

FOR LEASE

High Traffic Retail Suites

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270^E Highway 246

BUELLTON, CA



Gateway to Planned Bowling Alley

Prime retail space available with frontage on busy Hwy 246 in Buellton with over 18,000 trips per day. Buellton Shopping Center is home to O'Reilly Auto Parts and to high traffic restaurants such as Subway, Antonio's Pizza and China Panda as well as the gateway to the planned bowling alley. Two suites are available.

PROPERTY DETAILS

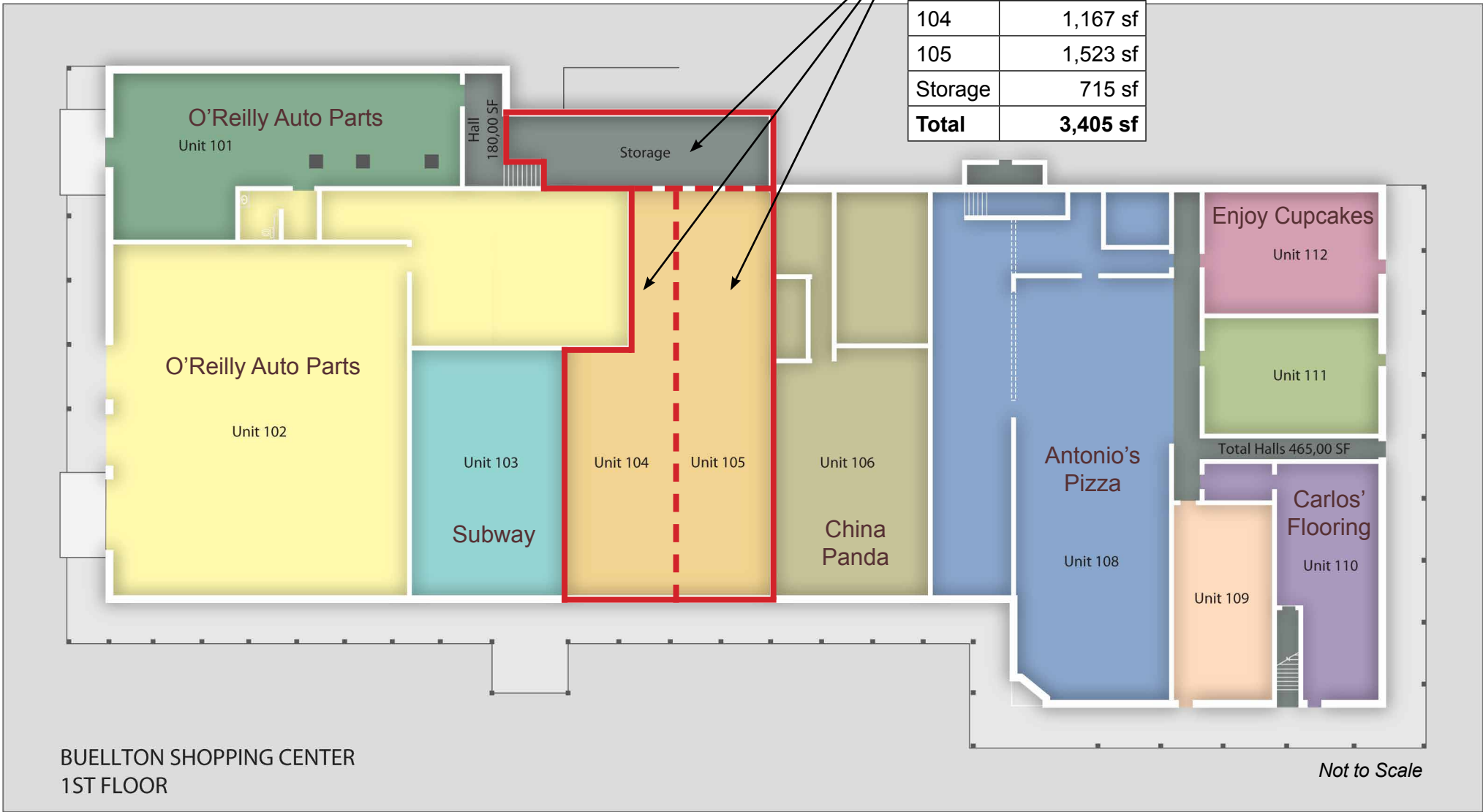
Zoning: CR General Commercial
Terms: 3-5 Years
Parking: Common
HVAC: Central AC



The information contained in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we do not guarantee it.

Available Suites

Suite	Approx. Size
104	1,167 sf
105	1,523 sf
Storage	715 sf
Total	3,405 sf



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SUITE & LEASE DETAILS

Suite #	104 & 105
Suite Size	± 3,405 SF
Lease Rate	\$4,425/mo
Lease Type	NNN (\$0.28/SF est)
TI Allowance	\$20/SF (with 5-year lease)



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