

**CURRENT RESTAURANT ENCROACHMENTS
SQ. FOOTAGE AND FEES
2022-2023**

**MARKET RENTAL RATE 2022
NO HOURS OF OPERATION, YEAR ROUND**

BUSINESS NAME	SQ. FOOTAGE	RENT/ MONTH @ \$5/sq. ft. OPEN AFTER MIDNIGHT	ANNUAL RATE	SQ. FOOTAGE	RENT/ SF/MONTH	RENT/ MONTH	ANNUAL RATE	DIFFERENCE	% INCREASE
PERMANENT PIER PLAZA									
ALOHA SHARKEEZ	390	1,950.00	23,400.00	390	5.67	2,211.30	26,535.60	3,135.60	13.40%
WATERMANS (FORMERLY BEACH CLUB)	325	1,069.25	12,831.00	325	5.67	1,842.75	22,113.00	9,282.00	72.34%
¹ HENNESSEY'S TAVERN	975	4,875.00 Jul - Sep	14,625.00 *3 months	975	5.67	5,528.25	16,584.75	1,959.75	13.40% *3 months
² PALMILLA COCINA TEQUILA	267.6	1,338.00	16,056.00	267.6	5.67	1,517.29	18,207.50	2,151.50	13.40%
PATRICK MOLLOY'S	429	2,145.00	25,740.00	429	5.67	2,432.43	29,189.16	3,449.16	13.40%
AMERICAN JUNKIE	780	3,900.00	46,800.00	780	5.67	4,422.60	53,071.20	6,271.20	13.40%
³ THE LIGHTHOUSE	390	1,950.00 Jul - Sep	5,850.00 *3 months	390	5.67	2,211.30	6,633.90	783.90	13.40% *3 months
GRAND TOTAL		TOTAL	<u>145,302.00</u>	TOTAL		20,165.92	<u>172,335.11</u>	27,033.11	<u>18.60%</u>

	SQ. FOOTAGE	CLOSED BEFORE MIDNIGHT AMT PAID @ \$2/SQ. FT.	SNACK SHOP AMT PAID @ \$1/SQ. FT.	ANNUAL RATE	SQ. FOOTAGE	RENT/ SF/MONTH	RENT/ MONTH	ANNUAL RATE	DIFFERENCE	% INCREASE
* ¹ HENNESSEY'S TAVERN (CLOSED BEFORE MIDNIGHT @ \$2/SQ. FT.)	975	1,950.00 Oct - June		17,550.00 *9 months	975	5.67	5,528.25	49,754.25	32,204.25	183.50% *9 months
* ³ THE LIGHTHOUSE (CLOSED BEFORE MIDNIGHT @ \$2/SQ. FT.)	390	780.00 Oct - June		7,020.00 *9 months	390	5.67	2,211.30	19,901.70	12,881.70	183.50% *9 months
⁵ CAFÉ BONAPARTE (FORMERLY DOWNTOWN BAKERY) SNACK SHOP	341		341.00	4,092.00	341	5.67	1,933.47	23,201.64	19,109.64	467.00%
PLAYA HERMOSA FISH & OYSTER CO	326	652.00		7,824.00	326	5.67	1,848.42	22,181.04	14,357.04	183.50%
² PALMILLA COCINA TEQUILA	189.6	379.20		4,550.40	189.6	5.67	1,075.03	12,900.38	8,349.98	183.50%
⁶ LORETO PLAZA/TOWER 12 (rate increased 1/1/2023)- Separate contract	884	2,934.88		35,218.56	884	3.32	2,934.88	35,218.56	0.00	0.00%
BREW'S HALL (formerly Mediterraneo/Rebel Republic)	390	780.00		9,360.00	390	5.67	2,211.30	26,535.60	17,175.60	183.50%
OAKBERRY ACAI (Formerly ITA Italian Street Food (and Hooked Poke Market) Snack Shop)	143		143.00	1,716.00	143	5.67	810.81	9,729.72	8,013.72	467.00%
SILVIO'S BRAZILIAN BBQ	390	780.00		9,360.00	390	5.67	2,211.30	26,535.60	17,175.60	183.50%
GREENSPOT (Formerly Greenbelt and Chop Shop)	260	520.00		6,240.00	260	5.67	1,474.20	17,690.40	11,450.40	183.50%
⁵ JUICED (FORMERLY THE FRESH SPOT) SNACK SHOP	130		130.00	1,560.00	130	5.67	737.10	8,845.20	7,285.20	467.00%
GRAND TOTAL			TOTAL	<u>104,490.96</u>	TOTAL		33,309.85	<u>252,494.09</u>	148,003.13	<u>141.64%</u>

	SQ. FOOTAGE	AMT PAID @ \$1/SQ. FT.	ANNUAL RATE	SQ. FOOTAGE	RENT/ SF/MONTH	RENT/ MONTH	ANNUAL RATE	DIFFERENCE	% INCREASE	
PERMANENT NON-PIER PLAZA										
* ⁴ BOTTLE INN	570	Varies	2,850.00	570	4.83	2,753.10	33,037.20	30,187.20	1059.20%	
BARNACLES BAR & GRILL	200	200.00	2,400.00	200	4.83	966.00	11,592.00	9,192.00	383.00%	
GOOD STUFF	480	480.00	5,760.00	480	4.83	2,318.40	27,820.80	22,060.80	383.00%	
MARTHA'S 22 ND. ST. GRILL (OWNED BY BOTTLE INN)	913.5	913.50	10,962.00	913.5	4.83	4,412.21	52,946.46	41,984.46	383.00%	
MICKEY'S ITALIAN DELI	384	384.00	4,608.00	384	4.83	1,854.72	22,256.64	17,648.64	383.00%	
PAISANO PIZZA & PASTA	50	50.00	600.00	50	4.83	241.50	2,898.00	2,298.00	383.00%	
THE BEACH HOUSE (square footage adjusted 4/1/2019)- Separate contract	480	480.00	5,760.00	480	4.83	2,318.40	27,820.80	22,060.80	383.00%	
THE GREEN STORE	312	312.00	3,744.00	312	4.83	1,506.96	18,083.52	14,339.52	383.00%	
GRAND TOTAL			TOTAL	<u>36,684.00</u>	TOTAL		16,371.29	<u>196,455.42</u>	159,771.42	<u>435.53%</u>

PERMANENT EAST OF HERMOSA AVENUE	SQ. FOOTAGE	AMT PAID @ \$1/SQ. FT.	ANNUAL RATE	SQ. FOOTAGE	RENT/SF/MONTH	RENT/MONTH	ANNUAL RATE	DIFFERENCE	% INCREASE
JAVA MAN	112	112.00	1,344.00	112	4.00	448.00	5,376.00	4,032.00	300.00%
GRAND TOTAL		TOTAL	1,344.00		TOTAL	448.00	5,376.00	4,032.00	300.00%

TEMPORARY PIER PLAZA	SQ. FOOTAGE	AMT PAID @ \$1.50/SQ. FT.	ANNUAL RATE	SQ. FOOTAGE	RENT/SF/MONTH	RENT/MONTH	ANNUAL RATE	DIFFERENCE	% INCREASE
BAJA SHARKEEZ	360	540.00	6,480.00	360	5.67	2,041.20	24,494.40	18,014.40	278.00%
BREWS HALL	986	1,479.00	17,748.00	986	5.67	5,590.62	67,087.44	49,339.44	278.00%
CAFÉ BONAPARTE	120	180.00	2,160.00	120	5.67	680.40	8,164.80	6,004.80	278.00%
GREENSPOT RESTAURANT	192	288.00	3,456.00	192	5.67	1,088.64	13,063.68	9,607.68	278.00%
HEAVENLY COUTURE	150	225.00	2,700.00	150	5.67	850.50	10,206.00	7,506.00	278.00%
HENNESSEY'S TAVERN	900	1,350.00	16,200.00	900	5.67	5,103.00	61,236.00	45,036.00	278.00%
PALMILLA'S	390	585.00	7,020.00	390	5.67	2,211.30	26,535.60	19,515.60	278.00%
PATRICK MOLLOY'S	288	432.00	5,184.00	288	5.67	1,632.96	19,595.52	14,411.52	278.00%
PIER SURF	180	270.00	3,240.00	180	5.67	1,020.60	12,247.20	9,007.20	278.00%
PLAYA HERMOSA FISH & OYSTER 1ST	288	432.00	5,184.00	288	5.67	1,632.96	19,595.52	14,411.52	278.00%
PLAYA HERMOSA FISH & OYSTER 2ND	357	535.50	6,426.00	357	5.67	2,024.19	24,290.28	17,864.28	278.00%
SILVIO'S BRAZILIAN BBQ	300	450.00	5,400.00	300	5.67	1,701.00	20,412.00	15,012.00	278.00%
SPYDER II INC.	200	300.00	3,600.00	200	5.67	1,134.00	13,608.00	10,008.00	278.00%
TOWER 12	1095	1,642.50	19,710.00	1095	5.67	6,208.65	74,503.80	54,793.80	278.00%
TREASURE CHEST	156	234.00	2,808.00	156	5.67	884.52	10,614.24	7,806.24	278.00%
WATERMAN'S	300	450.00	5,400.00	300	5.67	1,701.00	20,412.00	15,012.00	278.00%
WAVES	247	370.50	4,446.00	247	5.67	1,400.49	16,805.88	12,359.88	278.00%
GRAND TOTAL		TOTAL	117,162.00		TOTAL	36,906.03	442,872.36	325,710.36	278.00%

TEMPORARY NON-PIER PLAZA	SQ. FOOTAGE	AMT PAID @ \$1.50/SQ. FT.	ANNUAL RATE	SQ. FOOTAGE	RENT/SF/MONTH	RENT/MONTH	ANNUAL RATE	DIFFERENCE	% INCREASE
AGAVE AZUL	480	720.00	8,640.00	480	4.83	2,318.40	27,820.80	19,180.80	222.00%
BROTHERS BURRITOS	450	675.00	8,100.00	450	4.83	2,173.50	26,082.00	17,982.00	222.00%
CHEF MELBA'S BISTRO	96	144.00	1,728.00	96	4.83	463.68	5,564.16	3,836.16	222.00%
DECADENCE	372	558.00	6,696.00	372	4.83	1,796.76	21,561.12	14,865.12	222.00%
GOOD STUFF	900	1,350.00	16,200.00	900	4.83	4,347.00	52,164.00	35,964.00	222.00%
HERMOSA BREWING CO.	372	558.00	6,696.00	372	4.83	1,796.76	21,561.12	14,865.12	222.00%
LA PLAYITA CAFÉ	480	720.00	8,640.00	480	4.83	2,318.40	27,820.80	19,180.80	222.00%
7 LOBSTER & BEER	792	1,188.00	14,256.00	792	4.83	3,825.36	45,904.32	31,648.32	222.00%
JAPONICA	441	661.50	7,938.00	441	4.83	2,130.03	25,560.36	17,622.36	222.00%
MOBI SCOOTERS	96	144.00	1,728.00	96	4.83	463.68	5,564.16	3,836.16	222.00%
NORTH END BAR & GRILL	849	1,273.50	15,282.00	849	4.83	4,100.67	49,208.04	33,926.04	222.00%
PAISANOS PIZZA	456	684.00	8,208.00	456	4.83	2,202.48	26,429.76	18,221.76	222.00%
PEDONE'S PIZZA	372	558.00	6,696.00	372	4.83	1,796.76	21,561.12	14,865.12	222.00%
ROK SUSHI	420	630.00	7,560.00	420	4.83	2,028.60	24,343.20	16,783.20	222.00%
TACOS EL GOLOSO	91	136.50	1,638.00	91	4.83	439.53	5,274.36	3,636.36	222.00%
THE SPOT	100	150.00	1,800.00	100	4.83	483.00	5,796.00	3,996.00	222.00%
ZANES	588	882.00	10,584.00	588	4.83	2,840.04	34,080.48	23,496.48	222.00%
GRAND TOTAL		TOTAL	132,390.00		TOTAL	35,524.65	426,295.80	293,905.80	222.00%

TEMPORARY EAST OF HERMOSA AVENUE	SQ. FOOTAGE	AMT PAID @ \$1.50/SQ. FT.	ANNUAL RATE	SQ. FOOTAGE	RENT/ SF/MONTH	RENT/ MONTH	ANNUAL RATE	DIFFERENCE	% INCREASE
BEACH BOUND	36	54.00	648.00	36	4.00	144.00	1,728.00	1,080.00	166.67%
CREME DE LA CREPE	224	336.00	4,032.00	224	4.00	896.00	10,752.00	6,720.00	166.67%
EL TARASCO	280	420.00	5,040.00	280	4.00	1,120.00	13,440.00	8,400.00	166.67%
FUNDAMENTAL COAST	15	22.50	270.00	15	4.00	60.00	720.00	450.00	166.67%
HOOK & PLOW	660	990.00	11,880.00	660	4.00	2,640.00	31,680.00	19,800.00	166.67%
ROCKEFELLER	301	451.50	5,418.00	301	4.00	1,204.00	14,448.00	9,030.00	166.67%
SOSTA CUCINA	72	108.00	1,296.00	72	4.00	288.00	3,456.00	2,160.00	166.67%
THE SOURCE CAFÉ	620	930.00	11,160.00	620	4.00	2,480.00	29,760.00	18,600.00	166.67%
TWO GUNS ESPRESSO	55	82.50	990.00	55	4.00	220.00	2,640.00	1,650.00	166.67%
UNCORKED	264	396.00	4,752.00	264	4.00	1,056.00	12,672.00	7,920.00	166.67%
GRAND TOTAL		TOTAL	<u>45,486.00</u>		TOTAL	10,108.00	<u>121,296.00</u>	75,810.00	<u>166.67%</u>
		GRAND TOTAL	<u><u>582,858.96</u></u>	GRAND TOTAL		<u>152,833.73</u>	<u>1,617,124.79</u>	<u>1,034,265.83</u>	<u>177.45%</u>

Notes:

- ¹ Open after Midnight July - September only
- ² Two different fees - Additional Patio not open after Midnight
- ³ Open after Midnight July - September only
- ⁴ Encroachment rate varies: Jan-Mar \$0 (patio closed), Apr-Jun \$855 (half of patio), Jul-Sep \$1,710 (full patio), Oct-Dec \$285 (half of patio-one month)
- ⁵ Snack Shop Rate (CC:6/12/07)
- ⁶ Monthly fee based on 884 Sq Ft*\$3.32/Sq Ft (Tower 12 rent/sf \$6.64 x 50%). The rent will increase as the rent of the underlying lease between Pierside and Tower 12 increases.
- ⁷ Owner would like to start on 02/15/2023

* Various hours of operation, not year round

MARKET RATE FEE	
ON PIER PLAZA LOCATIONS	\$5.67
ON NON-PIER PLAZA LOCATIONS	\$4.83
ON EAST OF HERMOSA AVENUE	\$4.00