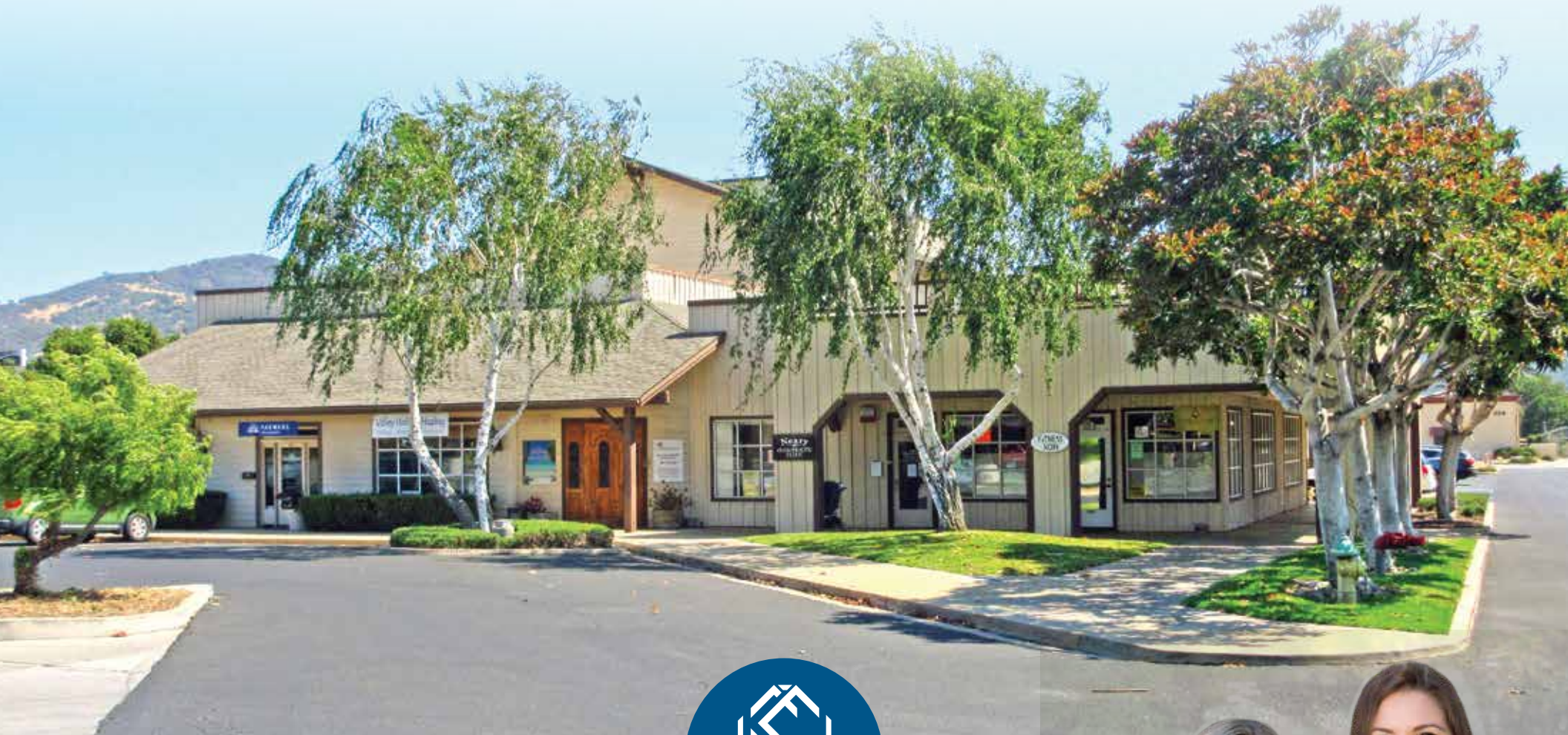


**240 E Hwy 246 #103B**  
**BUELLTON, CA 93427**

OFFICE/RETAIL SPACE  
**FOR LEASE**



**LENA BERCH** | OWNER/BROKER  
DRE #00864783  
[lena@sapphireselectproperties.com](mailto:lena@sapphireselectproperties.com)

**CRISTINA BERCH**  
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**SAPPHIRE SELECT**  
PROPERTIES, INC.

DRE #02193853  
**805.694.6355**

[WWW.SAPPHIRESELECTPROPERTIES.COM](http://WWW.SAPPHIRESELECTPROPERTIES.COM)







# River Oak Plaza BUELLTON, CA

River Oak Plaza is 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 other commercial suites. Next to Albertsons and CVS Shopping Center. Other tenants include Neary Chiropractic, ServPro, Olive Grove Charter School, Farmers Insurance and Zaca Coffee.

## SANTA YNEZ VALLEY

Six small towns are home to the region and include Ballard, the smallest and oldest community, Solvang, a charming Danish-American hamlet, the rapidly growing Buellton, the vintage chic community of Los Alamos, the laid-back wine tasting haven of Los Olivos, and the turn-of-the-20th-Century township of Santa Ynez.







## *Specifics* **SUITE #103B**

**LEASE PRICE:** \$1,500/MONTH NNN

**SIZE:** 938 SF

**BLDG SIZE:** 23,740 SF

**FLOORS:** 2

**TYPE:** NNN (ESTIMATED AT \$0.63/SF)

**TERM:** 3-5 YEARS

**ESCALATIONS:** 4% ANNUALLY

**HVAC:** CENTRAL A/C

**YEAR:** 1986

**ZONING:** C2 GENERAL COMMERCIAL

**RESTROOMS:** COMMON

**UTILITIES:** TENANT PAYS

**PARKING:** AS AVAILABLE

*Lease Rate*  
**\$1,500/MO NNN**

Highly visible retail or office suite in River Oak Plaza. The prominent corner location; spacious, open floor plan; and lots of windows make this a pleasant and attractive location for your business.



*The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.*

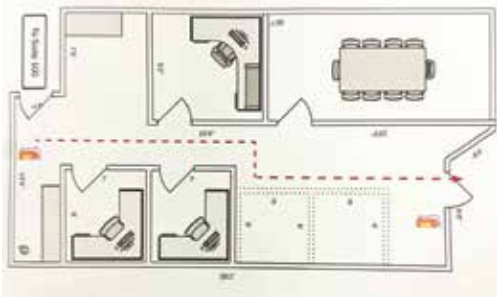
# Property GALLERY

## ADDITIONAL OFFICE SPACE



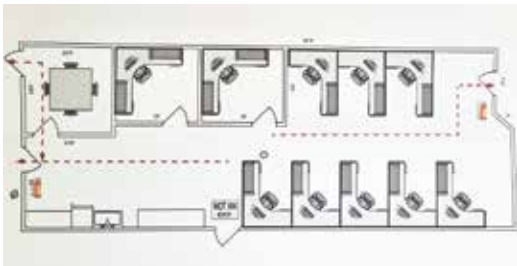
### SUITE 104

LEASE: \$1,425/MO NNN | SIZE: 889 SF | TYPE: NNN | TERM: 3-5 YEARS | RESTROOMS: COMMON



### SUITE 105

LEASE: \$2,180/MO NNN | SIZE: 1,362 SF | TYPE: NNN | TERM: 3-5 YEARS | RESTROOMS: COMMON



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# Property AREA OVERVIEW



**LENA BERCH**

OWNER/BROKER | DRE #00864783

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