

# FOR LEASE

## High Traffic Retail Suites

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

# 270<sup>E</sup> Highway 246

## BUELLTON, CA



*Gateway to Planned Bowling Alley*

Prime retail space available with frontage on busy Hwy 246 in Buellton with over 18,000 trips per day. Buellton Shopping Center is home to O'Reilly Auto Parts and to high traffic restaurants such as Subway, Antonio's Pizza and China Panda as well as the gateway to the planned bowling alley. Three suites are available.

### PROPERTY DETAILS

Zoning: CR General Commercial  
Terms: 3-5 Years  
Parking: Common  
HVAC: Central AC



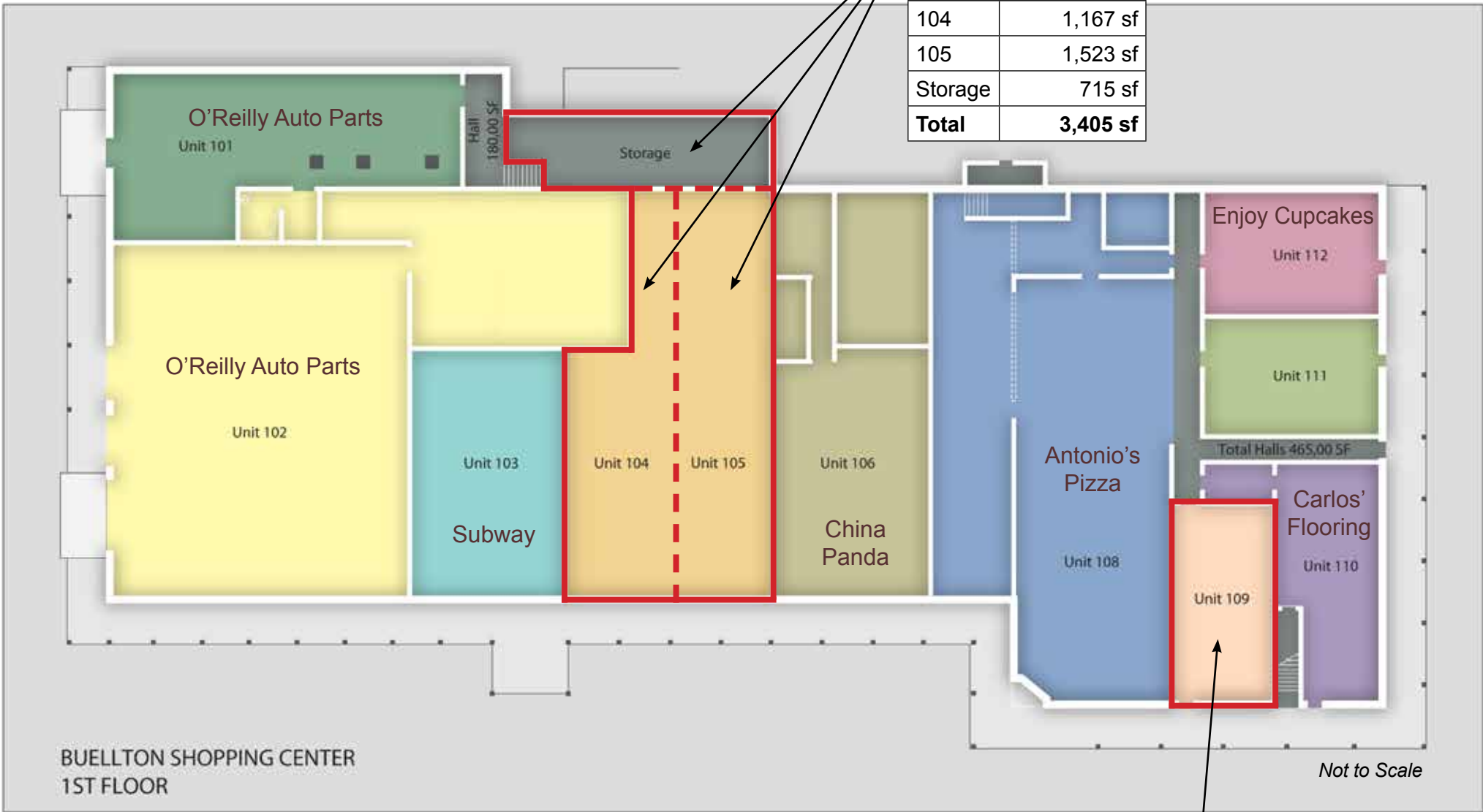


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**Available Suites**

Suite	Approx. Size
104	1,167 sf
105	1,523 sf
Storage	715 sf
<b>Total</b>	<b>3,405 sf</b>



**Available Suite**

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## SUITE & LEASE DETAILS

<b>Suite #</b>	<b>104 &amp; 105</b>	<b>109</b>
<b>Suite Size</b>	± 3,405 SF	±760 SF
<b>Lease Rate</b>	\$4,425/mo	\$975/mo
<b>Lease Type</b>	NNN (\$0.28/SF est)	NNN (\$0.28/SF est)
<b>TI Allowance</b>	\$20/SF (with 5-year lease)	None



Entrance to Suite 109



Entrances to Suites 104 & 105

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