

# LONG TERM LEASEHOLD For Sale or Sublease

STEVEN R. BATTAGLIA  
805.680.6431  
steve@battagliare.com  
License #01318215

## 420 E. Highway 246 BUELLTON, CA

Great consumer exposure on Highway 246 on the busy corridor between Buellton and the Santa Ynez Valley. Property boasts over 350' of frontage, high traffic count of 18,000+ trips per day. This is a busy stretch of the highway with Albertson's, Sears, Hitching Post, A.J. Spurs, and Auto Dealerships. Lots of space and lots of possibilities on this 10+ Acre property. Long term leasehold available for purchase or sublease. Long term land lease conforms to 1031 exchange requirement.



### PROPERTY DETAILS

Total Land Size:	10.5+ Acres
Level Hwy Land:	Approx. 1.5 Acres
Hwy Frontage:	Approx. 350+ ft
Zoning:	CR - General Commercial
Traffic Count:	18,000+ trips per day
Structures:	Showroom (approx 2,150 sf) Storage Bldg (approx 325 sf) Barn (approx 1,025 sf)
Utilities:	City Water & Sewer
Lots of Development Potential	

# LEASEHOLD

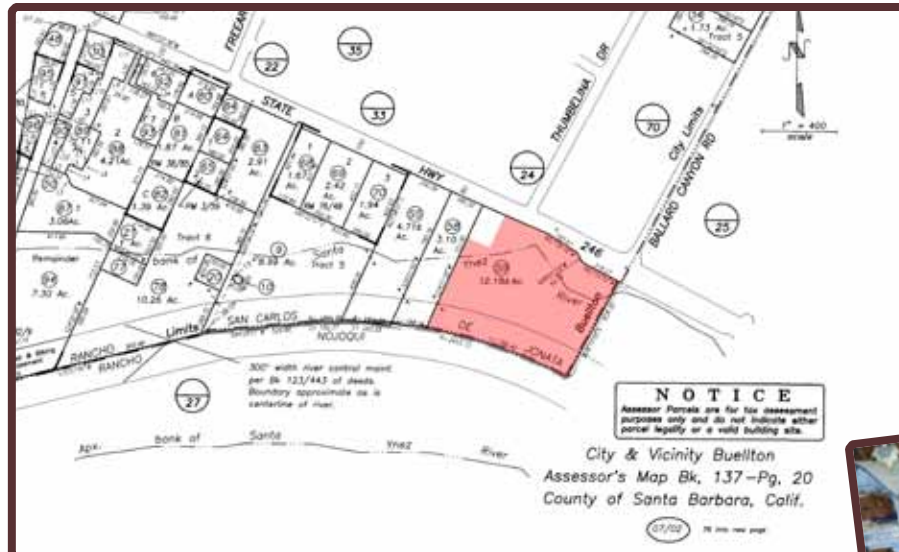
## For Sale or Sublease

420 E. Highway 246  
Buellton

STEVEN R. BATTAGLIA  
805.680.6431  
steve@battagliare.com  
License #01318215

### Leasehold Sale Terms

Price: \$475,000  
Seller Carry Back: 75% Loan  
6% rate fixed for 10 yrs.  
Master Lease Rate: \$3,000/Mo.  
Master Lease Expires: 29+ Years (March 2040)  
Master Escalations: CPI



### Sub-Lease Terms

Lease Rate: \$6000/Mo. NNN  
Term: 5+ Years  
Escalations: CPI  
\*\* Call agent for more Details



# LEASEHOLD

## For Sale or Sublease

**420** E. Highway 246  
Buellton

**STEVEN R. BATTAGLIA**  
805.680.6431  
steve@battagliare.com  
License #01318215

### Santa Ynez Valley Population 2010 Census Data

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

