

FOR LEASE

High Traffic Retail/Office Suites

LENA BERCH

805.680.2279

Lena@BattagliaRE.com

CA Lic #00864783



- Excellent visibility
- Picturesque and inviting courtyard
- Flexible configurations
- Ideal for gifts, clothiers, wine tasting, and restaurants

485 Alisal Rd

SOLVANG, CA

Retail suites available in excellent downtown location on busy corner of Alisal Road and Mission Drive in Danish town of Solvang. Highway frontage with 19,000 car trips per day on Mission Drive and high volume pedestrian traffic. Beautifully landscaped and a great tenant atmosphere. Competitive lease rates, call for details.

PROPERTY DETAILS

Zoning	TRC (Tourist Related Commercial)
Renovated	2007
Restrooms	Common & Private
Parking	16 spaces on-site plus public lot across street
Elevator	Yes

805.688.5333

www.BattagliaRE.com

2901 Grand Ave #D, PO Box 540, Los Olivos, CA 93441-0540

Information contained herein was obtained from sources believed reliable. While we do not doubt its accuracy, we do not guarantee it. Buyer to independently verify.

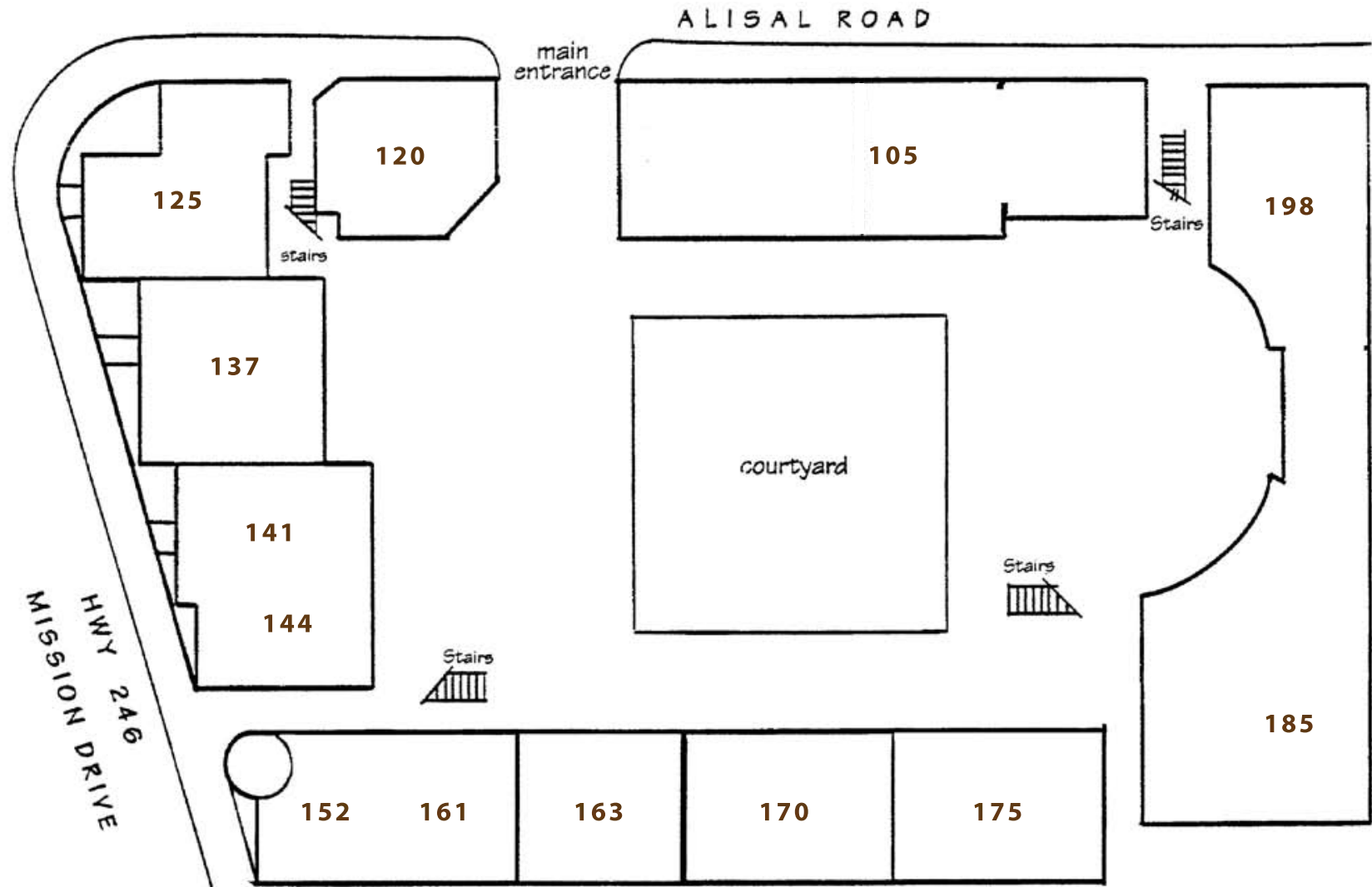


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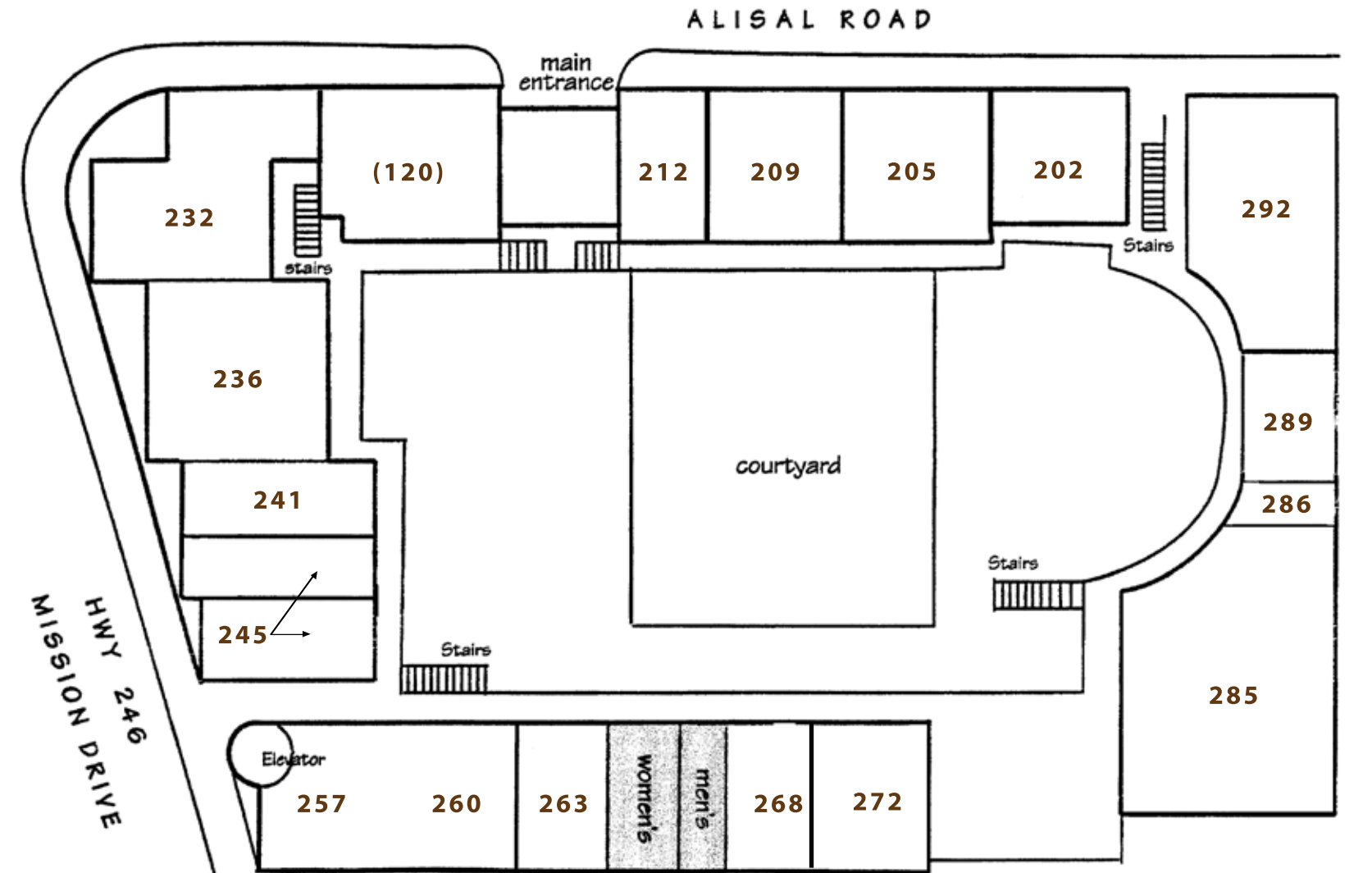




First Floor
Not to scale

FREDERIK'S COURT
485 Alisal Road
Solvang, CA 93463

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Second Floor
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Frederik's Court, 485 Alisal Rd, Solvang, CA

Available Suite(s)

Suite #	Type	Approx. Size (SF)	Lease Amount	Lease Type	Description
232	Office	985 SF	\$2,465	Gross	Corner unit on second floor with lots of windows overlooking both Mission Drive and Alisal Road. New flooring and paint.
236	Office	884 SF	\$2,210	Gross	2nd floor office space overlooking courtyard. Lots of windows and light, balconies overlook Mission Dr. Kitchenette and restroom in suite.
285	Office	1,460 SF	\$4,000	Gross	2nd floor office space overlooking courtyard. Built in bar and sinks, restroom in suite, includes large outdoor patio with cover.
286	Office	125 SF	\$400	Gross	2nd floor office space overlooking courtyard.