



EVERLYGROVE

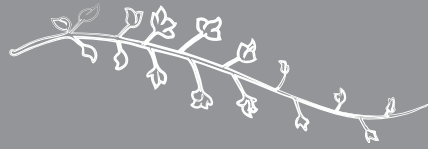
LEASING



THE AVA HOTEL

\$3.50/SF | FIVE UNITS AVAILABLE

Prime ground-level retail space available in the heart of Paso Robles at The Ava Hotel



EVERLYGROVE TRANSACTION TEAM



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THE AVA HOTEL

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THE OFFERING

Retail space is now available for lease at The Ava Hotel, offering businesses a prime location along Pine Street in the heart of downtown Paso Robles. Situated just steps from Downtown City Park, these spaces provide an excellent opportunity to become part of a vibrant community surrounded by boutique shops, renowned wineries, and top dining destinations. The Ava Hotel blends modern sophistication with the charm of wine country, attracting visitors and locals alike with its rooftop and poolside dining, Mediterranean-inspired restaurant, and thoughtfully designed accommodations. Paso Robles continues to grow as a premier destination, drawing tourists from around the world to experience its award-winning wine region and thriving downtown scene. This is an ideal opportunity for retail businesses looking to establish themselves in one of California's most dynamic hospitality-driven locations.



PROPERTY INFORMATION

Location Information

Street Address	944 Pine Street
City, State, Zip	Paso Robles, CA 93446
County	San Luis Obispo

Available Suites

Suite 101	1,095 Square Feet
Suite 102	695 Square Feet
Suite 104	739 Square Feet
Suite 105	678 Square Feet
Suite 106	588 Square Feet

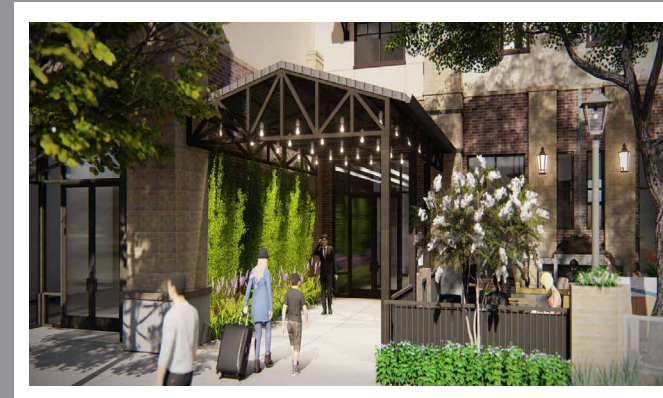
General Information

Property Type	Ground Level Retail
Price Per Square Foot	\$3.50
Term	Three & five-year terms with options to extend
Website	www.theavahotel.com

THE AVA HOTEL



RENDERINGS



DEMAND DRIVERS

THE CENTRAL COAST has become one of the nation's most celebrated vacation destinations and is known for pristine beaches & coastline, scenic hiking trails, expansive wine country, and championship golf courses. Paso Robles is popular among various demographics including families and couples looking for a weekend getaway within driving distance from Southern, Central, and Northern California. Paso Robles is accessible from all parts of California and has expansive regional appeal via San Luis Obispo Airport as well as Amtrak and Highway 101.



SLO COUNTY REGIONAL AIRPORT (SBP) DIRECT FLIGHTS

Dallas/Fort Worth (DFW) | Phoenix (PHX)
Seattle (SEA) | Portland (PDX)
San Diego (SAN) | Los Angeles (LAX)
San Francisco (SFO) | Las Vegas (LAS)



PASO ROBLES CA

Located between Los Angeles and San Francisco, Paso Robles is one of the most exciting tourism destinations in the U.S. Easy access from Central California via Highway 46, and just thirty minutes north of San Luis Obispo on Highway 101, Paso Robles has received many national and global tourism accolades in recent years, including:



- #1 - WINE REGION OF THE YEAR (PASO ROBLES)
- #1 - WINE TASTING ROOM (DAOU VINEYARDS)
- #2 - WINERY TOUR (EBERLE WINERY - CAVES TOUR)
- #2 - WINERY RESTAURANT (THE RESTAURANT AT JUSTIN WINERY)



Located in downtown Paso Robles.

FINE DINING IN PASO



IN BLOOM

In Bloom is a sophisticated restaurant in Paso Robles with a laid-back vibe. They offer California cuisine with a focus on seasonal ingredients and locally sourced products.

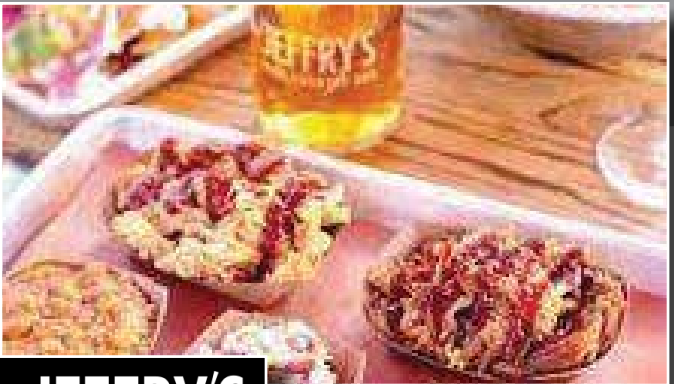


BL BRASSERIE

Formerly Bistro Laurent, BL Brasserie is one of the original fine dining experiences in Paso Robles. Serving 5 star french inspired cuisine.

JEFFRY'S WIINE COUNTRY BBQ

A Flagship barbeque experience! You can find it right off Norma's Alley where Chef Jeffry serves his award winning mac n' cheese with brisket and ribs.



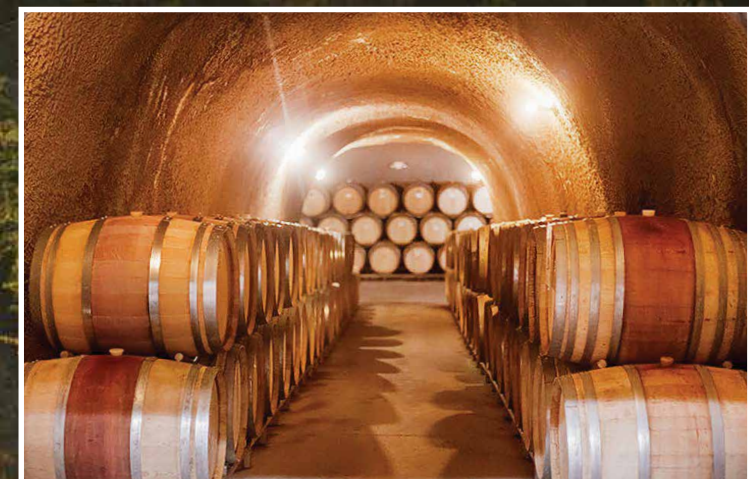
BUONA TAVOLA

Straight from the heart of Italy, Buona Tavola is a second generation Italian fine dining experience featuring in house pasta, salumi with the best wines in Paso Robles.





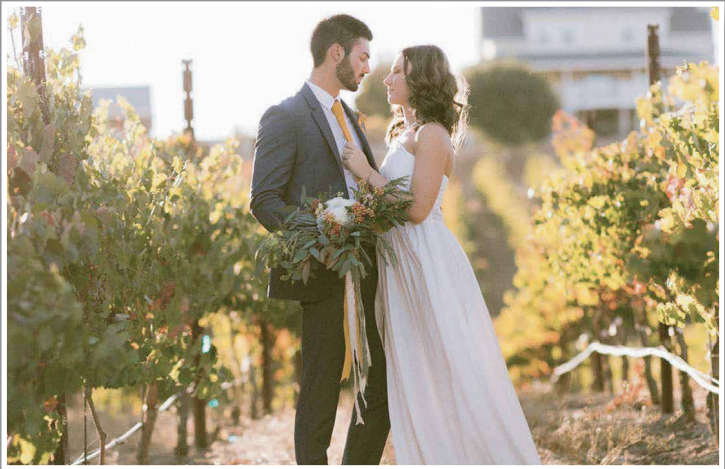
PASO ROBLES' MODERN ERA of economic growth is centered around the wine tourism industry. Now a mature and robust region, the Paso Wine Region found its roots in the early 1970s and draws tourists from all over the world to experience the rolling golden hills, award winning wineries, and charming communities of Paso Robles. Beyond its world-class wines, Paso Robles boasts a vibrant culinary scene, with farm-to-table restaurants showcasing fresh, local ingredients.





A TOP CALIFORNIA WEDDING DESTINATION

Paso Robles Wine Country has become one of the most popular places in California to tie the knot. In peak wedding season, the greater Paso Robles area can host many weddings in a single weekend.



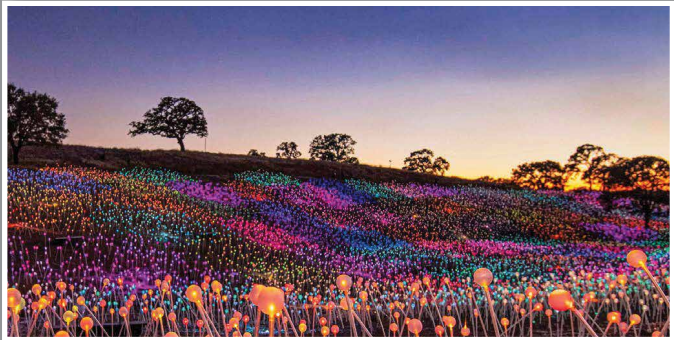
ANNUAL EVENTS, FESTIVALS AND ATTRACTIONS

A top tourism destination in California, Paso Robles draws millions each year to its various events, festivals, and attractions creating a steady stream of demand year round.

NOTABLE ANNUAL EVENTS

- Vintage Paso Zinfandel Weekend (March)
- Warbirds Wings & Wheels (May)
- Paso Robles Wine Fest (May)
- Sheriff's Rodeo (May)
- Firestone Walker Invitational Beer Fest (June)
- California Mid-State Fair (July)
- Taste of Downtown (September)
- Whalerock Music Arts Festival (September)
- Pioneer Day (October)
- Harvest Wine Month (October)
- Paderewski Festival (October)
- Garagiste Wine Festival (November)
- Downtown Vine Street Lights Festival (December)

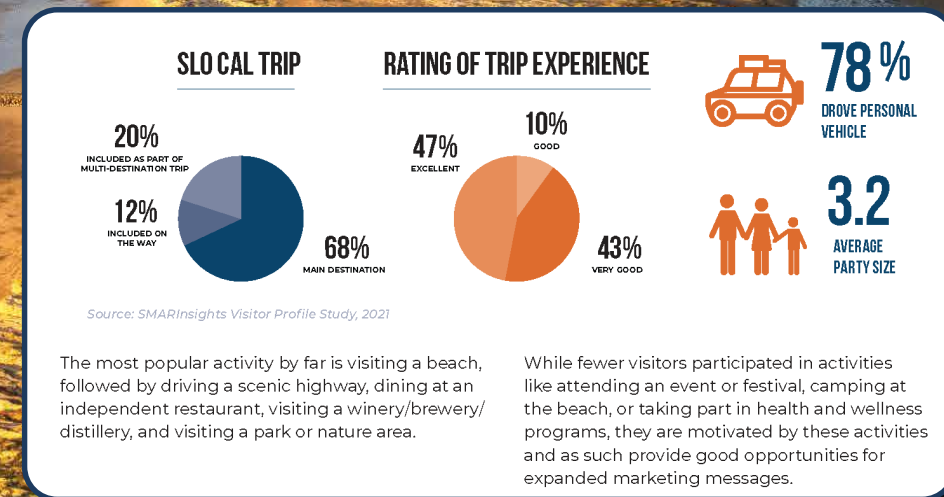
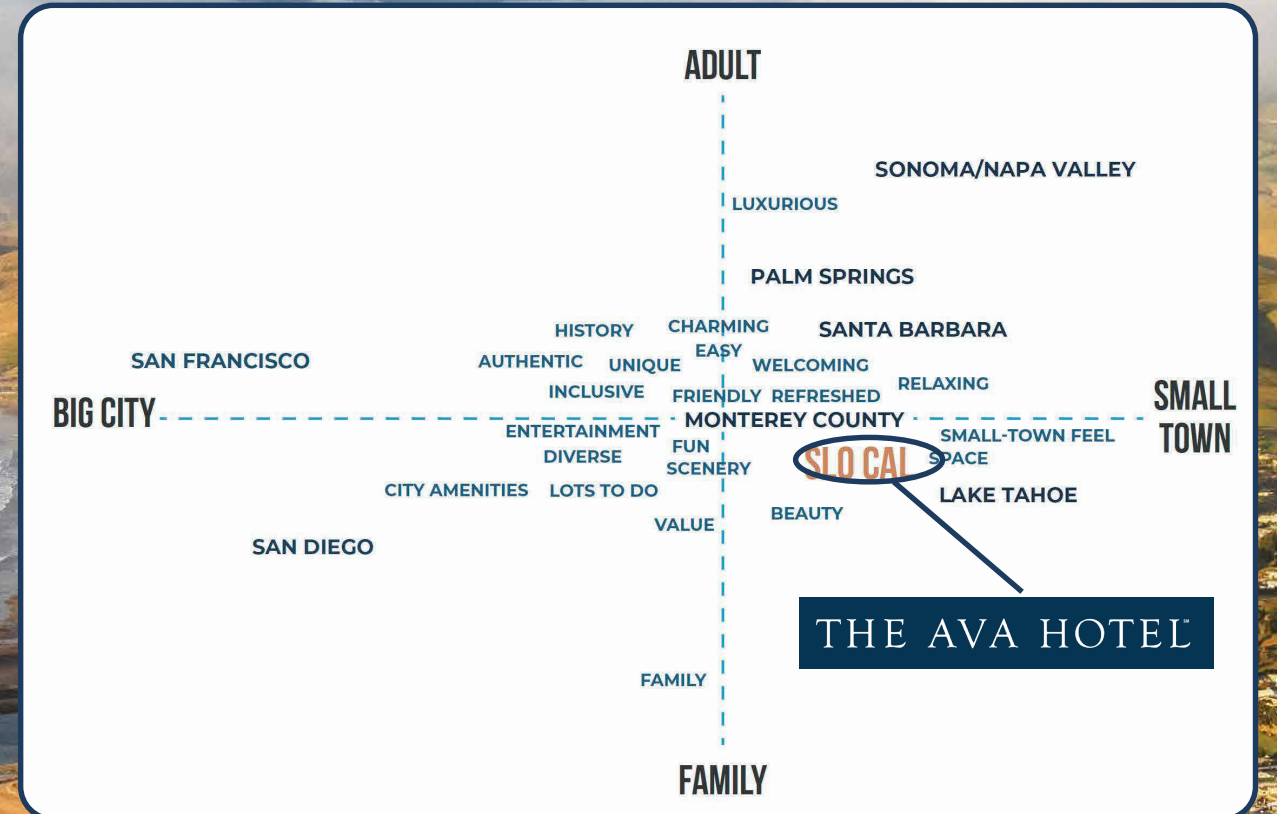
Mainstream headline concerts at the Vina Robles Amphitheater, Barrelhouse Brewing and the Paso Robles Events Center. Other area attractions include Sensorio Field of Lights and the Ravine Water Park (seasonally).

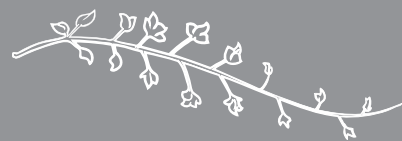


TOURISM DATA

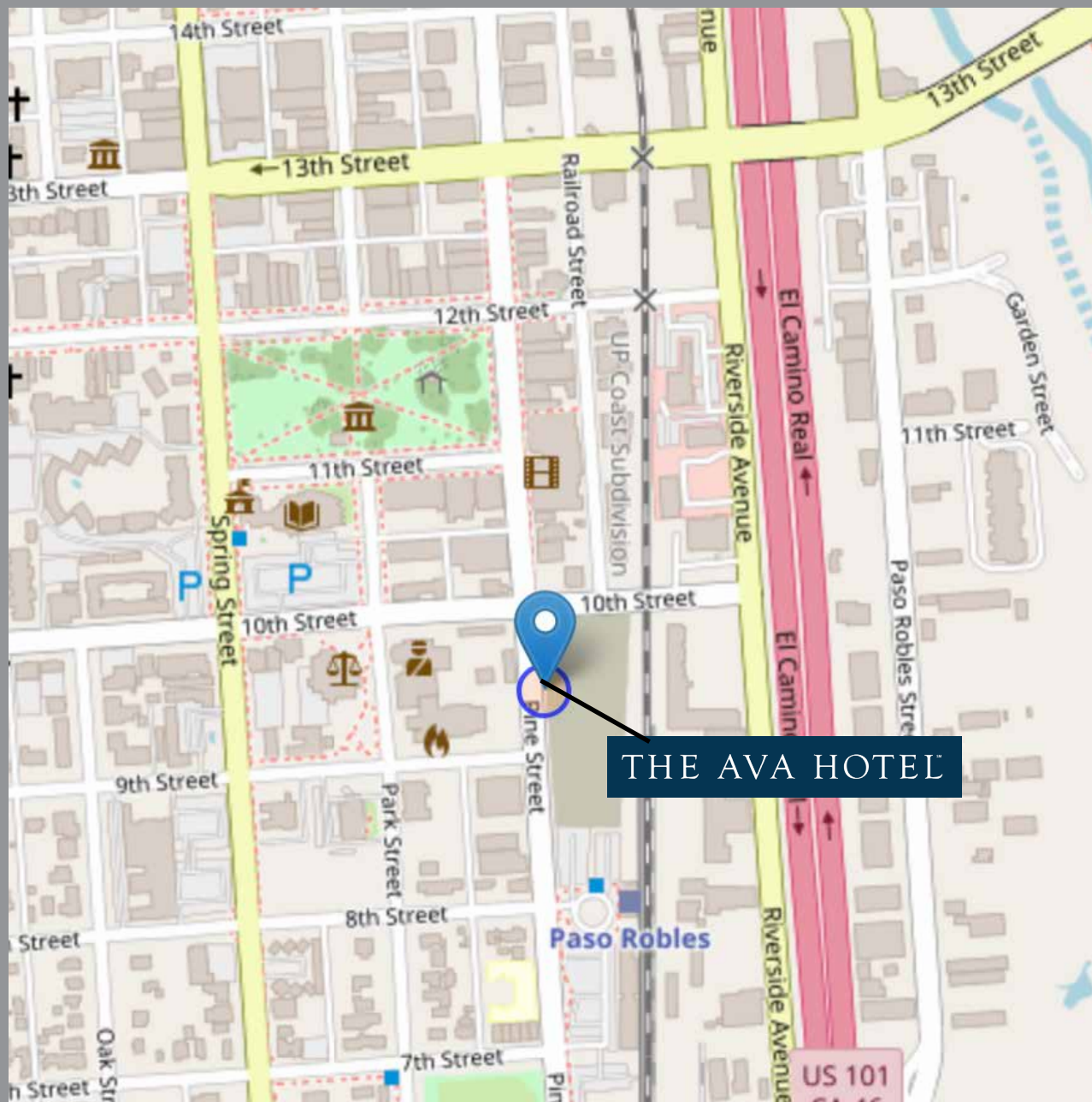


VISIT SLO CAL IS THE PREMIERE TOURISM AGENCY in San Luis Obispo County and is an active community partner in marketing the SLO CAL region. SLO CAL aims to build relationships with hospitality industry businesses, increasing the viability of hotel development and investments.





DIRECTIONS



FROM NORTH CA 101: Take CA-46 West to the Spring Street Exit, turn left onto 10th Street, then right on Pine Street. The destination is on the right.

FROM SOUTH CA 101: Take CA-46 West, turn right onto Spring Street, then left onto 10th Street, and right onto Pine Street. The destination is on the right.



EVERLYGROVE

LEASING

Comprehensive Leasing Solutions with Everlygrove

At Everlygrove, we provide expert leasing services designed to help property owners maximize their investments with ease and confidence. Whether you own a hotel, retail space, restaurant, or other commercial property, our dedicated team specializes in crafting lease agreements that drive long-term profitability while reducing operational complexities.

Tailored Leasing Strategies for Every Property

We understand that each property is unique, and our leasing approach is customized to meet your specific goals. Our services include:

Tenant Sourcing & Screening – We identify and secure reliable tenants who align with your business vision and property needs.

Lease Structuring & Negotiations – Our experts ensure lease terms that benefit both owners and tenants while optimizing financial returns.

Market Analysis & Positioning – We assess current market trends to position your property competitively and attract top-tier tenants.

Ongoing Property Oversight – From lease compliance to property maintenance, we provide continuous support to ensure a smooth leasing experience.

Unlock Your Property's Full Potential

With Everlygrove, leasing doesn't have to be complicated. Our comprehensive approach allows property owners to secure reliable tenants, maintain successful operations, and achieve long-term profitability. Whether you're looking to lease out a boutique retail space, a thriving restaurant, or a high-traffic hotel, we're here to help you make the most of your investment.



Ashley Lorenz leads our leasing division with extensive experience in commercial real estate and tenant relations. She is passionate about creating leasing strategies that benefit both property owners and tenants, ensuring sustainable and mutually rewarding agreements. With a keen eye for market trends and a commitment to personalized service, Ashley is your go-to resource for navigating the leasing process with confidence. Contact us today to learn more about how we can support your leasing needs and connect you with the right tenants for your property.

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— LEASING —