

## **OFFER MEMORANDUM 630 Embarcadero, Unit B — Morro Bay, CA 93442**

### **Ground-Level Commercial Lease | Prime Location Near Waterfront**

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#### **Property Overview**

**Address:** 630 Embarcadero, Unit B (Downstairs Unit), Morro Bay, CA 93442

**Size:** 426 square feet

**Use:** Ideal for food & beverage (quick service), retail, or tourism-driven concepts

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#### **Location Highlights**

- **Unbeatable Waterfront Proximity:** Only **50 yards from the harbor** on Morro Bay's busiest pedestrian corridor
- **High Visibility & Foot Traffic:** Located in a high-volume tourism area with **1+ million annual visitors**
- **Prime Commercial Corridor:** Surrounded by **hotels, restaurants, boat tours, kayak rentals, and local shops**
- **Local Traffic Advantage:** As the owners of **3 local hotels and a boating/kayak company**, we can **direct customer traffic** your way

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#### **Space Highlights**

- **426 sqft open-plan unit** — compact and versatile
- **Designed for Convenience:** Food & beverage infrastructure installed in 2022 for easy build-out. Also well-suited for a retail space.

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#### **Lease Terms**

- **Base Rent:** \$1,950/month
- **Additional Costs:** \$350/month - Triple Net Fee
- **Revenue Share Option:** 5% of gross revenues (standard for Embarcadero corridor)

#### **Alternate Structure Available:**

- Revenue share may be waived with **higher base rent** and/or a **percentage rent clause** — open to discussion based on concept

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**Why This Space?** This is a rare opportunity to launch or expand your business in the **heart of Morro Bay's waterfront** — a location with proven traffic, tourism, and community support. With minimal build-out requirements and owner support, this space is turnkey for the right operator.

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#### **Inquiries & Showings**

For questions or to schedule a tour, please contact:

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