

FOR LEASE

High Traffic Retail/Office

STEVEN R. BATTAGLIA
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License #01318215

RIVER OAK PLAZA

240 Highway 246

Buellton, CA



River Oaks Plaza is located in the growing community of Buellton in the Santa Ynez Valley. It is positioned just a block from the 101 Freeway on busy Highway 246, which are traffic corridors leading to Santa Barbara, Santa Maria, the heart of Santa Ynez Valley, and Lompoc. The Plaza offers retail, office, and commercial tenants. New management has recently upgraded the building with exterior paint, resurfaced parking area, and updated landscaping.

AVAILABLE SUITES

Type	Suite	Size	Rate	Available
1st FL Retail	103B	993 sf	\$1.00/sf nnn	Leased
1st FL Retail	101	977 sf	\$0.90/sf nnn	5/31/2012
2nd FL Office	1,160 - 3,260 sf		\$0.85/sf nnn	Vacant

PROPERTY DETAILS

Address: 240 Highway 246
Zoning: C2 General Commercial
Est. NNN Rate: \$0.30/sf
Restroom: Common M&W
Parking: 3/1000
To Show: Call Listing Agent
CSO: 3%

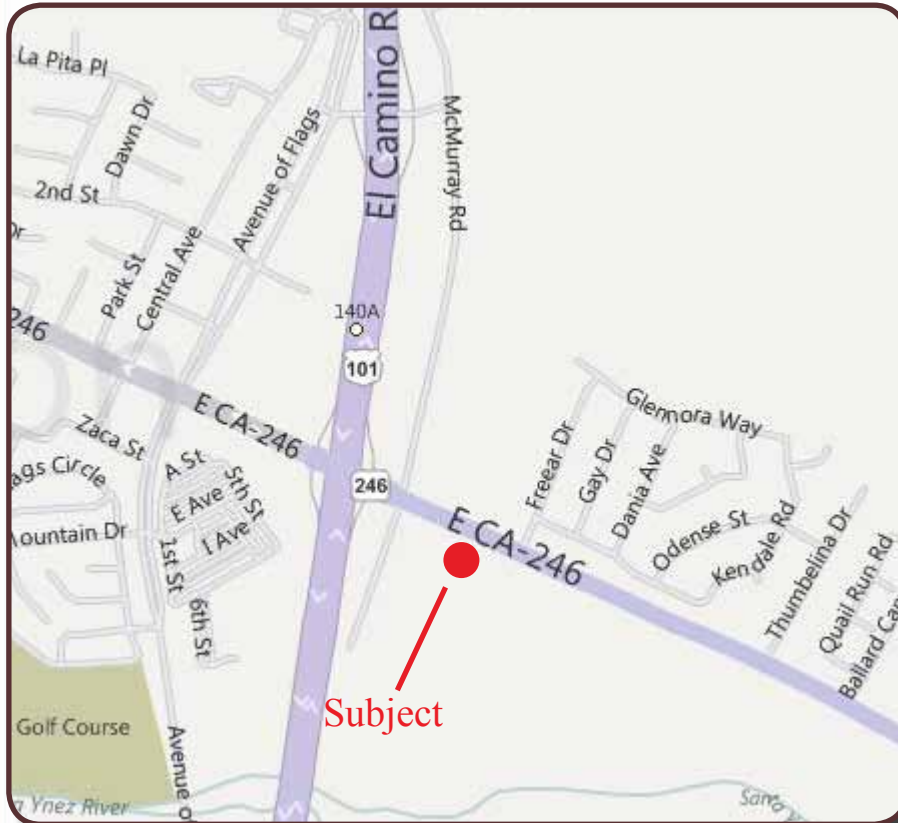


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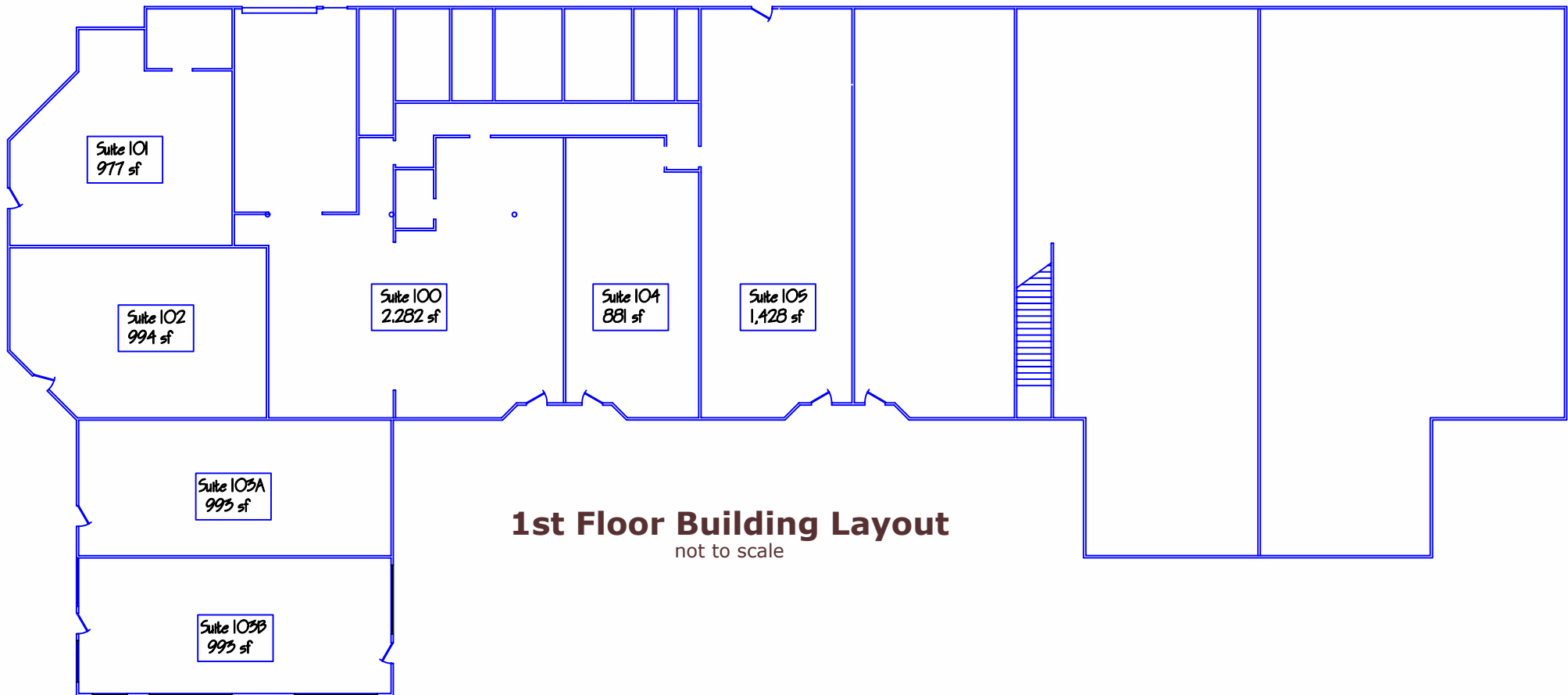
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Subject



Rear Alley



1st Floor Building Layout
not to scale

To Highway 246



Rear Alley

