

FOR LEASE

RESTAURANT SPACE

1111 Riverside Ave., #101
Paso Robles, CA 93446



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PACIFICA
COMMERCIAL REALTY

FOR LEASE RESTAURANT SPACE

1111 Riverside Ave., #101
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PROPERTY HIGHLIGHTS

- Total SqFt: +/- 2,550
- Great Parking
- Turnkey kitchen with 9' Hood, Walk-in Freezer, Walk-in Fridge, 3 Comp. Sink, Tables, Chairs and Much More (See List).
- Additional Equipment available for purchase from current Tenant.

PROPERTY OFFERING

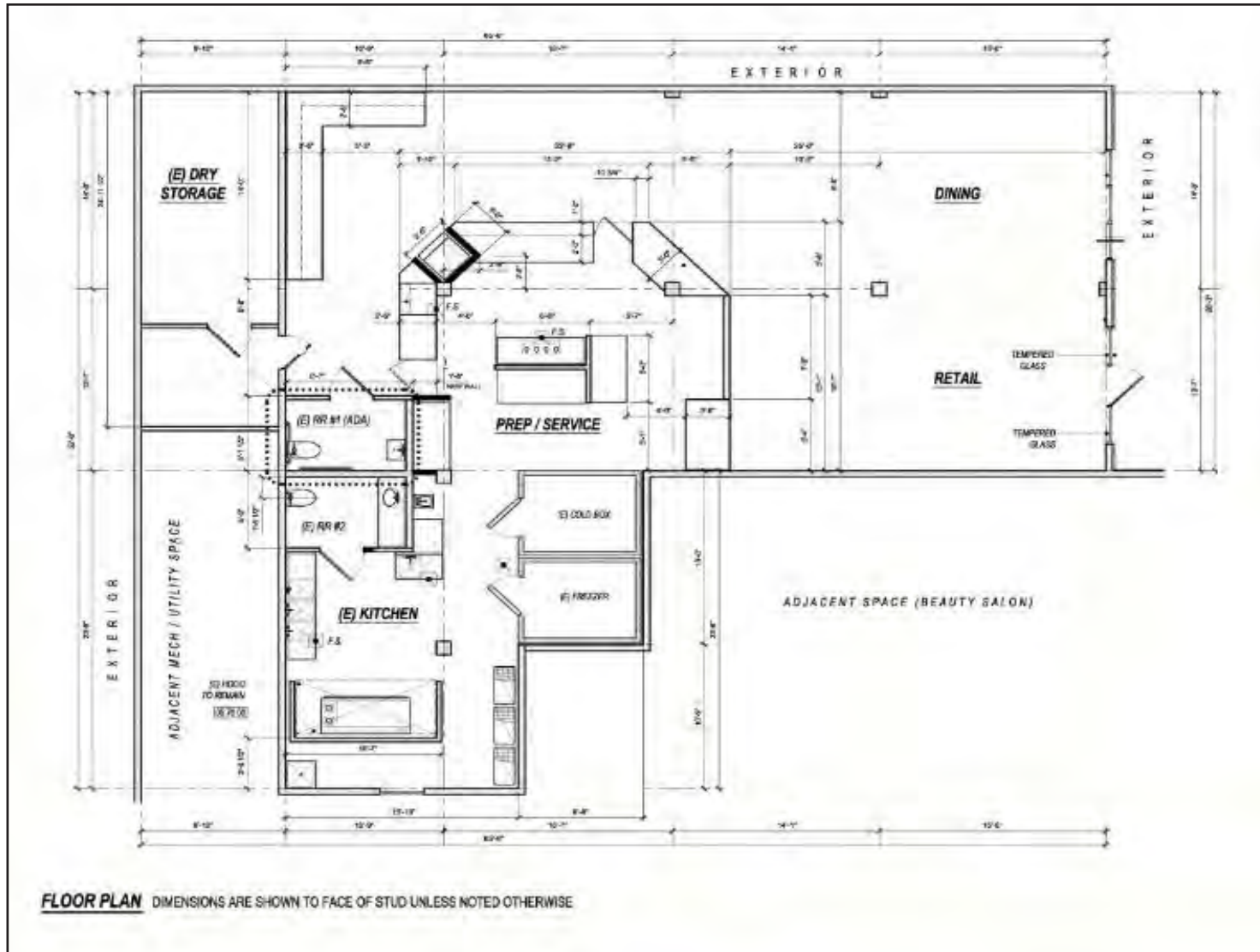
- \$1.25 per SqFt/Month + NNN
- NNN estimated at \$0.39 per SqFt/Month

\$1.25 per SF (\$3,187.50) + NNN (CAMS \$839.48 + Management Fee \$161.08) for a Monthly Total of **\$4,188.06**



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Equipment List

1. 6 Burner Ranges, 36" 'Bride Baker Pride' with Full Size Oven
2. Wooden Kitchen Cabinet & Counter
3. Prep-Table 72" x 30"
4. Prep-Table 48" x 30"
5. 1 Three Tier Stainless Steel kitchen shelf 5' x 5'.5 x 1'.5
6. 1 Two Tier kitchen Wall Shelf
7. 8 Dining Tables 48" X 30"
8. 22 Metal Wire Flora Dining Chairs
9. 1 Amerex Model B260 Fire Extinguisher
10. 1 Amerex Model B402 Fire Extinguisher
11. Foaming Detergent Blend Center 'Dema' Model 681-1
12. Sanitizer Disinfectant Blend Center 'Dema' Model 681-1
13. 36 Gallon Black Trash Can
14. 36 Gallon Blue Trash Can
15. 9' x 7' Walk In Cooler
16. 9' x 7' Walk In Freezer
17. 9' Hood with Ansul System

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Exhibit B

h012 - The Granary

	SqFt:	Unit 101		
		2018	2018	2019
	19,648	Expenses	Share	BUDGET
Operations				
Electrical Rep & Maint		3,292.25	427.28	427.28
General Repairs & Maintenance		1,786.72	231.89	231.89
Grounds		1,177.82	152.86	152.86
Grounds - Power Washing		3,280.00	425.69	425.69
Landscape Maintenance		2,500.00	324.46	324.46
Painting / Reserves		200.00	25.96	25.96
Parking Lot - Sweeping		108.95	14.14	14.14
Parking Lot - Lighting		1,831.13	237.65	237.65
Parking Lot Repair / Reserves		3,587.00	465.53	465.53
Pest Control		7,631.33	990.42	990.42
Plumbing Repair & Maint.				
Roof Repair & Maint		1,334.66	173.22	173.22
Security & Alarm Systems				
Utilities				
Electricity / house meter		6,086.54	789.93	789.93
Trash**		5,058.54	968.33	968.33
Water & Sewer**		4,233.44	810.38	818.48
Landscape Water		437.22	56.74	57.31
Taxes & Insurance				
Insurance		6,096.96	791.28	807.11
Property Taxes		23,897.67	3,101.51	3,163.54
Totals		<u>72,540.23</u>	<u>9,987.27</u>	<u>10,073.80</u>

Suite 101 - Monthly Charges

Base Rent	\$	3,187.50
Estimated Common Area Expenses		839.48
Estimated Management Fee:		
(Base Rent + Common Area Expenses) x	4%	161.08
Total Estimated Monthly Expense	\$	4,188.06

*subject to CAM reconciliation adjustment

PASO ROBLES AREA



Even though Paso Robles has been regarded as California's hot "new" destination, Paso remains true to its roots. With a past and present as rich and colorful as it's rolling hills, Paso welcomes travelers as locals. The people of Paso unselfishly share everything about their city that does them proud, from its beautiful climate to its endless activities and places of interest.

Paso Robles is famous for its hardy pioneer history and is known internationally for its hundreds of premium wineries. Paso is centrally located between San Francisco and Los Angeles along California's Central Coast. Whether you are looking for a weekend getaway or business development opportunities, the City and people of Paso say "welcome."



Paso Robles Wine Country



During a visit to Paso Robles Wine Country, you'll discover award-winning wines, a historic downtown, delicious restaurants, and breathtaking views around each corner. There is something to please everyone with over 200 wineries and 40,000 vineyard acres focussing on premium wine production. The distinct microclimate and diverse soils, combined with warm days and cool nights, make the growing conditions ideal, producing more than 40 wine varietals.

GOLF - The scenic town of Paso Robles is one of California's best kept secrets. With four golf courses you have a reason to stay awhile and enjoy the local wine and food scene.

Paso Robles Golf



Vina Robles Amphitheater



Entertainment - Nestled on a picturesque, oak-dotted hillside, featuring a variety of music and entertainment. Vina Robles Amphitheater was named one of North America's "Must Play Venues of 2016" by music industry publication Amplify.

RV Camping - For those whose traveling ways mean hittin' the dusty trail RV style. Pull in and park in one of Paso's highly rated RV parks. Cava Robles, Wine Country RV Resort, Vines RV Resort, and Paso Robles RV Ranch & Campground are just a few in the area.

Paso Robles RV Camping



PR Event Center - The PREC is an entertainment complex. Opened in 1946 for the annual "California Mid-State Fair." In addition to the fair, it also host trade shows, conventions, private parties, Horsing events, rodeos and concerts to some of the biggest names in the industry.

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