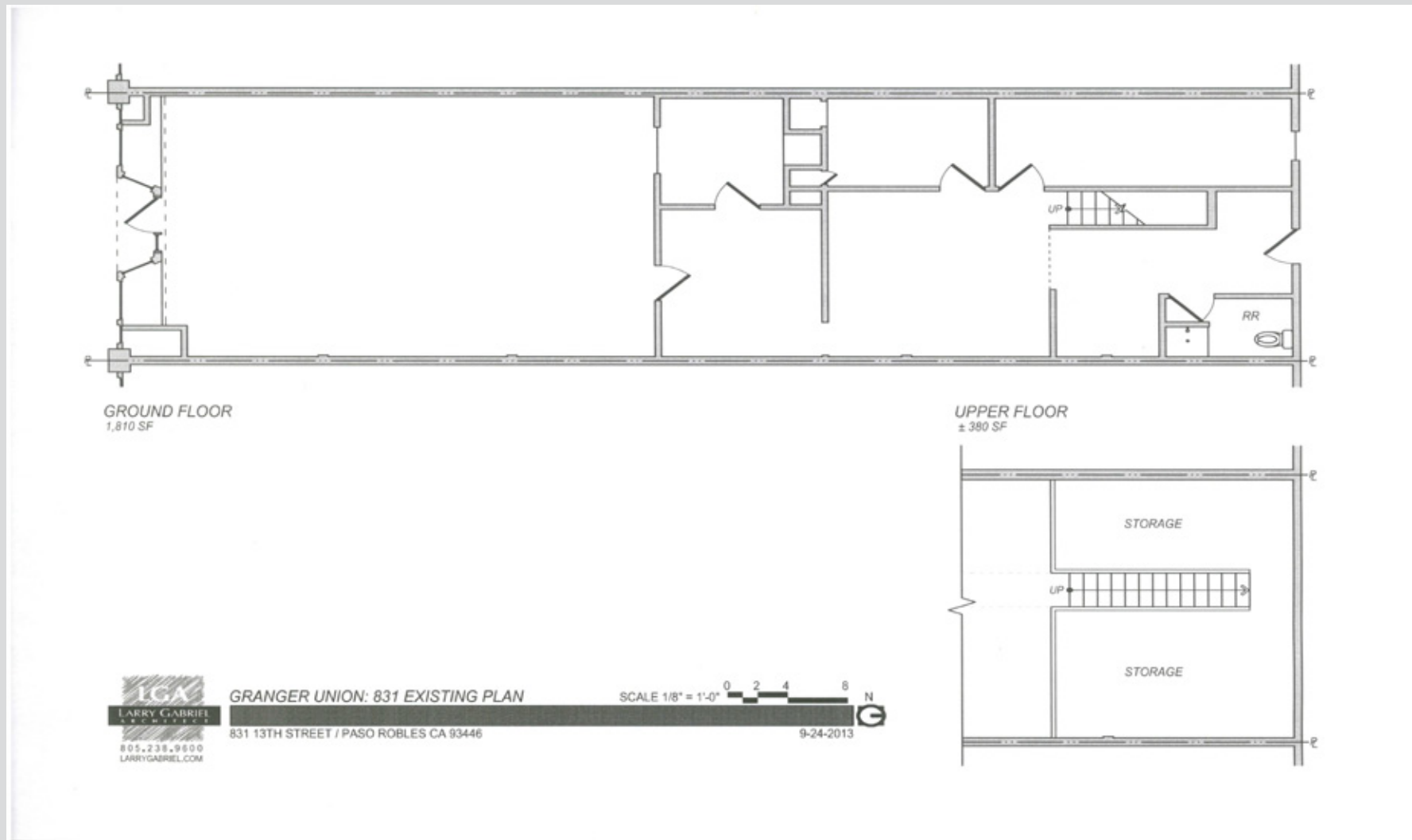


Exhibit B

c160 - Historic Grange Building

SqFt: 10,995 1,810

	2017	#831
	BUDGET	
Management Fees	9,000.00	1,481.58
Association Dues	75.00	12.35
General Repairs & Maintenance	0.00	-
Grounds Maintenance	200.00	32.92
HVAC Repairs & Maintenance	1,000.00	164.62
Plumbing Repairs & Maintenance	500.00	82.31
Roof Repairs & Maintenance	500.00	82.31
Trash	800.00	131.70
Insurance	8,600.00	1,415.73
Property Taxes	9,157.60	1,507.53

Totals 29,832.60 4,911.05

831 13th Street - Monthly Charges

Base Rent	\$ 3,167.50
Estimated Common Area Expenses	409.25
Total Estimated Monthly Expense	\$ 3,576.75

Former Tenant's Staging for Wine Tasting

