

Restaurant Space For Lease

630 First Street, Ste. A
Paso Robles, CA



Perfect for a Cafe or Pizza Restaurant. Improved restaurant space with walk-in refrigerator, walk-in freezer, 3 compartment sink, hand wash sink, employee restroom and more. Located on the corner of First and Spring Streets boasting the highest traffic counts in the city.

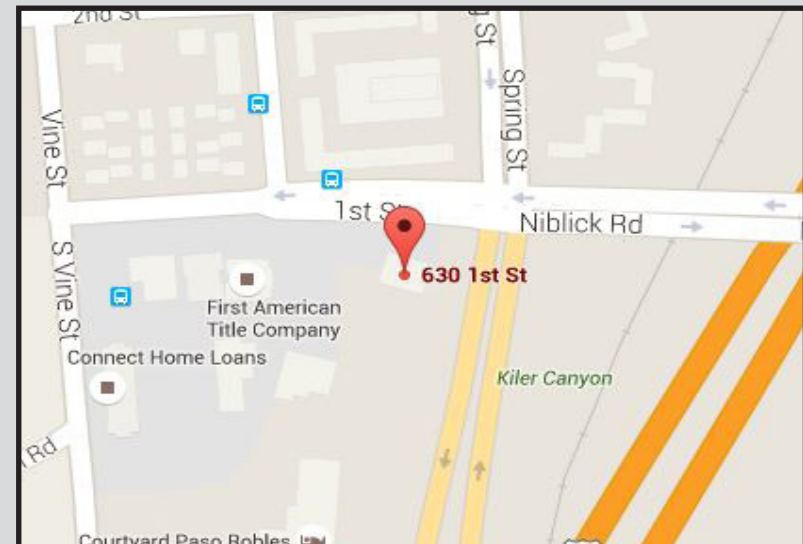
NNN Lease (Common Area Maintenance + 4% Management)

LEASE Information:

- +/- 1,157 SF
- Asking Rent to be Negotiated

Property Details:

- Restaurant Space
- Located on the Corner of First and Spring Streets With the Highest Traffic Count in the City
- Tenants include Sushi Kokku and Thai BBQ & Combo





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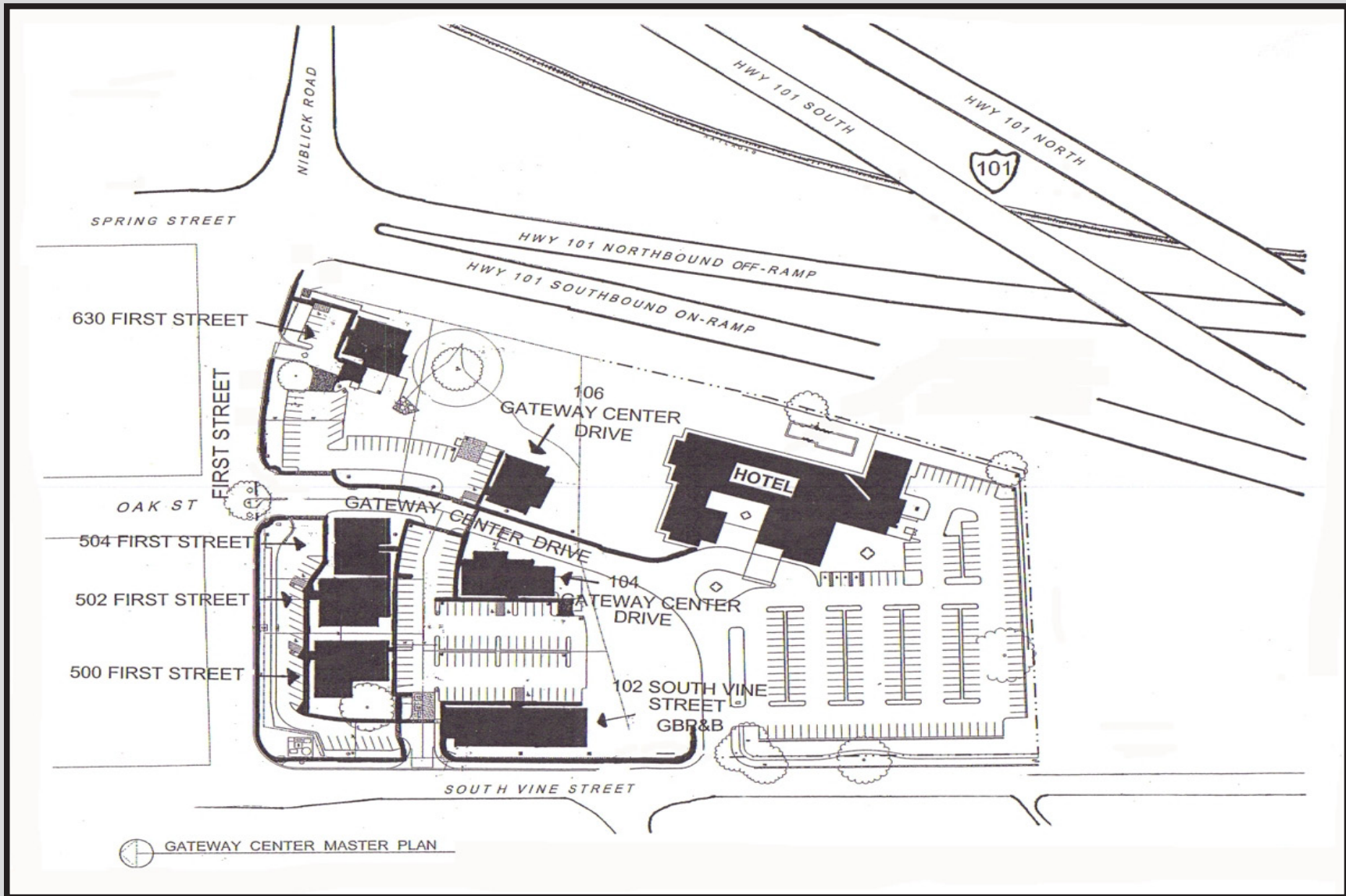




Exhibit B

Gateway Center I - Bldg 630

	630-A		
SqFt:	3576	1,157	
	2017	2018	BUDGET
	Expenses	Share	
Association Dues	6,316.83	2,043.78	2,044.73
Electrical Repairs & Maintenance	-	-	-
General Repairs & Maintenance ★	1,300.00	420.61	420.61
Grounds Maintenance	-	-	291.19
Pressure Washing ★	910.00	294.43	294.43
HVAC Repairs & Maintenance	430.00	139.12	87.36
Locks & Keys	145.73	47.15	-
Pest Control ★	676.66	218.93	218.93
Plumbing Repair & Maintenance ★	213.39	69.04	69.04
Roof Repairs & Maintenance	627.00	202.86	179.24
Trash ★	5,110.15	1,653.37	1,653.37
Water & Sewer - submetered ★		1,888.85	1,575.80
Insurance	1,907.43	617.14	617.14
Property Taxes	13,334.57	4,314.34	4,400.63
RESERVES: Painting	250.00	80.89	80.89
RESERVES: Roof Repairs	350.00	113.24	113.24

Totals 31,571.76 12,103.75 12,046.60

★ Includes space specific expense for : \$4,791.33

630-A First Street - Monthly Charges

Base Rent		*	1,003.88
Estimated Common Area Expenses		*	40.16
Estimated Management Fee:			
(Base Rent + Common Area Expenses) x	4%		
Total Estimated Monthly Expense			\$ 1,044.04

*subject to CAM reconciliation adjustment