

# FOR LEASE

## Busy Retail/Office Complex

**TERRI THIELST**  
O: 805.688.5333 / C: 805.680.2279  
terri@BattagliaRE.com

# RIVER OAK PLAZA

## 240 E Highway 246

Buellton, CA



### AVAILABLE SUITES

Call for availability.

River Oaks Plaza is located in the growing community of Buellton in the Santa Ynez Valley. It is positioned just a block from the 101 Freeway on busy Highway 246, which are traffic corridors leading to Santa Barbara, Santa Maria, the heart of Santa Ynez Valley, and Lompoc. The Plaza offers retail, office, and commercial suites. Next to Albertsons and CVS Shopping Center, just behind Burger King. Other tenants include Pattibakes, ONE Consignment, Oquist Dental, Innovative Learning, and Farmers Insurance.

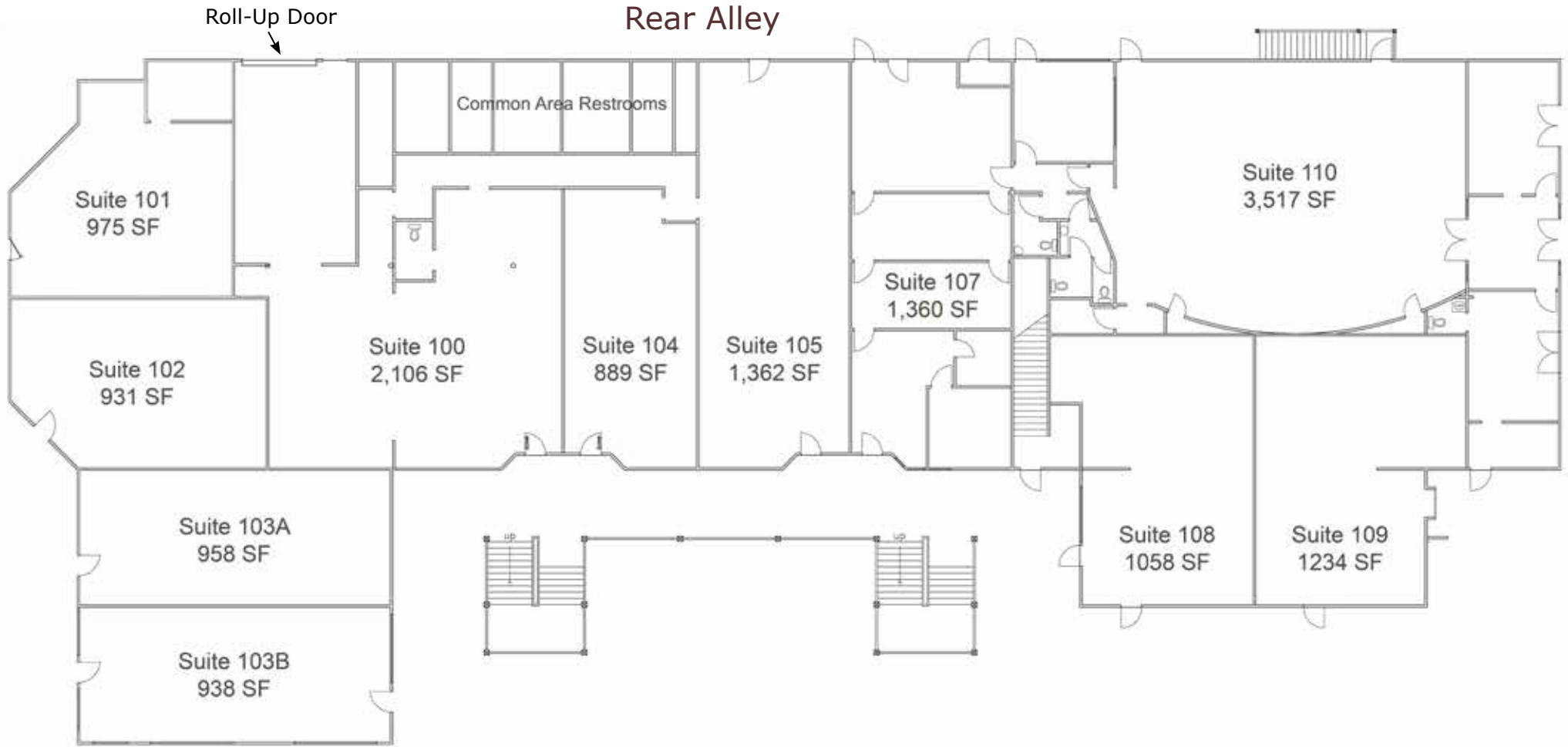
### PROPERTY DETAILS

Zoning: C2 General Commercial  
Lease Type: NNN  
Est. NNN Rate: \$0.34/SF  
Lease Term: 3-5 Years  
Restroom: Common M&W  
Parking: 3/1000

Subject



The information contained in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we do not guarantee it.

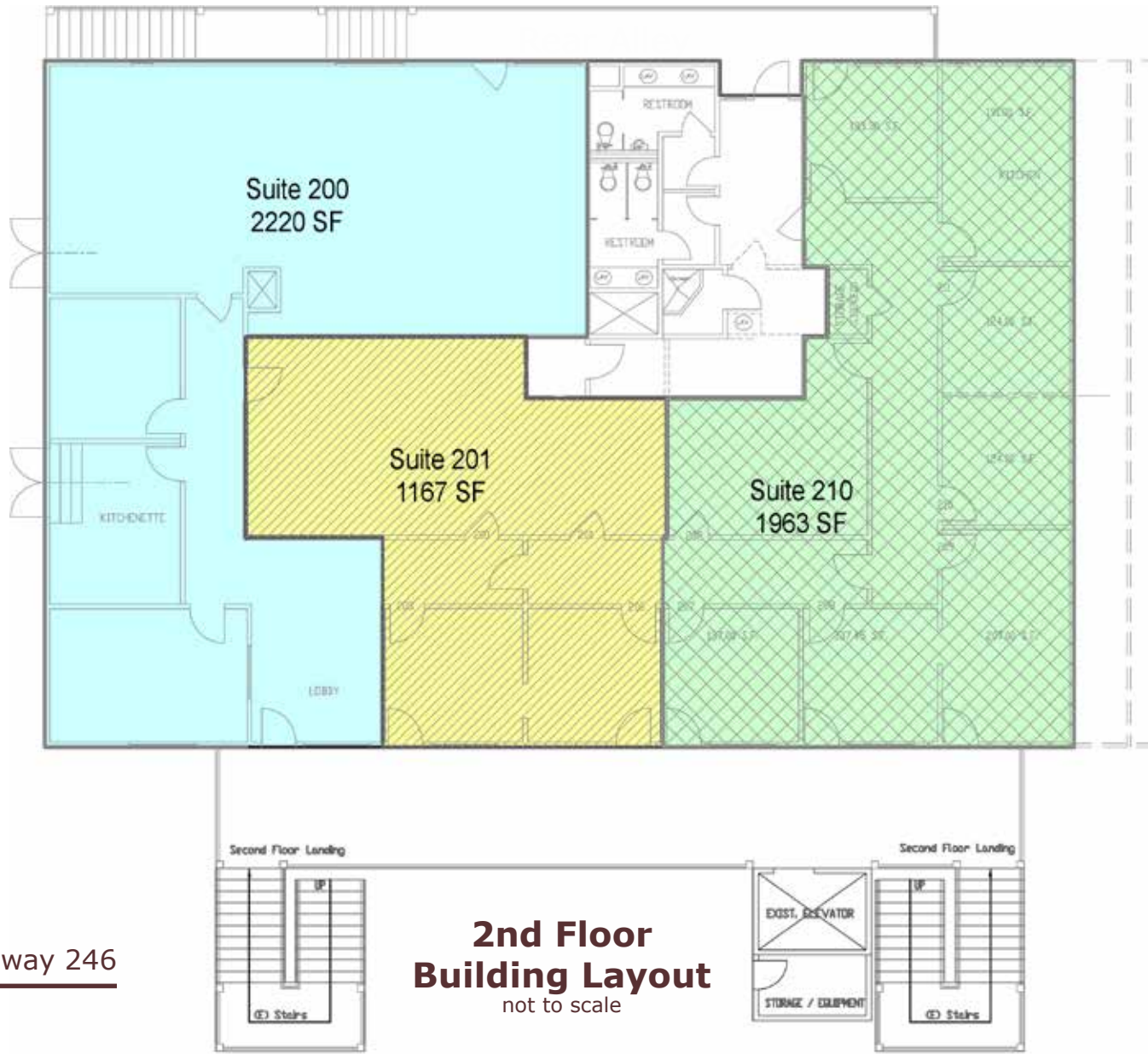


### 1st Floor Building Layout

not to scale

The information contained in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we do not guarantee it.

*Note:  
This is a  
proposed layout.  
There is  
opportunity  
for various  
configurations.*



**2nd Floor  
Building Layout**  
not to scale

The information contained in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we do not guarantee it.



**River Oak Plaza, 240 E Hwy 246, Buellton, CA**

Available Suite(s)

<b>Suite #</b>	<b>Type</b>	<b>Approx. Size (SF)</b>	<b>Lease Amount</b>	<b>Lease Type</b>	<b>Description</b>
103B	Retail/Office	993	\$1,125	NNN	1st floor open retail space. Lots of light.
201	Office	1152	\$922	NNN	Large conference room with one office and a reception area.