



13th and Pine Street, Paso Robles

Rent Roll, Multi-Tenant Investment (July 2025)

Unit Breakdown

<u>Tenant Name</u>	<u>Address</u>	<u>Approx. SqFt Per Unit</u>	<u>SF %</u>	<u>Base 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%	\$ 2,300.00	\$ 1.49	5/31/2029	2/1/2013	NNN
Black Sheep Bakery (food service)	1306 Pine St, #D	1,200 sf	12%	\$ 2,100.00	\$ 1.75	12/31/2028	7/1/2025	NNN
Cowgirl Café (used for storage)	1335 Railroad St.	2,040 sf	20%	\$ 2,040.00	\$ 1.00	8/31/2025	6/1/2023	NNN
OFFERED FOR LEASE IN JULY 2025	1335 Railroad St.				\$ 1.70	TBD	TBD	NNN
Slow Rush Coffee (coffee kiosk)	915 13th St.	100 sf	1%	\$ 750.00		4/30/2027*	5/1/2024	NNN

Totals	10,070 sf	100%	\$ 15,790.00	\$1.64/SF AVG (factoring market rent of 1335 Railroad)	
Rented	10,070 sf	100%	Plus NNN reimbursement		
Vacancy	0 sf	0%			

Rent Roll Notes:

Several tenants have requested multi-year extensions to their leases, although the current is holding off committing to further lease extensions while on the market

Cowgirl Café is now on a month-to-month lease in the 1335 Railroad space (used for storage only) This space will be listed for lease in July 2025.

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.