

**225 McMurray Rd, Suite C**  
**BUELLTON, CA 93427**

RETAIL SPACE  
**FOR LEASE**



**LENA BERCH** | OWNER/BROKER  
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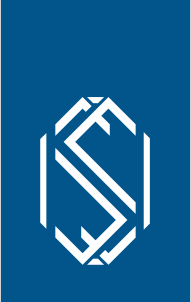
DRE #02193853

**805.694.6355**

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







## Buellton Town Plaza BUELLTON, CA

Buellton Town Plaza is an established neighborhood retail center in Buellton's central retail district. Located adjacent to Santa Ynez Valley's primary grocery-anchored retail center and home to a great mix of restaurant and retail tenants, Buellton Town Plaza offers the Valley's best relative value for those looking to start or expand their businesses.

Bring your own concept, decor, and creative ideas! Great visibility, large display windows, marquee signage, great tenant mix and ample off-street parking.

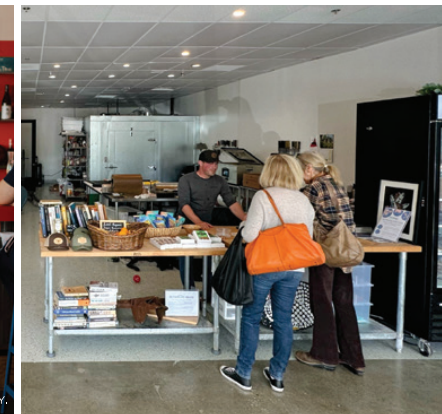
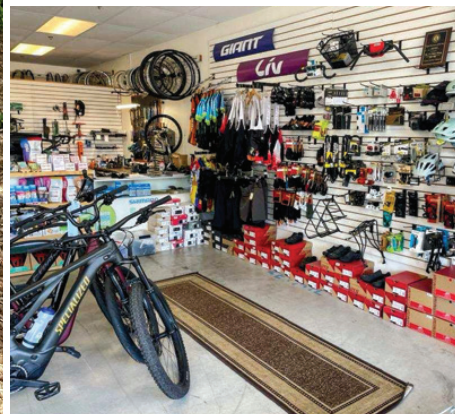


PHOTO CREDIT: ANYA MCINROY PHOTOGRAPHY.





*All-In Lease Rate*  
**\$3,044/MONTH**

Highly visible retail suite in Buellton Town Plaza perfect for fitness, beauty or retail uses. The prominent location, open floor plan and large windows make this an ideal location for your business!



## *Specifics* **SUITE C**



**LEASE PRICE:** BASE RENT: \$2,232 /mo (\$1.65 psf/mo) 1,353 SF

**LEASE TYPE:** NNN

**EST. NNNs:** \$832/mo (\$0.60 psf/mo)

**SIZE:** 1,353 SF

**BLDG SIZE:** 10,739 SF

**TYPE:** RETAIL

**TERM:** 3-5 YEARS

**HVAC:** YES

**YEAR:** 2001

**ZONING:** CR-GENERAL

**RESTROOMS:** 1 PRIVATE UNISEX

**UTILITIES:** SEPARATE METERS ELECTRIC & GAS

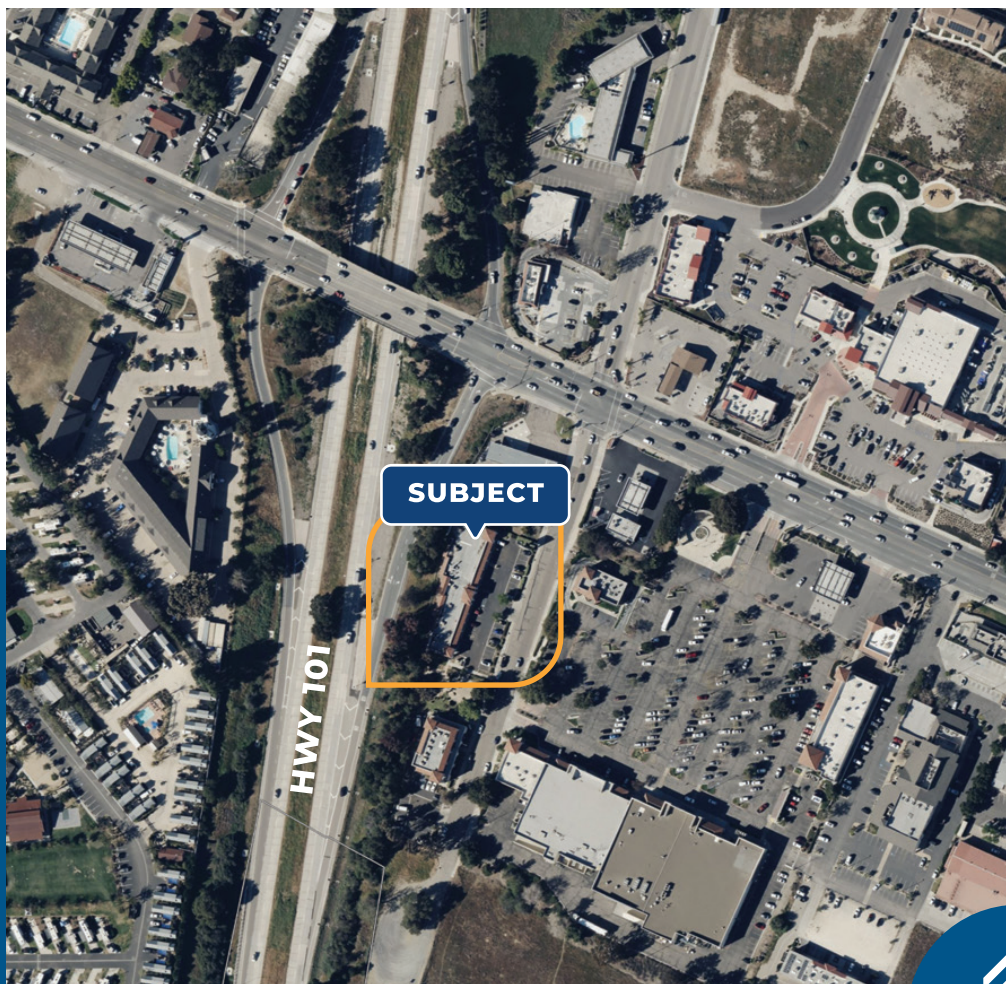
**PARKING:** 40 OFF-STREET SPACES + STREET PARKING AVAIL.



*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 AREA OVERVIEW



## TRAFFIC COUNT

HWY 101 @ HWY 246

21,400 AADT\*

HWY 246 @ HWY 101

24,900 AADT\*

\*AADT = Annual Average Daily Traffic



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# Bullton AREA



225  
McMurray Rd



4

5

6

7

13

12

11

10

14

15

9

8

## Area AMENITIES

- |                      |                      |                        |                        |                            |
|----------------------|----------------------|------------------------|------------------------|----------------------------|
| 1. A-Ru Sushi        | 4. CVS               | 7. Blenders            | 10. Starbucks Coffee   | 13. The Habit Burger Grill |
| 2. Na Na Thai        | 5. Albertson's       | 8. Zaca Coffee         | 11. Tractor Supply Co. | 14. Cottage Urgent Care    |
| 3. DJ's Bicycle Shop | 6. Rudy's Restaurant | 9. O'Reilly Auto Parts | 12. Panda Express      | 15. California Tacos       |



# Santa Ynez Valley GOLDEN VINEYARD WINE COUNTRY

The great wide open countryside of the Santa Ynez Valley is located 30 minutes north of Santa Barbara and nestled between the Santa Ynez and Santa Rafael Mountains. Numerous world-renowned wineries and vineyards dot the landscape as well as horse and cattle ranches. In fact, the valley is recognized as the epicenter of California's multi-billion dollar equine industry. Other attractions include the Los Padres National Forest, Lake Cachuma, Old Mission Santa Ines, golf courses and the Santa Ynez Valley Historical Museum & Parks-Janeway Carriage House displaying old stagecoach relics from the valley's past. 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.

