

175 McMurray Rd, Suite E
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 E

LEASE PRICE: \$1.20/SF (\$2,348)+\$0.60 (\$1,174) NNN= \$3,522

LEASE TYPE NNN (\$0.60/SF)

SUITE SIZE: 1,957 SF

BLDG SIZE: 7,100 SF

TYPE: MIXED USED RETAIL & OFFICE

TERM: 2-3 YEARS

HVAC: YES

YEAR: 2000

RESTROOM: 2 PRIVATE IN SUITE, SHOWER INCLUDED

UTILITIES: SEPARATE METERS ELECTRIC & GAS

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

All-In Lease Rate
\$3,522/MONTH

Suite E at 175 McMurray Road offers a well-designed ±1,957 SF second-floor office suite in Buellton's central commercial corridor. The space features a professional layout with a reception and waiting area, a large open front office workspace, and six private offices, making it well-suited for a variety of professional, administrative, and service-oriented office users.

The suite includes two private restrooms—one equipped with a shower—along with HVAC throughout the space. Large windows provide abundant natural light and pleasant second-floor views overlooking Buellton's central business area and the surrounding Santa Ynez Valley landscape.

The building is elevator-served and offers convenient onsite parking for tenants and clients, as well as a shared outdoor break area. The property is located within a well-established professional center with neighboring businesses including Fortaleza Brazilian Jiu Jitsu, Lace and Leather Salon, Valley Holistic Healing, Ultimate Nails, and Burrito Lalo, creating steady activity and a vibrant business environment.



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.

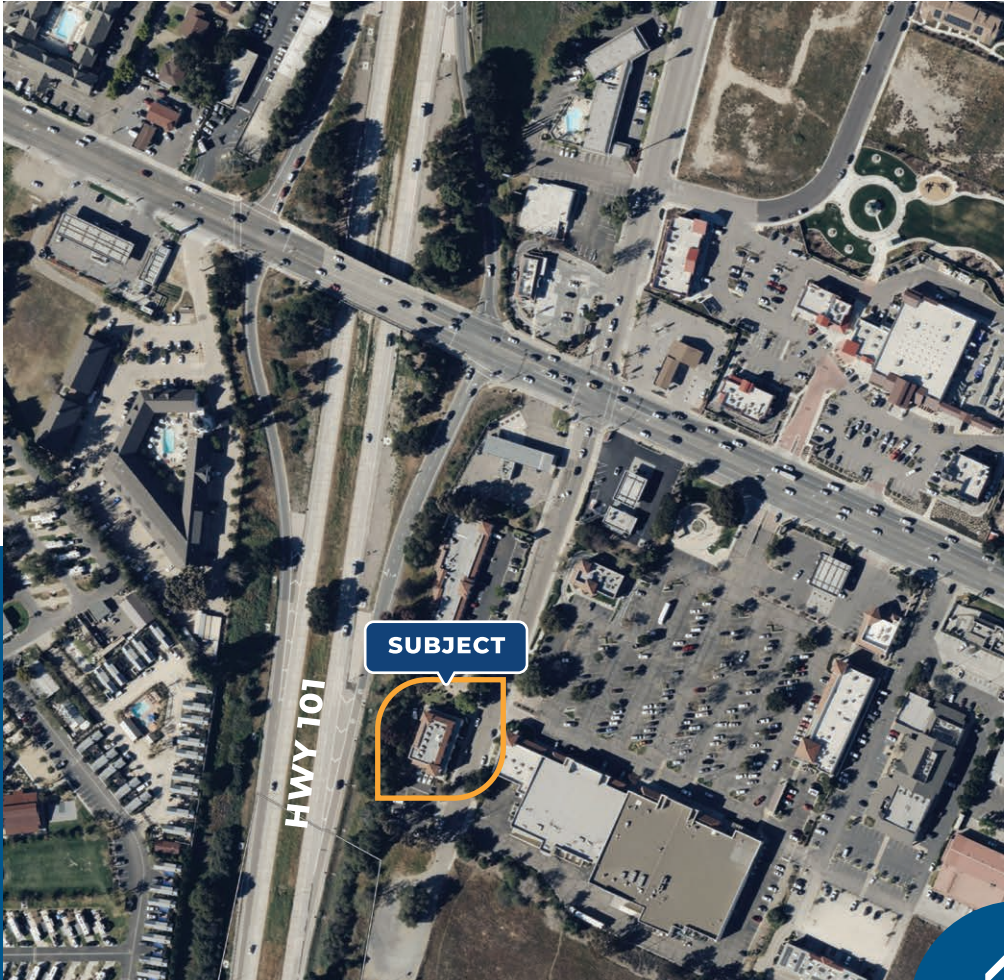
Property GALLERY

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 San 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.

