



Location...Location...Location

800-810 11th St.

Paso Robles, CA 93446

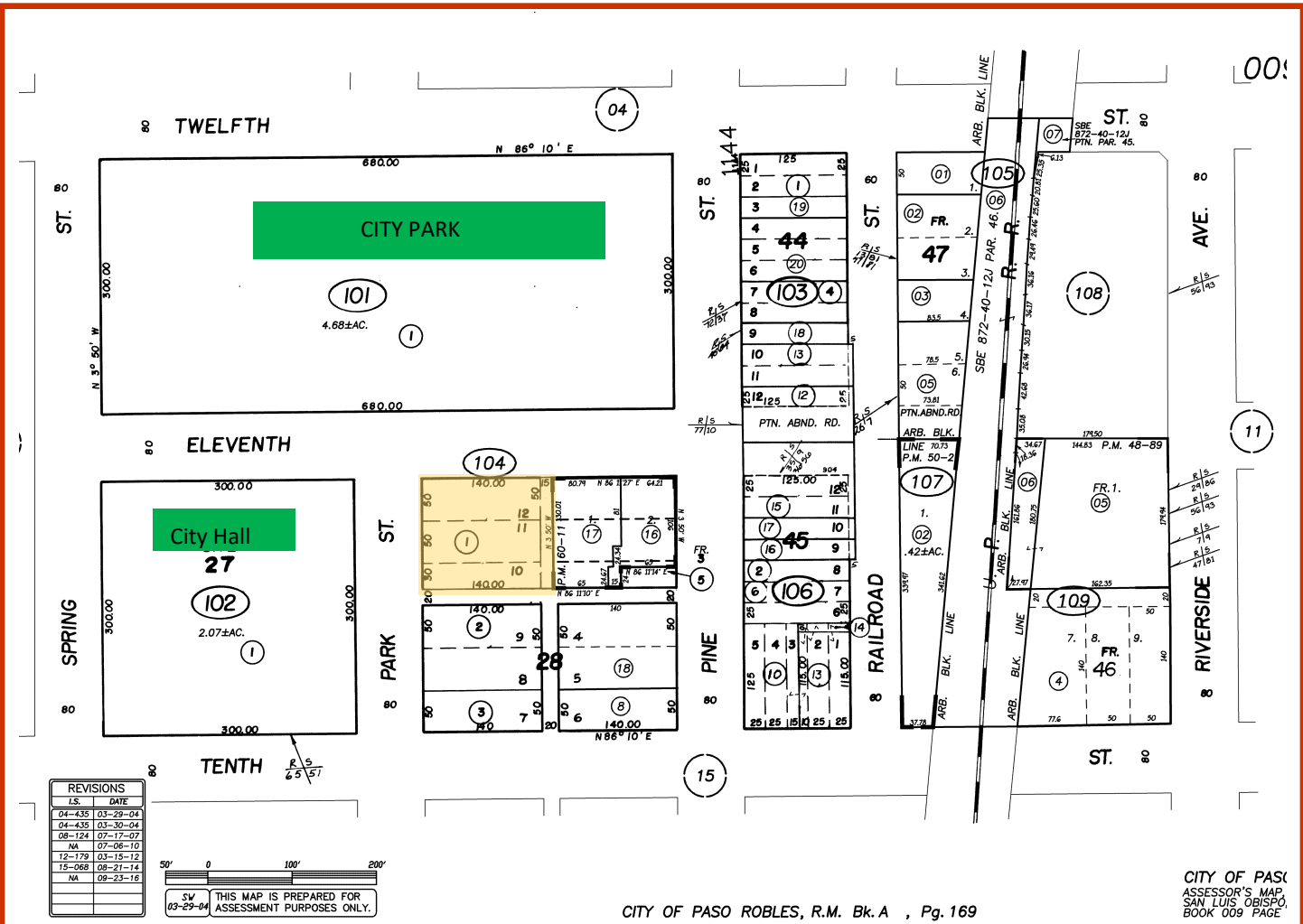
Located across from the

\$5,950,000.

Includes :

10,780 sf Buildng...20,150 sf Lot

**Approved plans for 3 Story Building w/
a Boutique Hotel + Commercial Space
+ Existing Restaurant**



Parcel consists of 3 lot with a total of 20,150 sq.ft.
 Located at the corner of ParkSt. & 11th St.
 Directly across from the Paso Robles City Park
 Directly across from the Paso Robles City Hall

The current building is 10,780 sq. feet
 Approximately 6400 sf is vacant & was previously occupied as a business office
 Approximately 4300 sf is currently leased to a popular, local restaurant.
 The Boutique Hotel Project is to be built by replacing the previous office space portion of the building.
 A Lot Line adjustment will be necessary to build to completion



800 11th St

Downtown
City Park
Central area
popular for
local events

Paso Robles
Main Street

Park View Suites

The hotel is boutique style featuring

The building will be 3 stories with floors 2 & 3 dedicated to the hotel rooms as follows:

11 - (2) Bedroom (2) Bath Rooms with Living Areas & Balconies

1 - (1) Bedroom (1) Bath Room with Living Area & Balcony

The ground floor will be 3 commercial units including a large corner location which would be ideal for a restaurant

The existing 4300 sf currently occupied as a restaurant will remain leased to it's current tenant



Current Income

4300 sf. Restaurant Rent + NNN - \$10,933 through April 2025.

6000+ sf is currently vacant to facilitate construction of Parkview Suites.

Restaurant Lease has 1 year remaining on initial lease + 2 (5) year options with CPI adjustments.

Conservative Project of Income for Parkview Suites Based on 75% Occupancy

(6) 2 Bdrm 2 Bath Unit w/ Front Balcony	\$500 per night x 6=\$3000
(5) 2 Bdrm 2 Bath Unit w/ Rear Balcony	\$350 per night x 5=\$1750
(1) 1 Bdrm 1 Bath Unit w/ Rear Balcony	\$285 per night x 1=<u>\$ 285</u>
Total Daily Income	\$5035
X 75% occupancy per month	\$113,287
X 12 months	\$1,359,444.
5500 sf of commercial space (in 3 units) @ \$3.00 per ft.	\$198,000.
Total Projected Income	\$1,557,444





CRMLS



CRMLS



CRMLS



CRMLS



CRMLS



CRMLS





RE/MAX PARKSIDE

711 12th St.

Paso Robles, CA 93446

For information contact

Vickie Mullins 805-674-2063

DRE# 00479529

Ron Mullins 805-235-2308

DRE#

Each office is independently owned and operated