

FOR LEASE

High Traffic Retail Suite

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License #01318215

270 E. Highway 246

BUELLTON, CA



Prime retail space available with frontage on busy Highway 246 in Buellton with over 18,000 trips per day. Center is home to Sears and to high traffic restaurants such as Subway, Antonios Pizza and China Panda. The center has ample parking.

PROPERTY DETAILS

Address:	270 E. Highway 246
Lease Rate:	Varies
NNN Expenses:	Estimated at \$0.24/sf
Lease Term:	2-5 Years
Zoning:	CR General Commercial
Parking:	Common
HVAC:	Central AC
CSO:	3%

AVAILABLE SUITES

(sizes are approximate)

Suite 101:	1,873 sf	\$1.05/sf NNN	\$20/sf TI allowance with (3-5 Yr. Term)	} Owner to install and pay for storefront with (5-Yr. Term)
Suite 104 & 105	2,710 sf	\$1.05/sf NNN	\$20/sf TI allowance exclusive of storefront	
Suite 109	700 sf	\$1.00/sf NNN	As-Is (1-3 Yr Term)	
Suite 111	625 sf	\$0.85/sf NNN	As-Is (1-3 Yr Term)	





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Santa Ynez Valley Population 2010 Census Data

City	Population
Buellton	4,828
Los Olivos	1,132
Santa Ynez	4,418
Solvang	5,245

