

FOR
LEASE

- RETAIL SPACE
- 1607 Mission Drive
- SOLVANG, CA 93463

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
leecentralcoast.com



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LEASE RATE: **\$2.30 - \$2.85
sf/month**

Suite 102 **870 SF**
Suite 109/110 **487 SF**
Suite 200 **592 SF**
Suite 216 **155 SF**
ZONING: TRC
BUILDING SF: 14,706 SF
BUILDING CLASS: B
HVAC: Yes
RESTROOMS: Common
PARKING: Off Street

PROPERTY HIGHLIGHTS

- Prominent Street Signage
- TRC Zoning
- Main Street Location

LOCATION

Solvang, a quick 45-minute drive from Santa Barbara, is a truly unique village with seasonal festivals, **wine & beer tasting rooms** and delectable dining.

PROPERTY OVERVIEW

This excellent RETAIL SPACE is located at the highly traveled and pedestrian friendly corner of **Solvang's Main Street** - Mission Drive & Atterdag Road.

With plenty of off-street parking, this great location will make your business visible and ultimately successful. Perfect site for a retail store, **tasting room** and more.

PLEASE DO NOT disturb current tenant, call us for an appointment.

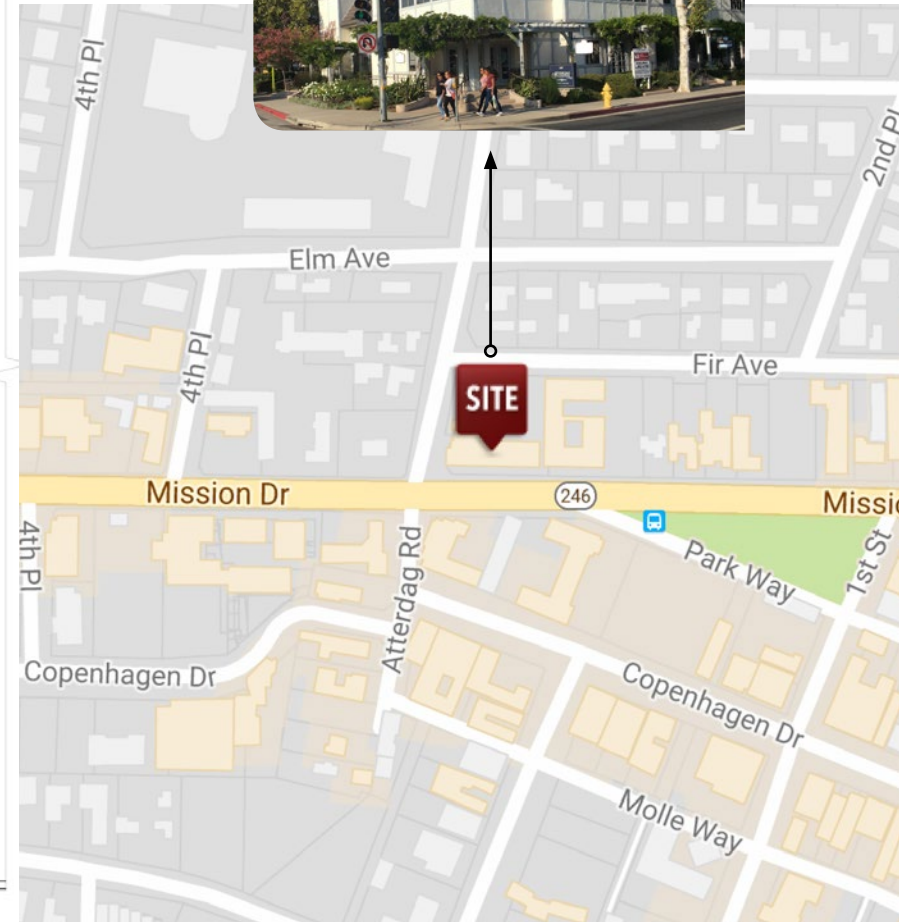
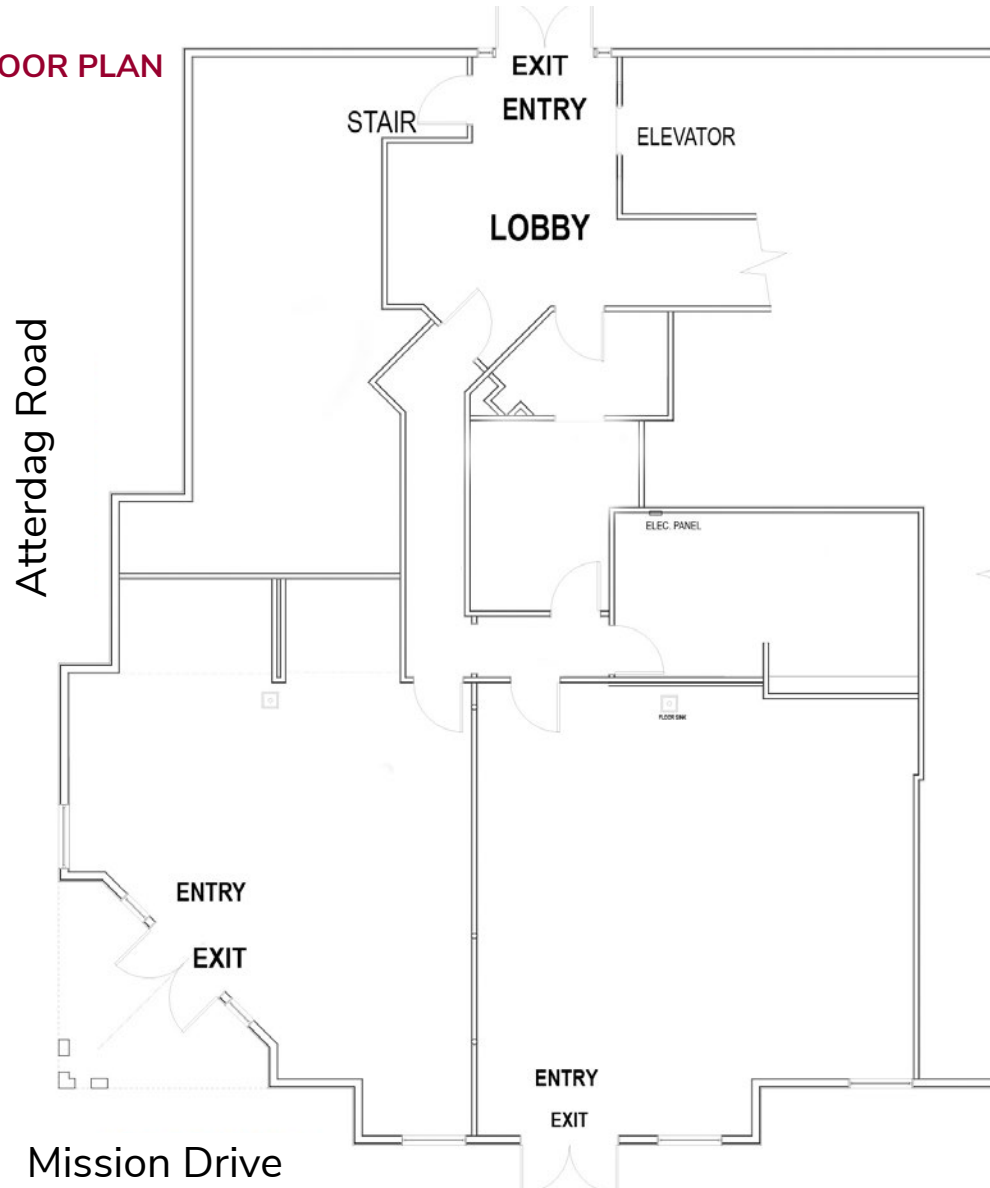


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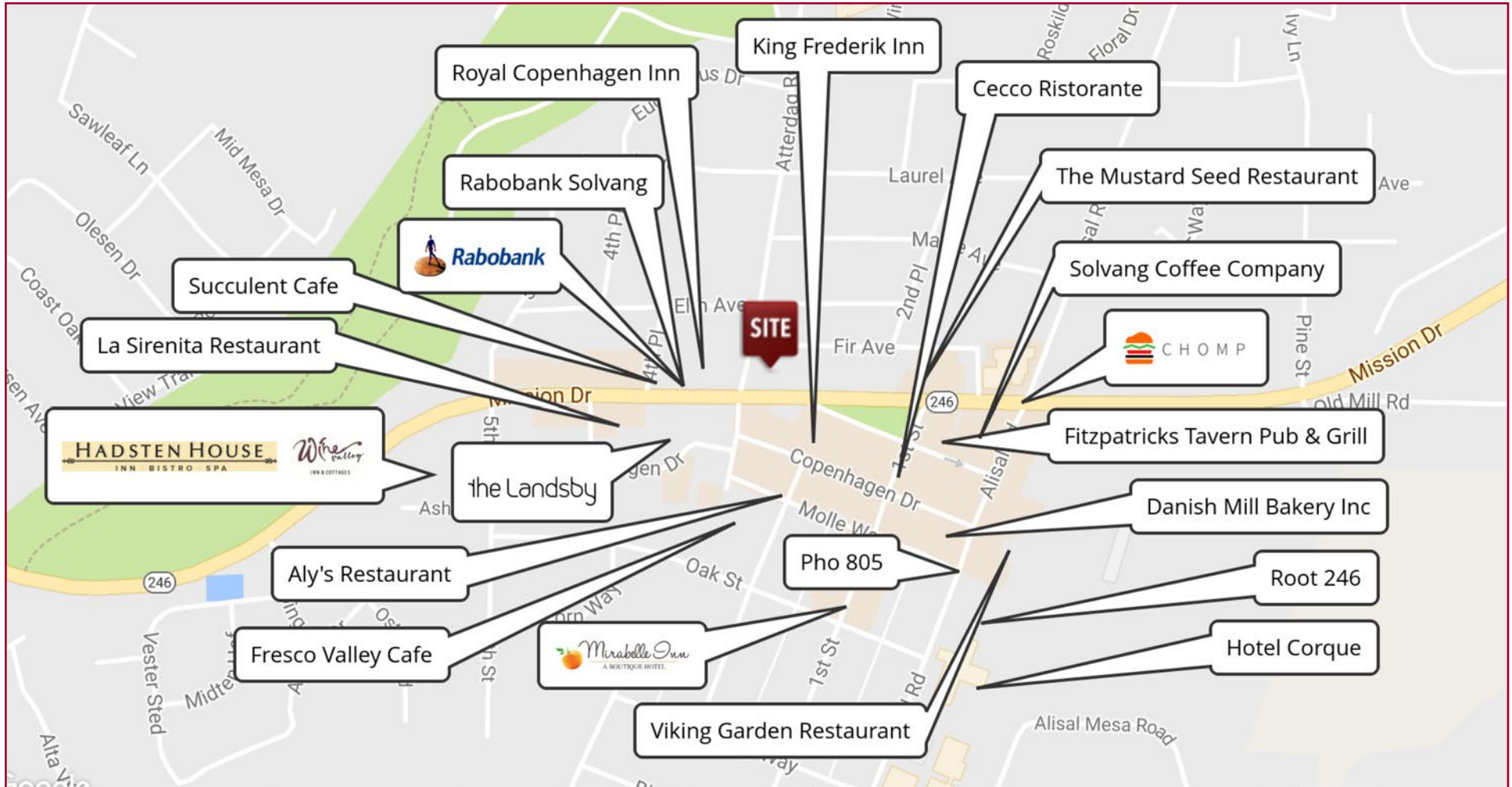
FLOOR PLAN



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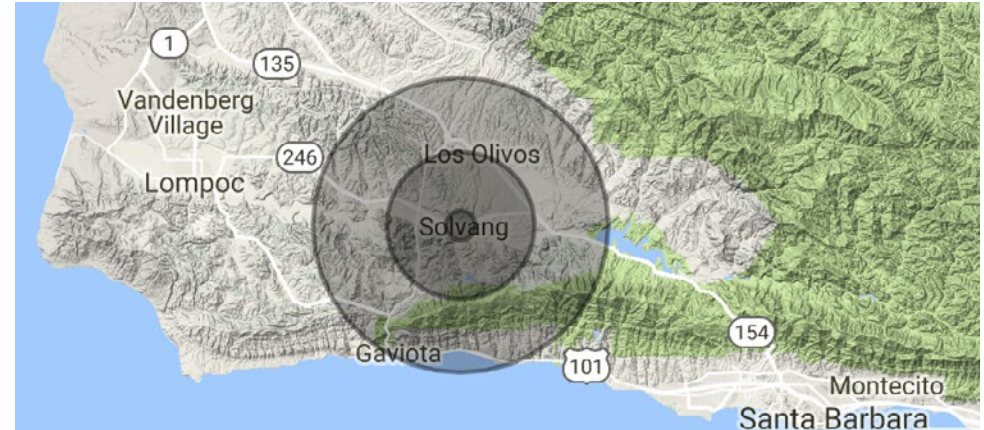
RETAIL MAP



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DEMOGRAPHICS

	1 Mile	5 Miles	10 Miles
Total Population	1,683	10,388	18,114
Population Density	536	132	58
Median Age	45.1	45.2	44.6
Median Age (Male)	40.6	41.2	41.5
Median Age (Female)	48.2	48.2	47.1
Total Households	678	4,034	6,812
# of Persons Per HH	2.5	2.6	2.7
Average HH Income	\$98,188	\$105,174	\$109,988
Average House Value	\$980,103	\$845,449	\$824,961