

Restaurant Improved Space For Lease

1108 Pine Street | Paso Robles



132 Garden St. Box 10 Suite 5F
Santa Barbara, CA 93101

Mailing Address: PO 4412 Santa Barbara, CA 93140

PROPERTY DESCRIPTION:

Join the vibrant and growing community of Paso Robles!

Highly visible downtown Paso Robles space facing the park, is available for lease. This elevator-served space is already improved as a restaurant and is substantially equipped.

Property sits adjacent to the theater and amongst many fine and casual restaurants.

LEASE RATE: \$1.75/sf NNN = \$0.35/sf

SPACE SIZE: Approx. 3,775 SF

STOREFRONT: Glass and patio facing the park

PARKING: Street

SIGNAGE: Building Signage



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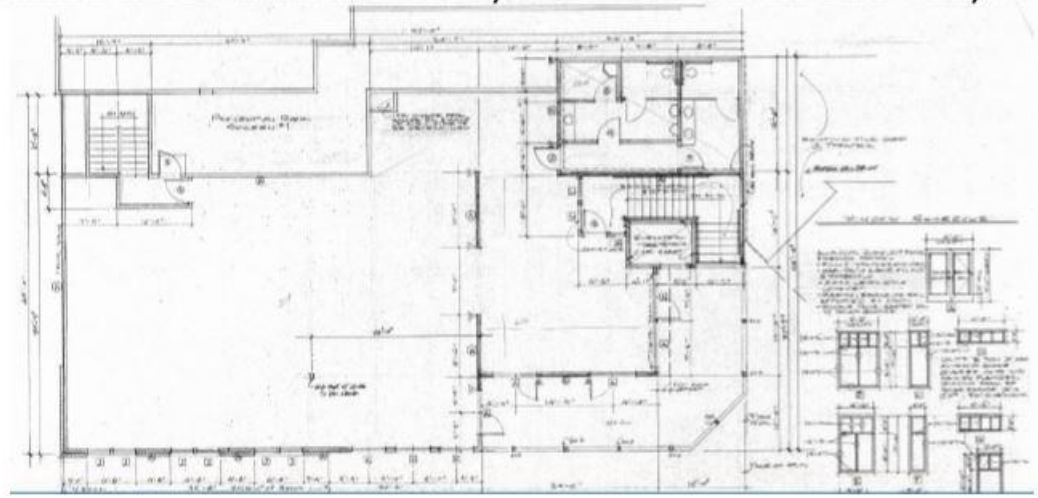
COMMERCIAL REAL ESTATE

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2017 Demographics			
	1 Mile	3 Mile	5 Mile
Population	8,500	33,288	38,331
Households	3,233	12,197	14,129
Income	\$64,959	\$66,944	\$67,835

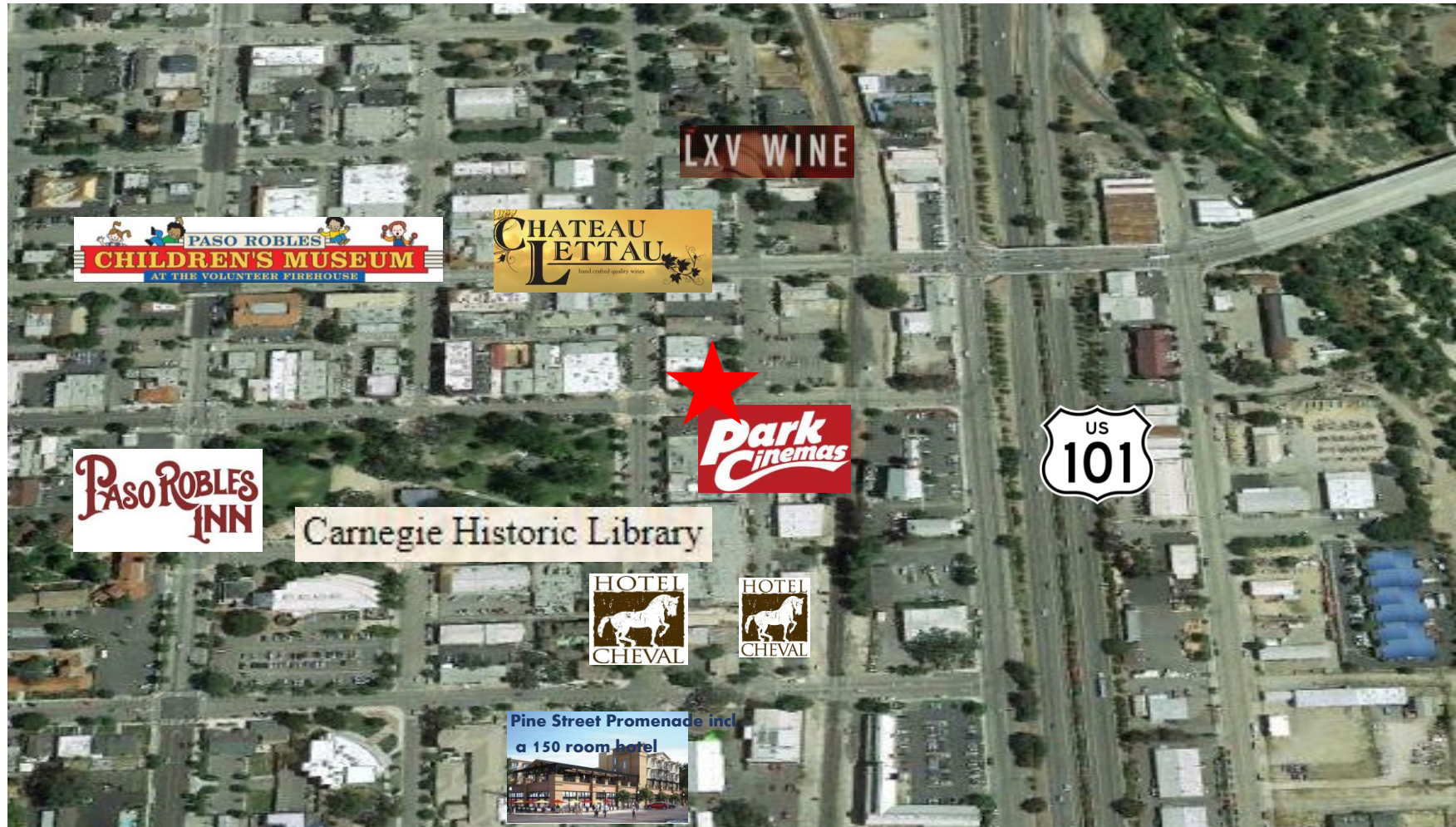
Population : 20 Miles: Est. 94,000 50 Miles: Est. 348,000



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Restaurant Improved Space For Lease

1108 Pine St, Paso Robles, CA 93446



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Restaurant Improved Space For Lease

1108 Pine St, Paso Robles, CA 93446



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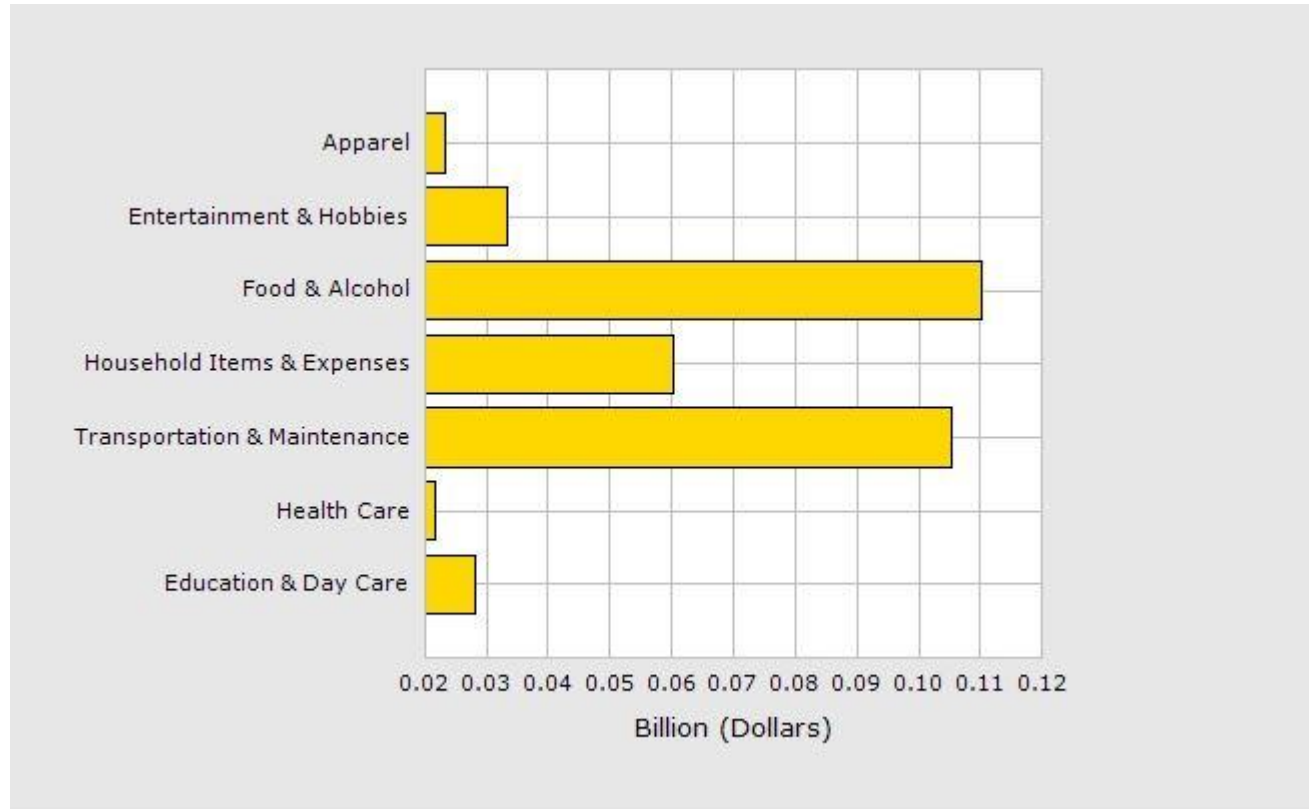
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Consumer Spending



Tourist economy in the SLO county has grown to \$1.59 billion in 2016.

In 2016, \$431 million was spent on food and beverage sales by tourism.

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Key:



- Site



- Golf Course



- Hotel
(proposed/existing)

- More than 250 wineries in the area
- 1,413 Total Existing Hotel Rooms
- 1,075 total approved Hotel rooms/RV Spaces
- 482 total Hotel rooms/RV spaces under construction
- Zinfandel Festival held by the Paso Robles Wine Country Alliance every March

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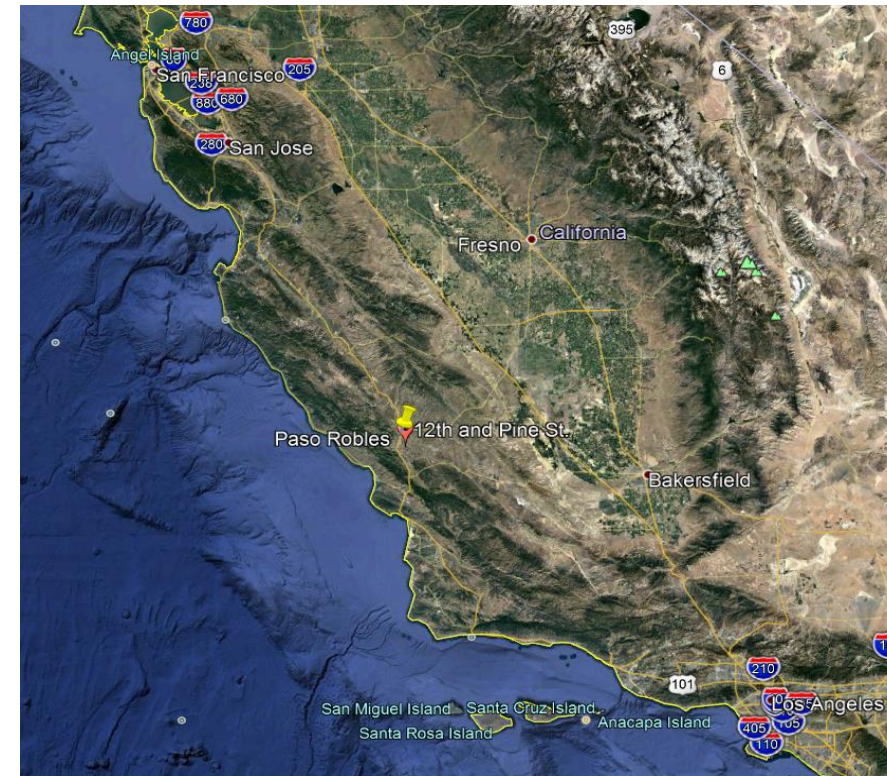


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Located midway between Los Angeles and San Francisco, Paso Robles is ranch and wine country. Land is still relatively inexpensive, and living here takes you back to a simpler way of life. Yet it offers the ambiance of good living and good taste.



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