

# FOR LEASE

## High Traffic Office/Retail

STEVEN R. BATTAGLIA  
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License #01318215

# 632 Alamo Pintado Rd SOLVANG, CA



### AVAILABLE SUITES

Suite 632: 2,510 sf (Approx) Vacant

In-line retail space available at a busy center in the heart of the Santa Ynez Valley. The center is located at one of the busiest intersections in the Valley and is central to Solvang, Santa Ynez, Ballard and Los Olivos. Tenants in the center include Nielsen's Supermarket, RiteAid, Los Padres Bank, the UPS Store, Taco Roco, Valley Cleaners, Santa Ynez Coffee Company and more!

### PROPERTY DETAILS

Address: 632 Alamo Pintado  
Lease Rate: \$1.55/sf NNN (\$0.29/sf)  
Lease Term: 2-5 Years  
Zoning: C2 Comm Retail  
Restroom: 1 private Unisex  
Parking: Common  
HVAC: Central AC  
CSO: 3%

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**Centrally Located in heart  
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Santa Ynez Valley**

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Extremely busy anchored center  
Next to Rite Aid  
High Traffic Count  
Good Parking



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**Subject Property**



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## Deomographics: 2010 Estimates

	1 Mile	3 Mile	5 Mile
HH Income	\$62,442	\$71,585	\$70,687
Population	3,612	10,760	18,621
Households	1,410	4,223	7,215

