

175 McMurray Rd, Suite A
BUELLTON, CA 93427

RETAIL SPACE
FOR LEASE



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SAPPHIRE  **SELECT**
PROPERTIES, INC.

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Retail Space in Beautiful BUELLTON, CA

Welcome to 175 McMurray Road, Buellton, CA 93427

Versatile retail space offering a rear roll-up door and loading area, providing convenient access for deliveries, storage, or workshop use. Ideal space for retail, showroom, or light industrial concepts. A dedicated showroom or pro shop area behind the main register zone allows for featured displays or specialty retail offerings, adding to the flexibility of the layout.

Strategically located just off Highway 101, the property enjoys unique visibility in Buellton's primarily retail trade area. A new, 89-unit residential development next door will also bring increased daily foot and vehicle traffic to the area.

This is a rare opportunity to secure a prime, adaptable retail location in one of the Santa Ynez Valley's most promising growth corridors.





All-In Lease Rate
\$4,350/MONTH

Highly functional 1,936 SF retail space offering exceptional visibility and versatility in the heart of Buellton. 175 McMurray Rd, Suites A features full-height front-facing windows and rear loading area + grade-level roll-up door, combining a storefront retail presence with a unique rear storage component.



Specifics **SUITE A**



BASE RENT: \$3,195/mo (\$1.65 psf/mo)

NNNs: \$1,155/mo (\$0.60 psf/mo)

SUITE SIZE: 1,936 SF

BLDG SIZE: 7,284 SF

TYPE: RETAIL

TERM: 3-5 YEARS

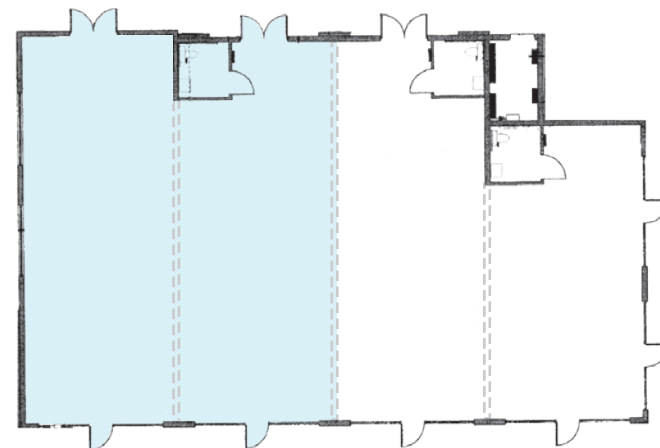
HVAC: YES

YEAR: 2001

RESTROOM: ONE (1) UNISEX

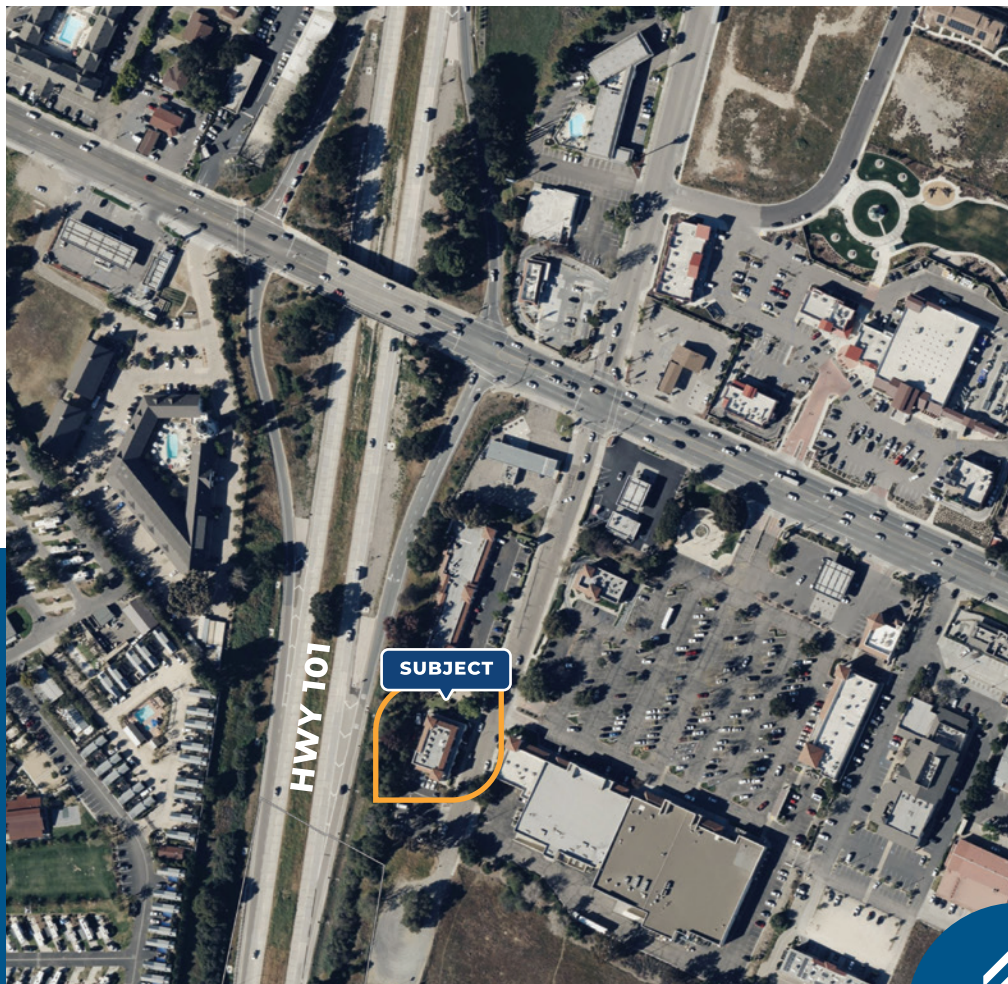
UTILITIES: SEPARATE METERS ELECTRIC & GAS

PARKING: 2.4/1,000 + OFF-STREET PARKING



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

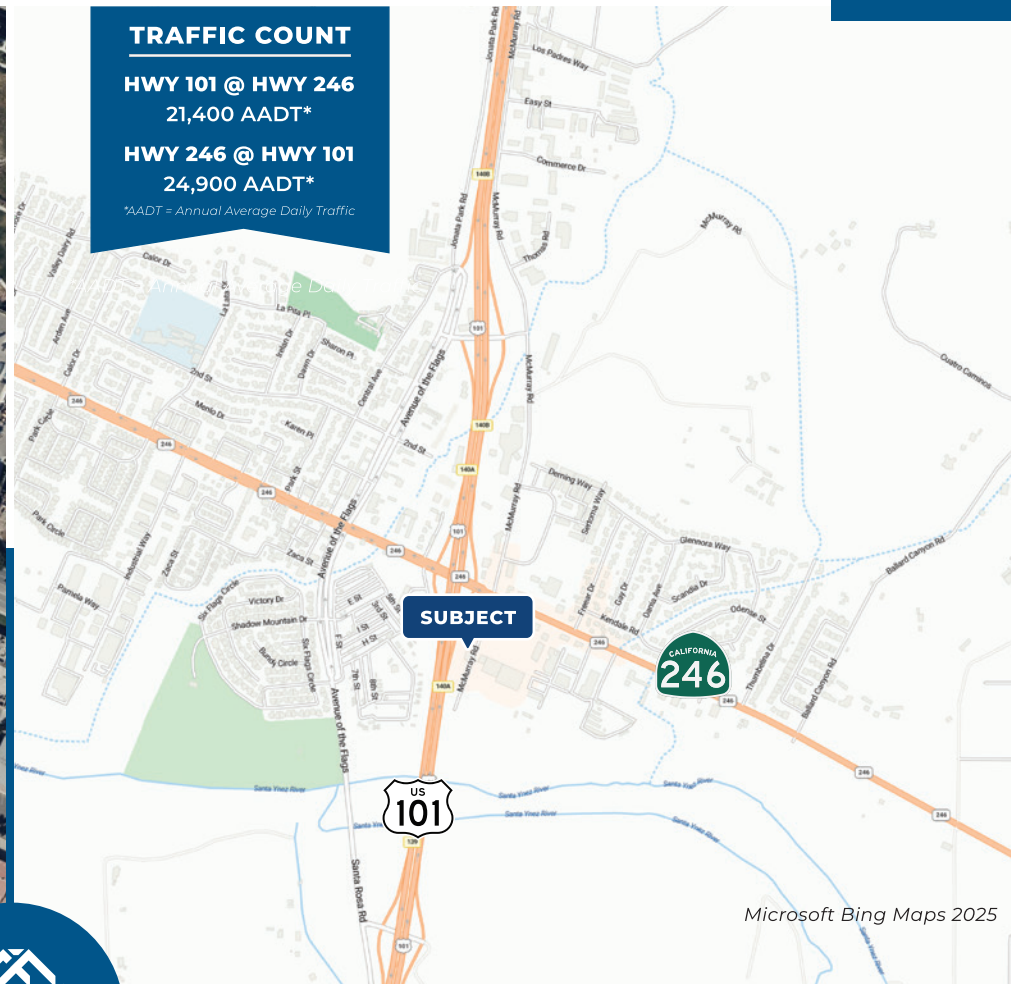
HWY 101 @ HWY 246

21,400 AADT*

HWY 246 @ HWY 101

24,900 AADT*

*AADT = Annual Average Daily Traffic



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Bullton AREA



225
McMurray Rd

1
2
3

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.

