

240 E Hwy 246 #108
BEULLTON, CA 93427

OFFICE/RETAIL SPACE
FOR LEASE



LENA BERCH | OWNER/BROKER
DRE #00864783
lena@sapphireselectproperties.com

CRISTINA BERCH | LEASING COORDINATOR
DRE #02193142
cristina@sapphireselectproperties.com

SAPPHIRE  **SELECT**
PROPERTIES, INC.

DRE #02193853
805.694.6355

WWW.SAPPHIRESELECTPROPERTIES.COM





River Oak Plaza BUELLTON, CA

River Oak Plaza is located 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 commercial suites. Next to Albertsons and CVS Shopping Center. Other tenants include Traci's Consignment Boutique, Zaca Coffee, Neary Chiropractic, Olive Grove School and Farmers Insurance.

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 #108

Lease Rate
\$2,909/MO NNN

Discover a versatile ground-level office suite in River Oak Plaza, ideal for professional services or growing businesses. This medium-sized suite features large windows that bring in abundant natural light, a welcoming reception area, three private offices plus conference room and storage room, a kitchenette, and a private restroom. Several offices include water hookups, allowing tenants to install sinks if needed—perfect for medical, wellness, or service-oriented uses. Dual front and side entrances enhance convenience and accessibility, and the property offers ample on-site parking for clients and staff.

LEASE PRICE: \$2,138.77/MO + \$770.23 NNN= \$2,909 TOTAL

SIZE: 1,058 SF

BLDG SIZE: 23,740 SF

FLOORS: 2

TYPE: NNN (ESTIMATED AT \$0.73/SF)

TERM: 3-5 YEARS

ESCALATIONS: 3% ANNUALLY

HVAC: CENTRAL A/C FORCED

YEAR: 1986

ZONING: C2 GENERAL COMMERCIAL

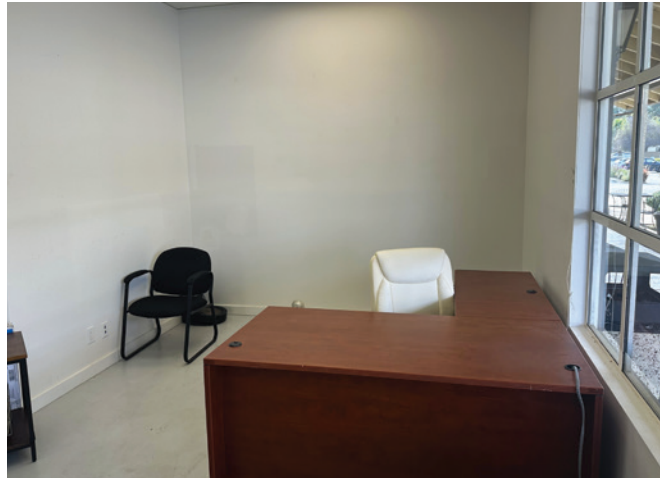
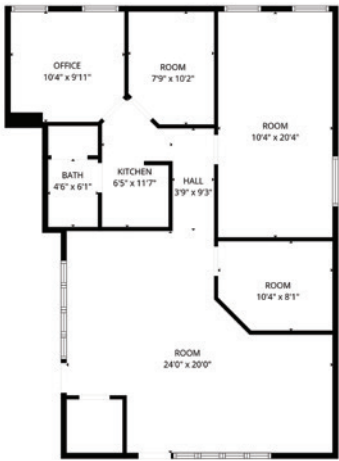
ELEVATOR: YES

UTILITIES: TENANT PAYS

PARKING: 88 SPACES

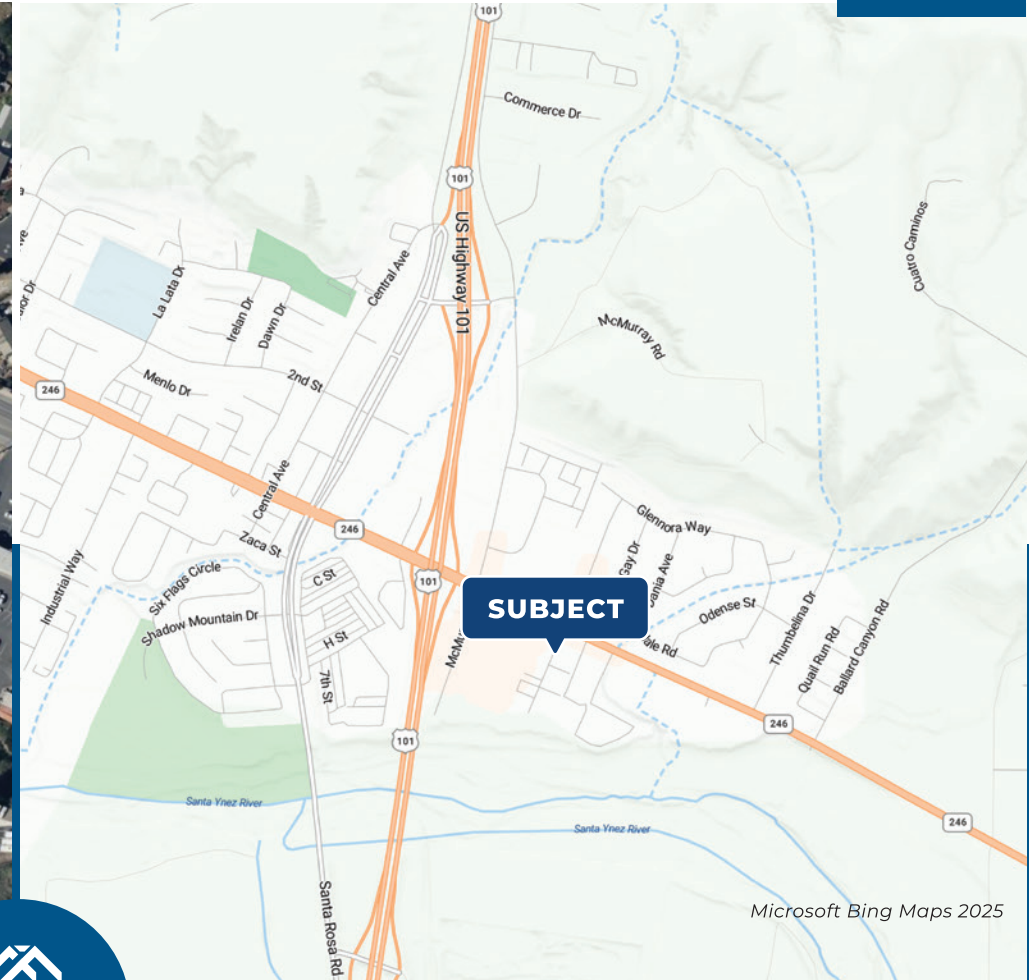


The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.



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Property AREA OVERVIEW



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