

1607 Mission Dr #102

SOLVANG, CA 93463

FOR LEASE



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

CRISTINA BERCH
LEASING COORDINATOR
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SAPPHIRE  SELECT
PROPERTIES, INC.

DRE #02193853
805.694.6355

WWW.SAPPHIRESELECTPROPERTIES.COM





Offering SPECIFICS

LEASE PRICE: \$2,288 base (\$3.25/SF) + \$802.56 NNN
(\$1.14/SF) = \$3,090.56 total (\$4.39/SF)

SIZE: 704 SF

BLDG SIZE: 16,493 SF

FLOORS: 3

TYPE: NNN

TERM: 2-5 YEARS

ESCALATIONS: 3% ANNUALLY

HVAC: YES

YEAR: 1986

ZONING: TRC

RESTROOMS: ON EACH FLOOR

UTILITIES: TENANT PAYS, SEPARATE METERS

PARKING: 31 PARKING SPACES

Lease Rate
\$3,090.56/month

Prime corner retail suite available in downtown Solvang at the highly visible intersection of Mission Drive and Atterdag Road. Located within the prominent Atterdag Center, this street-facing suite offers excellent exposure to both pedestrian and vehicle traffic along Solvang's main corridor.

The space is ideal for retail, specialty food, dessert, or beverage concepts and includes plumbing infrastructure for a three-compartment sink, handwash sink, dry storage, and related food service needs. While the suite is not equipped with an exhaust hood for traditional restaurant cooking, it is well suited for uses such as sandwiches, ice cream, chocolates, specialty beverages, smoothies, and other grab-and-go concepts.

Additional features include a front entrance ramp, shared restroom facilities within the building, and a professionally maintained three-story commercial setting in the heart of the Santa Ynez Valley wine country.



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
± 704 SF RETAIL SPACE



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Property AREA OVERVIEW



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Santa Ynez VALLEY



Area AMENITIES

1. Bob's Well Bread
2. Ballard Inn
3. Lincourt Vineyards & Winery
4. Roblar Winery
5. Buttonwood Farm Winery & Vineyard
6. Alamo Pintado Equine Med Center
7. Olive + Lavender Farms
8. Margerum Estate Vineyard
9. Los Olivos Grocery
10. Stolpman Great Places Picnic Spot
11. The Tavern at Zaca Creek
12. Santa Ynez Airport/Kunkle Field
13. Santa Ynez Valley Cottage Hospital
14. New Frontiers Natural Marketplace

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 Inez, 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.

