

RESTAURANT OPPORTUNITY

◆ FOR LEASE ◆

321 McMurray Road
BUELLTON, CA



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The Retail Property Advisors



PROJECT FEATURES

- Stand alone 4,467 square foot restaurant building next to Motel 6 and Taco Bell just off the 101 Freeway and Highway 246.
- Pole sign visible from the 101 Freeway on and off ramps.
- Located at the busy intersection of Highway 226 and McMurray Road.
- 37 on-site parking spaces
- Former Bakers Square Restaurant



Revised 9-22-11

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Demographics

	1-MILE	3-MILE	5-MILE
Avg. HH Income	\$72,182	\$74,369	\$85,720
Population	1,923	6,931	11,432
Daytime Population	1,491	4,458	8,044

Traffic Counts

US 101 Freeway at HWY 246	22,000 ADT
HWY 246 at US 101 JCT	18,000 ADT

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