

**175 McMurray Rd, Suite H**  
**BUELLTON, CA 93427**

RETAIL & OFFICE SPACE  
**FOR LEASE**



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# Retail Space in Beautiful BUELLTON, CA

## Welcome to 175 McMurray Road, Buellton, CA 93427

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 office location in one of the Santa Ynez Valley's most promising growth corridors.





## Specifics SUITE H

**BASE RENT:** \$920.40 base (\$1.30 psf/mo)

**NNNs:** \$424.80/month estimated NNN (\$0.60/SF)

**SUITE SIZE:** 708 SF

**BLDG SIZE:** 7,100 SF

**TYPE:** MIXED USED RETAIL & OFFICE

**TERM:** 2-5 YEARS

**HVAC:** YES

**YEAR:** 2000

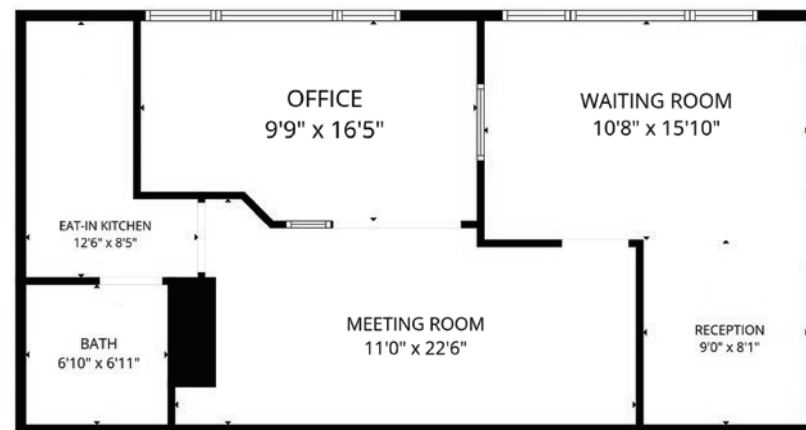
**RESTROOM:** PRIVATE IN SUITE

**UTILITIES:** SEPARATE METERS ELECTRIC & GAS

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

*All-In Lease Rate*  
**\$1,345/MONTH**

Well-located in the center of Buellton's commercial district, this 2nd floor corner office suite has ample light and features a reception/waiting area, a large common area, a private executive office, kitchenette and a private restroom. The building is sprinklered, elevator served with on-site parking, and an outdoor break area. Additional parking or yard space may be available (details upon request).

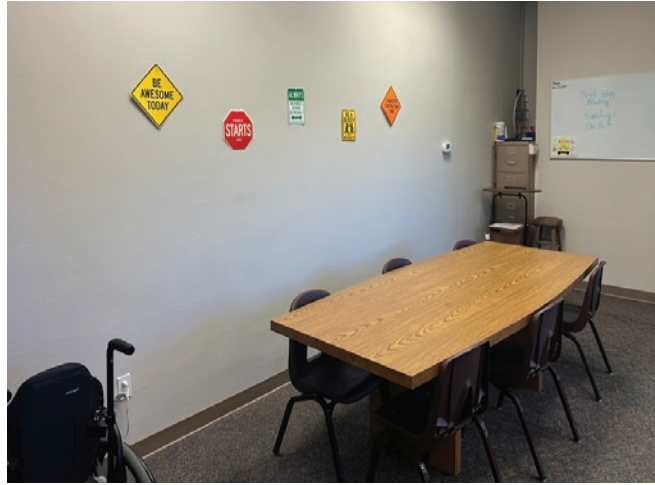
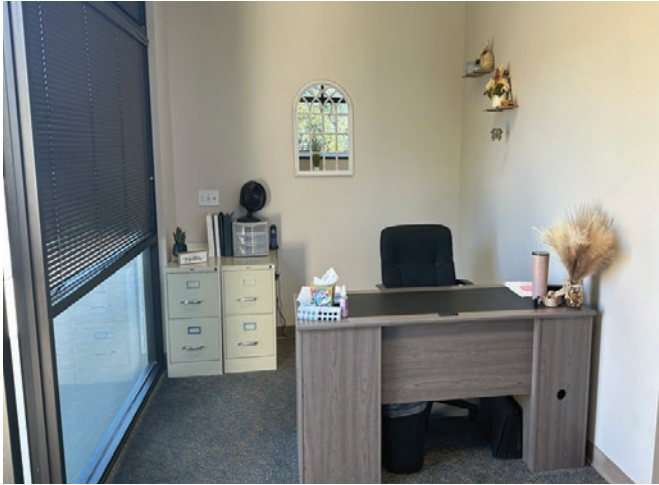


*The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.*



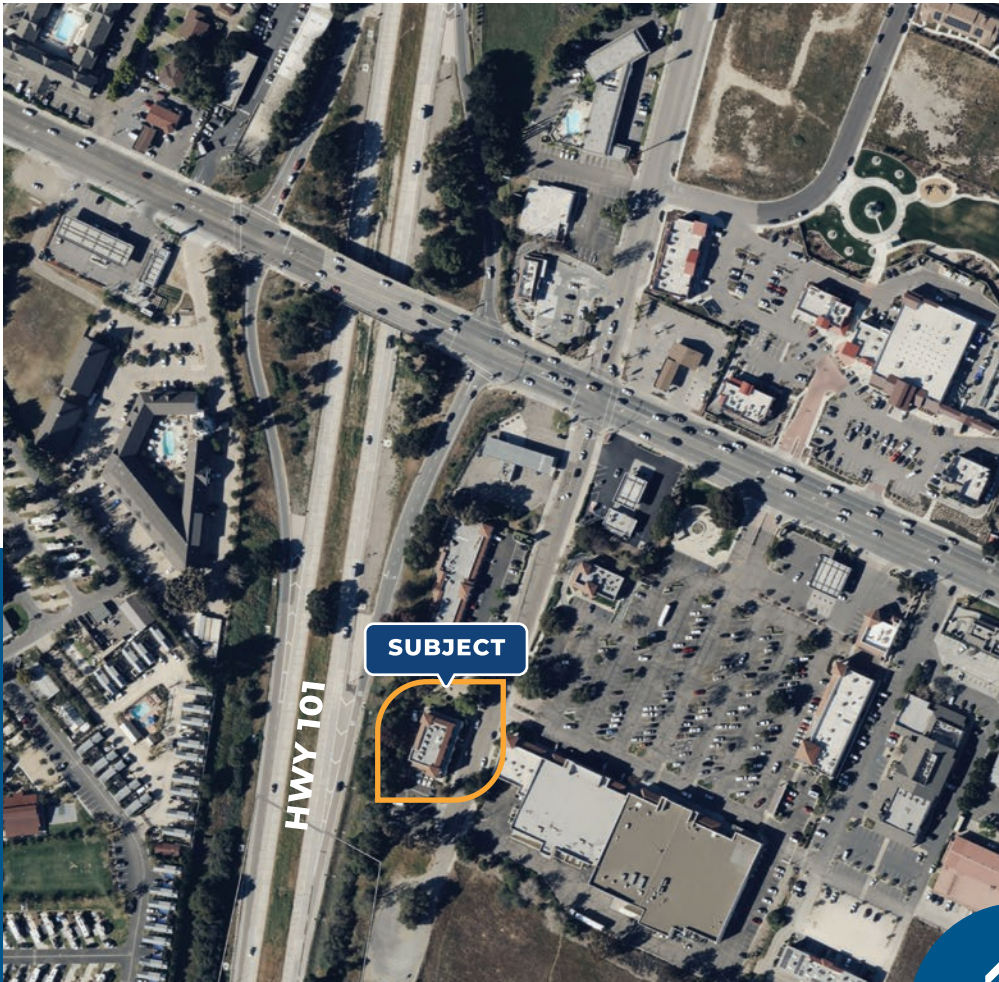
# Property GALLERY

## UPSCALE CORNER OFFICE SUITE



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# Property AREA OVERVIEW



**TRAFFIC COUNT**

**HWY 101 @ HWY 246**  
21,400 AADT\*

**HWY 246 @ HWY 101**  
24,900 AADT\*

\*AADT = Annual Average Daily Traffic

Microsoft Bing Maps 2025

\*AADT = Annual Average Daily Traffic



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# 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.

