



650 Morro Bay Blvd, Morro Bay CA

1,739 sq ft (approx.)

\$6,250 / mo

GROSS

- Large outdoor patio
- Ample parking
- Commercial hood & Ansul system
- Exterior grease trap
- Rear service access
- Ownership is planning major exterior improvements including a new glass storefront, pergolas, additional dining windows, and patio gas infrastructure for outdoor heating.
- The patio benefits from natural wind protection, creating a comfortable year-round outdoor dining environment.
- Ownership will provide a \$20,000 Tenant Improvement Allowance.
- For well-qualified tenants, additional tenant improvement financing may be available and amortized over the lease term at an 8% interest rate, subject to landlord approval of tenant financials and lease structure.

