

FOR LEASE
PRIME RETAIL OPPORTUNITY AT

944 PINE ST
THE AVA HOTEL
PASO ROBLES, CA 93446



Colliers

HIGHLIGHTS

New retail suites now available for lease at The Ava Hotel, offering a premier location along Pine Street in the heart of downtown Paso Robles. Just steps from Downtown City Park, the suites place businesses at the center of a vibrant destination surrounded by boutique shops, acclaimed wineries, and celebrated dining. The Ava Hotel brings a sophisticated, modern presence to Paso Robles with its rooftop and poolside dining, Mediterranean-inspired restaurant, and upscale accommodations, creating a built-in draw for both hotel guests and local visitors. With Paso Robles continuing to grow as a premier wine country destination, these suites offer an exceptional opportunity for retailers and service-oriented businesses to establish a presence in one of California's most sought-after hospitality and tourism markets.

PROPERTY TYPE	Ground Level Retail	
LEASE RATE	\$3.50/SF (Modified Gross)	
AVAILABILITY	Suite 101	1,095 - 1,790± SF
	Suite 102	695 - 1,790± SF
	Suite 106	588± SF
TERM	3-5 Year Initial Term	
CONDITION	Shell condition, ready for Tenant Improvements	



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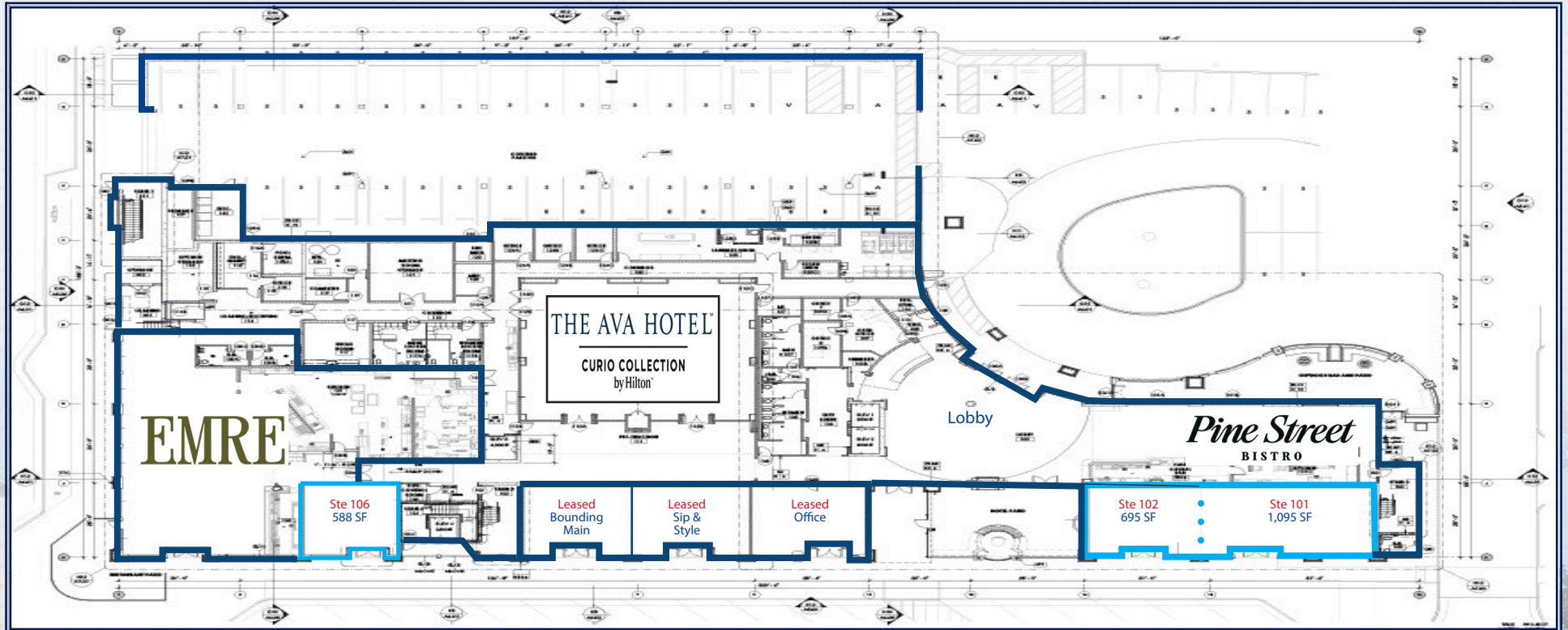
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FLOOR PLAN

THE AVA HOTEL™
CURIO COLLECTION
by Hilton



PROPERTY PHOTOS

THE AVA HOTEL[™]
CURIO COLLECTION
by Hilton



TENANT MIX

THE AVA HOTEL[™]
CURIO COLLECTION
by Hilton

EMRE



Pine Street
BISTRO



Bounding
Main



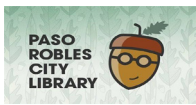
PASO ROBLES AMENITIES



THE AVA HOTEL™
CURIO COLLECTION
by Hilton™



Downtown City Park



roux
collective

VIVANT
FINE CHEESE

Paso
Robles



300 ft

Get In
Touch

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