

FOR LEASE

255 MORRO BAY BLVD
THE BLUFF



RETAIL OR FOOD & BEVERAGE USE

255 Morro Bay Blvd

430 Interior square feet

380 square feet of designated patio seating

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PROPERTY OVERVIEW

- **Specs:** 430 Interior s.f.
380 s.f. of designated patio space
\$3,250/month- modified gross
164 s.f. fenced outdoor storage
- **Parking:** Shared parking lot with 7 spaces
- **Term:** 3-5 years
- **Available:** Now
- **Restroom:** New ADA compliant unisex bath
- **Unit Mix:** Two Food & Beverage Uses, one vacation rental office
- **APN:** 066-056-003
- **Upgrades** New metal roof, new HVAC, new electrical, new plumbing, new ADA bath, new drywall, new patio, new trellis, new doors & windows, new & reimagined sitework

Introducing The Bluff, prime commercial spaces poised to transform the vibrant corner of Morro Bay Boulevard.

255 is tailor-made for a light food use, tasting room or small retail and offers a dynamic and hip ambiance. Its contemporary coastal design and indoor and outdoor flow create an inviting atmosphere to elevate the local scene. A newly completed & charming outdoor patio (plumbed for gas for a firepit) framed by a trellis and is plumbed provides a serene setting for guests to enjoy the downtown atmosphere and views of Morro Rock. The space features a new ADA bath, storage room, and new doors & windows.

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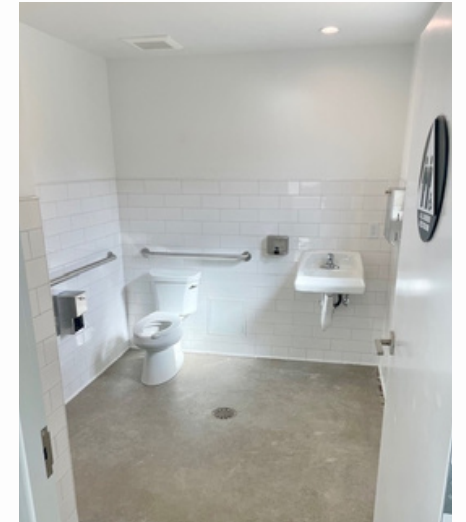


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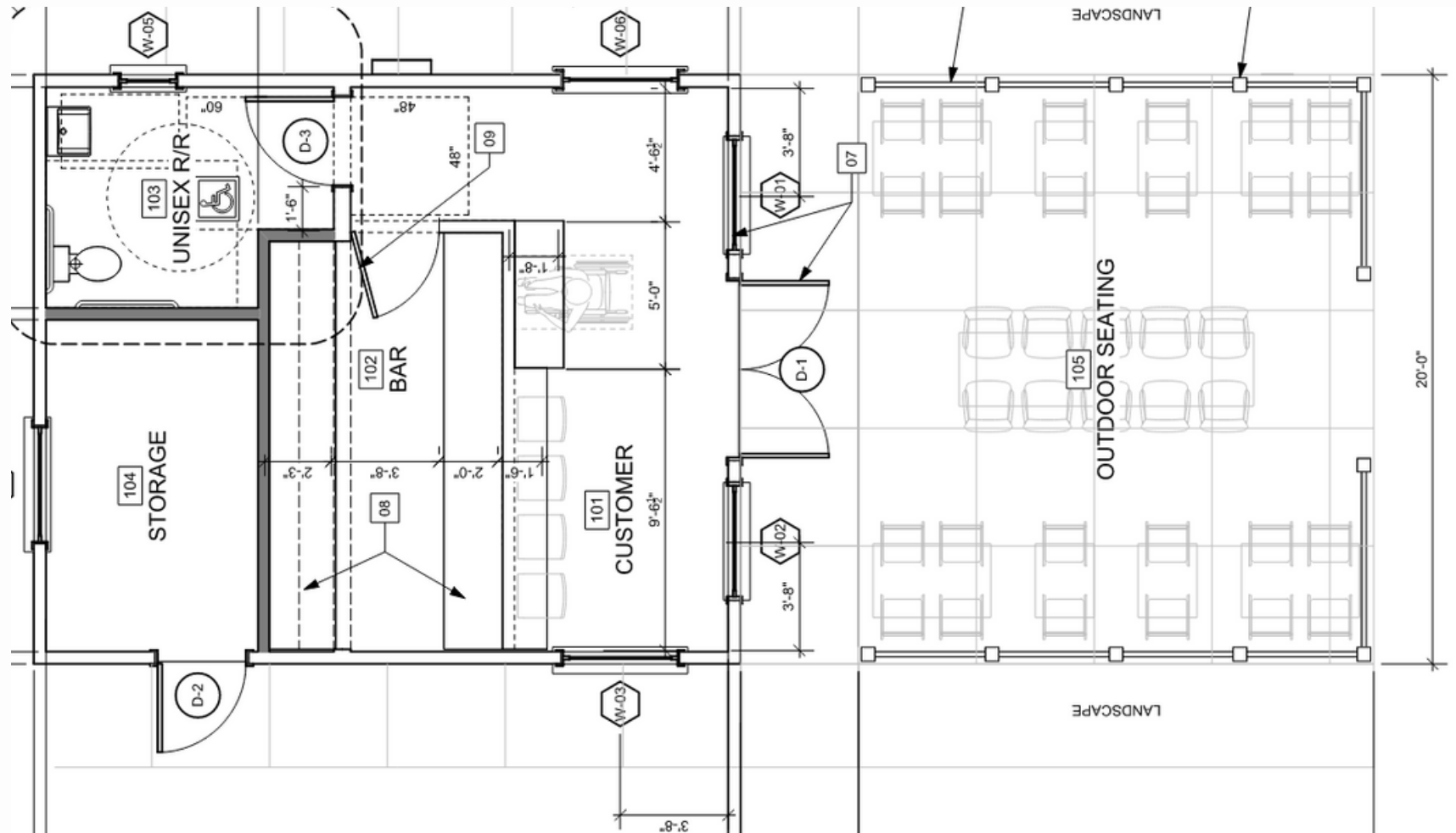


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FLOORPLAN



THE BLUFF SITEPLAN

