

RARE OPPORTUNITY WITH BEER WINE & SPIRITS LICENSE



PASO ROBLES  
RESTAURANT FOR LEASE



EXCLUSIVE RESTAURANT AND EVENTS VENUE INCLUDING BEER, WINE AND SPIRITS LICENSE WITH LARGE PARKING LOT & CENTRALLY LOCATED ADJACENT TO THE RIVER OAKS GOLF COURSE & AMENITY RICH COMMUNITY AND WITHIN REACH TO EXPLORERS ON THE PASO BEER & WINE TRAIL

Presented by:

Estrella Associates  
700 Clubhouse Drive, Paso Robles CA 93446  
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[www.EstrellaAssociates.com](http://www.EstrellaAssociates.com)

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# PROPERTY DESCRIPTION

This is a great opportunity to lease a charming and unique restaurant & events property in Paso Robles, CA with a highly coveted liquor license to include beer, wine and spirits. The restaurant is located in the River Oaks Community, at the River Oaks Golf Course and is loaded with amenities. It is in close proximity to 530+ homes in thriving "Lifestyle Enriched" neighborhoods including a spa and golf course on the property grounds attracting over 5,000 visitors per month. The Restaurant is located one block from Cuesta College's North County campus, as well as the busy Lowe's shopping center and a number of Highway 46 East Wineries and breweries.



Address: 700 Clubhouse Drive, Paso Robles CA 93446  
APN: 025-541-018  
Price: Negotiable/NNN plus percentage of alcohol sales  
Size: Building- 3,540 SF conditioned space (excludes 380 SF golf shop)  
Features: Enclosed storage/receiving area at north end of building (1400 SF) which could be converted to additional restaurant seating or event space  
Seating: Patio seating with glass wind-screen around water/garden feature for up to 32  
Dining room seating for up to 48, cocktail seating for 14 and bar seating for 7  
Very modern and efficient kitchen with walk-in freezer and cooler  
Year Built: 2004, June  
Parking: 37 regular, 2 handicap, 6 golf cart  
Available: Immediately  
Term & Rate- negotiable, prefer 3 year

Property Amenities: This is a gorgeous building that accentuates the natural beauty of its surroundings and attractive prairie architecture to compliment other public buildings within the River Oaks master plan. The floor plan is efficient and functional with an office, two restrooms (with lockers), dining area, bar, professional kitchen, and enclosed storage/receiving area. The parking lot is shared with the golf course and a welcomed feature for those looking to avoid the crowded downtown with inconvenient parking fees for locals and travelers alike. The setting is very appealing with water and garden features on the west, outdoor dining seating and large storage area that could also be converted to additional restaurant space. There is a covered stage that sits adjacent to the restaurant and overlooks the golf course and Paso oaks, a perfect place to host an event or benefit as the exclusive food and beverage vendor for our community events and outdoor summer concert series. It is meticulously landscaped with view of two lakes, all surrounded by a six hole golf course. The River Oaks Hot Springs Spa is within walking distance from the restaurant with opportunities to supply the food which is served at the spa daily including charcuterie boxes, desserts, and other lite bites.

# PROPERTY LOCATION

River Oaks Golf Course, 700 Clubhouse Drive, Paso Robles

Off Buena Vista Drive (Highway 46 East)

Located adjacent to the River Oaks Golf Course and centered within an existing community of over 530 homes and over 140 apartments.

Close to Lowe's Shopping Center & Cuesta College as well as the 46 East Wine and Beer Trail

## PLANS INCLUDE A LARGE COMMUNITY EXPANSION:



 RIVER OAKS		
Master Plan Summary		
New Land Use:	Acres	Units
<b>Single Family Residential</b>		
Vintage Active Adult Homes	29.9	144
Conventional Homes (N-3 through N-8)	45.8	127
Estate View Lots (Classics)	9.3	12
<b>Parks/Open Space/Agriculture</b>	53.2	--
<b>Amenities</b>		
Community Center		
Fresh Water Pool with Grill Area		
Terraced Grass Seating Amphitheatre		
Bridge to Island with Gazebo		
Bocce/Pickle Ball Courts		
Spa with Fitness,		
Wellness and Thermal Mineral Water Pool		
Golf Course		
Farm		
Existing Land Use:	Acres	Units
<b>Single Family Residential</b>		
Active Adult Homes	47.4	210
Conventional Homes	55.87	181
Medium Density Homes	14.35	141
<b>Commercial</b>	9.8	--
<b>School</b>	10.5	--
<b>Parks/Open Space/Golf</b>	64.49	--

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The restaurant is an integral amenity within the new River Oaks expansion of 271 homes, anchoring the south end of the lifestyle community it is be complimented on the north end by the River Oaks Hot Springs Spa.

More information can be found about the community at [www.RiverOaksPasoRobles.com](http://www.RiverOaksPasoRobles.com) or on Facebook @RiverOaksAtPasoRobles

# MAP OF EXPANSION PROJECT





# PHOTO GALLERY



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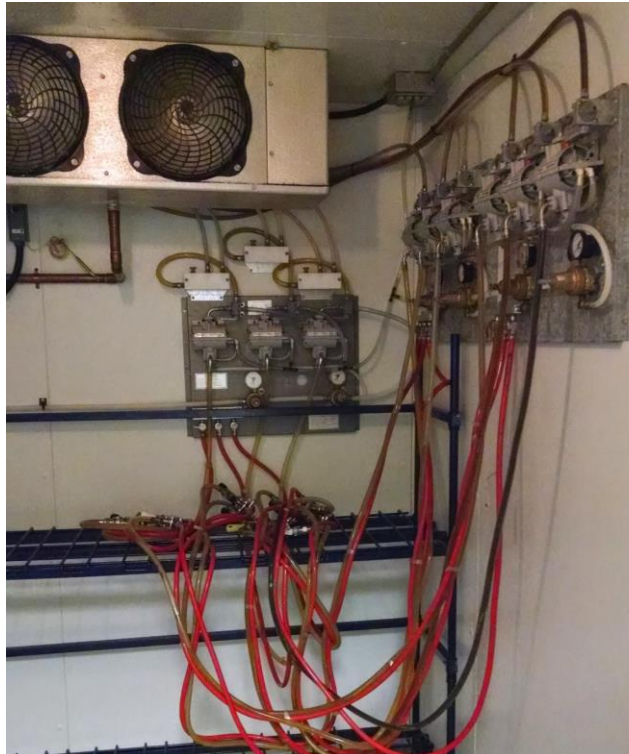
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## CONTACT INFORMATION

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