

141 E Hwy 246, Suite A
BUELLTON, CA 93427

COMMERCIAL/RETAIL SPACE
FOR LEASE



LENA BERCH | OWNER/BROKER
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SAPPHIRE SELECT
PROPERTIES, INC.

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Commercial Retail Space in BUELLTON, CA

Welcome to 141 E Hwy 246, Suite A, Buellton, CA 93427

Highly visible commercial space along Highway 246 in Buellton, just steps from Highway 101. This versatile $\pm 3,500$ SF Suite A features an open floorplan, small roll-up door, private restroom, and is ready for tenant improvements. The space may also be split to accommodate a smaller user.

Located within an established commercial complex with approximately 18,000 ADT along Highway 246, the property offers convenient access throughout the Santa Ynez Valley and Santa Barbara County. Well suited for retail, showroom, service, fitness, automotive, farm-related, or other commercial uses, subject to zoning.

An excellent opportunity for businesses seeking a highly accessible location with strong visibility and easy connections to Solvang, Santa Ynez, Los Olivos, Lompoc, Santa Maria, and Goleta.





Specifics SUITE A

All-In Lease Rate
\$5,708/MONTH

Highly visible commercial space along Highway 246 in Buellton, just steps from Highway 101. This versatile ±3,500 SF Suite A features an open floorplan, small roll-up door, private restroom, and is ready for tenant improvements. The space may also be split to accommodate a smaller user.

BASE RENT: \$4,028 base + \$1,680 NNN est. = \$5,708 (\$1.15/SF/mo)

LEASE TYPE: MODIFIED GROSS (\$0.48/SF/mo)

SUITE SIZE: 3,500 SF

LOT SIZE: 1.6 ACRES

ZONING: CR GEN. COMM

BLDG TYPE COMMERCIAL/RETAIL

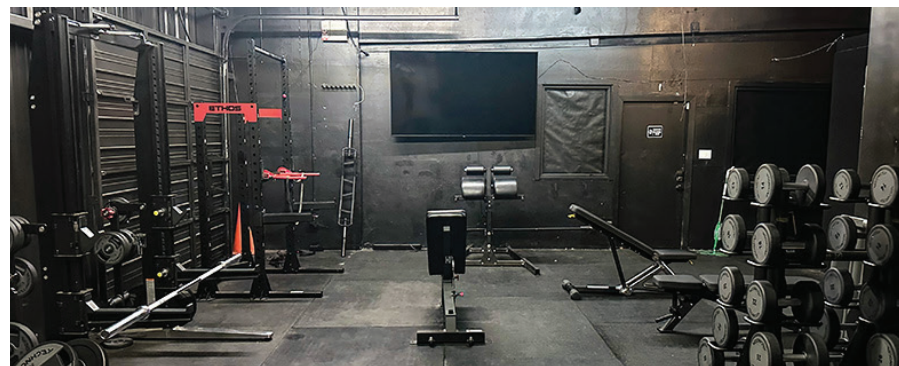
TERM: 3-5 YEARS

HVAC: NONE

RESTROOM: ONE (1) UNISEX

UTILITIES: TENANT PAYS ELECTRIC & GAS

PARKING: 4 SPACES



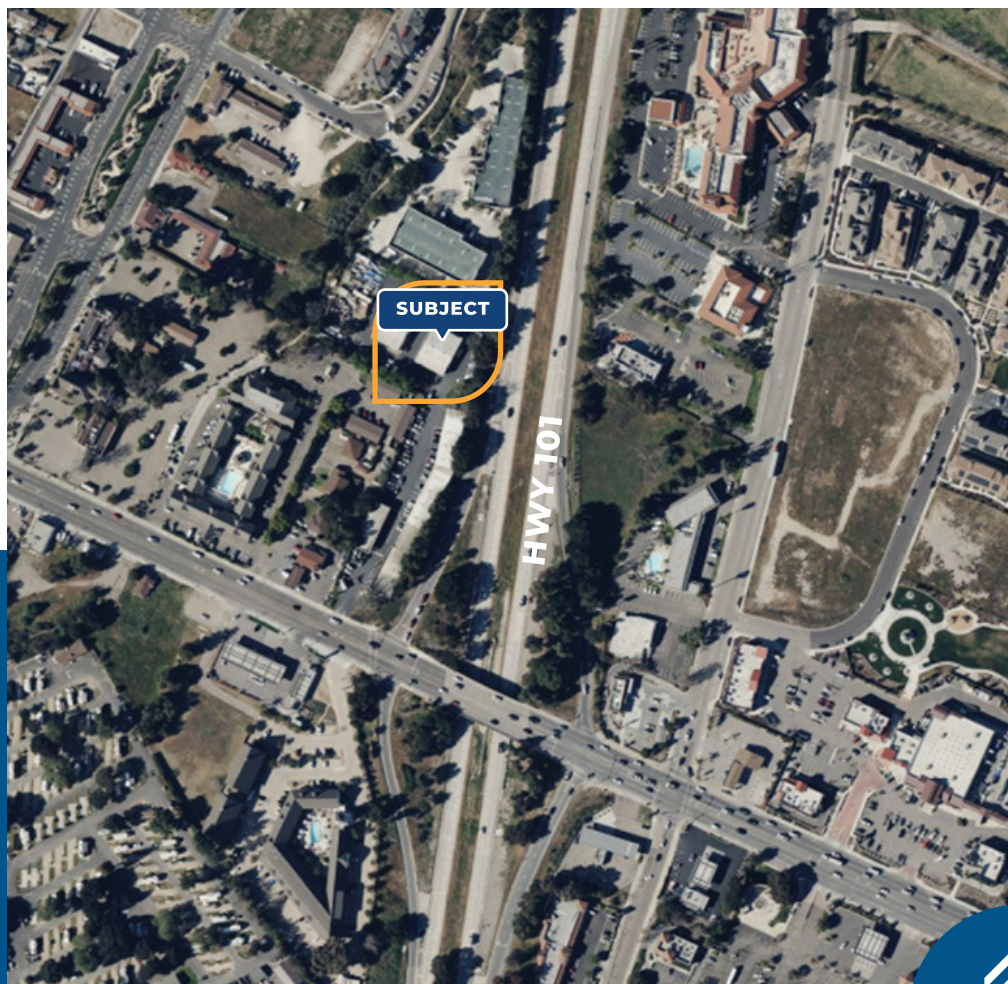
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Property
GALLERY
COMMERCIAL / RETAIL SPACE



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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



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