



# 13th and Pine Street, Paso Robles

Rent Roll, Multi-Tenant Investment

## Unit Breakdown

<u>Tenant Name</u>	<u>Address</u>	<u>Approx. Square Foot Per Unit</u>	<u>Sf %</u>	<u>Monthly Rent Per Unit</u>	<u>Rental Rate per SqFt</u>	<u>Lease Expiration</u>	<u>Lease Origination</u>	<u>Lease Type</u>
Cowgirl Café (restaurant)	1316 Pine Street	2,960 sf	29%	\$ 4,600.00	\$ 1.55	3/31/2028	12/1/1999	NNN
Sealed with a Kiss (retail)	1306 Pine St, #A	700 sf	7%	\$ 1,075.00	\$ 1.54	2/14/2026	8/15/2013	NNN
LXV Wine Lounge (wine tasting)	1306 Pine St, #B	1,525 sf	15%	\$ 2,925.00	\$ 1.92	6/30/2027	8/1/2013	NNN
Spice of Life (retail, food service)	1306 Pine St, #C	1,545 sf	15%	\$ 1,725.00	\$ 1.12	5/31/2025	2/1/2013	NNN
Fresh Donuts (food service)	1306 Pine St, #D	1,200 sf	12%	\$ 1,975.00	\$ 1.65	5/31/2025	4/4/2009	NNN
Cowgirl Café (used for storage)	1335 Railroad St.	2,040 sf	20%	\$ 2,040.00	\$ 1.00	5/31/2025	6/1/2023	NNN
Slow Rush Coffee (coffee kiosk)	915 13th St.	100 sf	1%	\$ 750.00		4/30/2027*	5/1/2024	NNN
<b>Totals</b>		<b>10,070 sf</b>	<b>100%</b>	<b>\$ 15,090.00</b>	<b>\$1.46/SF Avg</b>			
<b>Rented</b>		<b>10,070 sf</b>	<b>100%</b>					
<b>Vacancy</b>		<b>0 sf</b>	<b>0%</b>					

## Rent Roll Notes:

Several tenants have requested 3-5 year extensions to their leases, although the current owner is not wanting to commit to long term changes without knowing the ultimate buyer's intent.

Cowgirl Café would like to open a second restaurant in the Railroad St space previously Bless Your Heart Bakery), and is prepared to negotiate a new 5 year lease accordingly.

Slow Rush Coffee (kiosk) includes the small (under 100SF) building, as well as the immediate outdoor space around the kiosk.

\*Slow Rush Coffee's lease does include a 2 year extension right, which could extend that lease until as late as April, 2029.