

**FOR SALE  
REDUCED PRICE**

±3,240 SF Mixed-Use  
Newer Property in the  
Heart of Summerland's  
Retail Corridor

**NOW OFFERED AT**

**\$2,335,000**

**2410 LILLIE AVE.  
SUMMERLAND, CA 93067**

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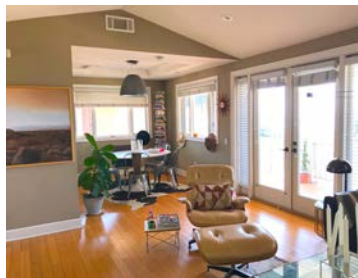
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# FOR SALE | APPROX. 3,240 SF MIXED-USE BUILDING

2410 Lillie Ave. | Summerland, CA 93067



## PROPERTY OVERVIEW

Well-situated commercial property located just south of Santa Barbara in the heart of Summerland's retail corridor, with easy access from Highway 101 and surface streets. The approx. 3,240 SF building includes highly improved commercial/retail space on the first floor and a stunning 2BR/2BA residence on the second, accessed from Varley Street. The building features newer construction with first class materials and finishes and ocean views. Excellent on-site parking with open street parking in front. Full freeway exposure.

## Offering Specifics

|               |  |
|---------------|--|
| Reduced Price | \$2,335,000  |
| Building Size | ± 3,240 SF   |
| Year Built    | 2005   |
| Lot Size      | ± 8,276 SF   |
| Parking       | Commercial – On-Site & Street<br>Residential – 2-Car Garage & Street |
| Floors        | Two (1st Floor Commercial/Retail, 2nd Floor Residential)             |
| Zoning        | C-1 (Retail & Commercial Services)                                   |
| APN           | 005-192-010  |

*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.*

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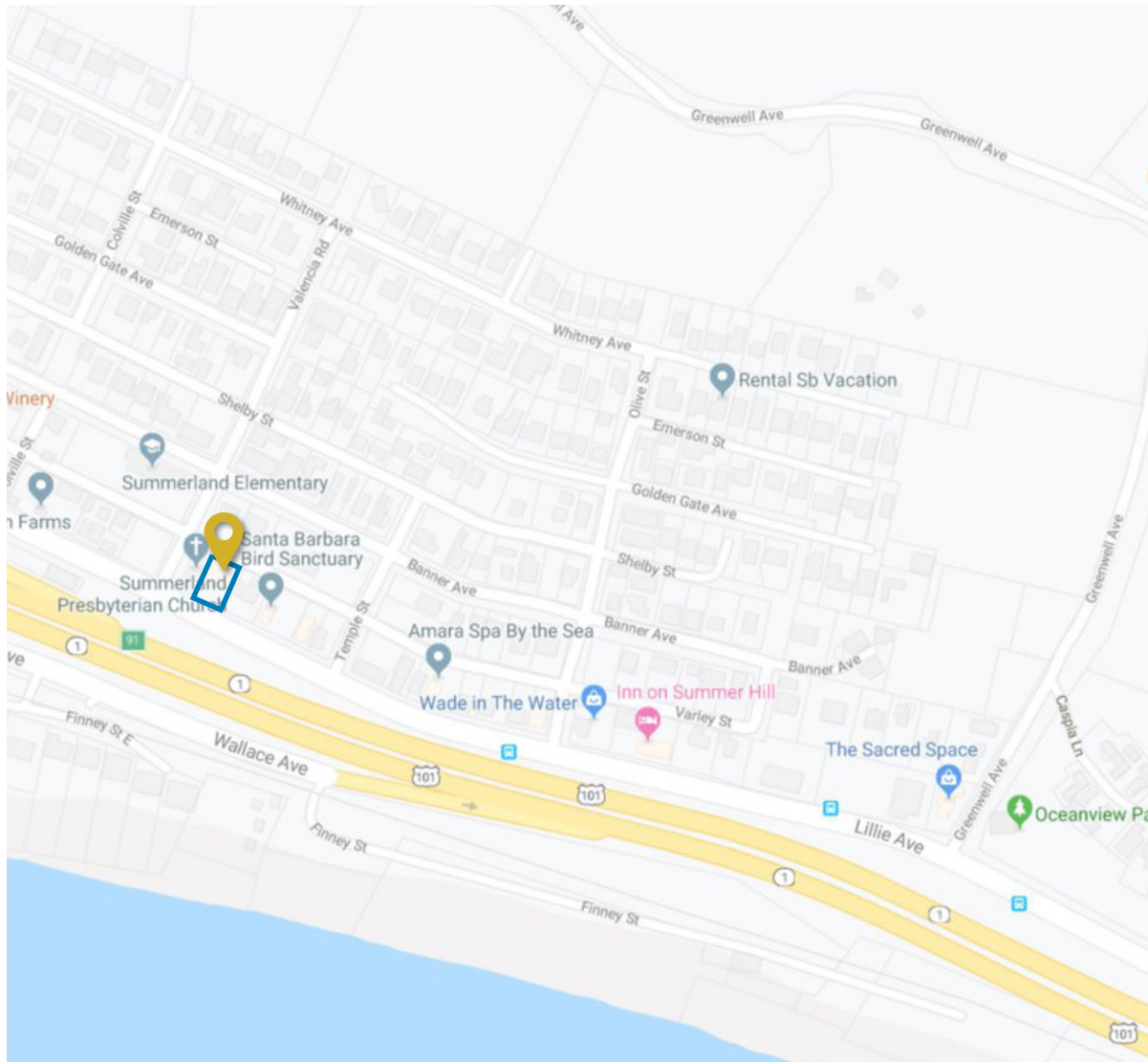
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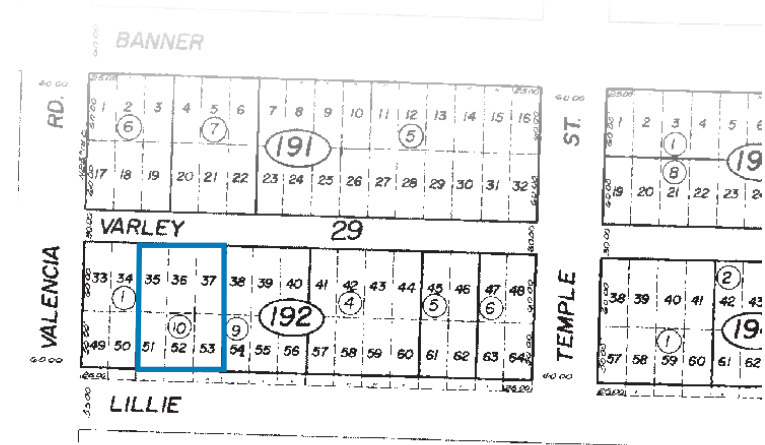


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## PROPERTY LOCATION & PARCEL MAP



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## RENT ROLL

| ADDRESS        | TENANT          | SIZE (SF)       | MONTHLY RENT      | SHARE OF OPERATING COSTS | TERM (START- END) | OPTIONS | COMMENTS          |
|----------------|-----------------|-----------------|-------------------|--------------------------|-------------------|---------|-------------------|
| A              | DAWSON          | 1,480 SF        | \$4,736.00        | 46%                      | 6/1/17-8/31/22    | NONE    | SALON             |
| B              | CONTRACT CARPET | 560 SF          | \$1,288.00        | 17%                      | 7/1/12-7/31/17    | NONE    | MONTH TO MONTH    |
| C              | SMITH           | 1,200 SF        | \$3,325.00        | —                        | 5/3/19-4/2/20     | NONE    | 2BR+2BA APARTMENT |
| <b>TOTALS:</b> |                 | <b>3,240 SF</b> | <b>\$9,349.00</b> | <b>63%</b>               |                   |         |                   |

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## NEIGHBORING SUMMERLAND BUSINESSES

- |                         |                               |                                 |
|-------------------------|-------------------------------|---------------------------------|
| 1 Summerland Winery     | 6 Platinum Fitness Summerland | 11 Tinker's Burgers             |
| 2 U.S. Postal Service   | 7 Summerland Salon & Spa      | 12 Inn on Summer Hill           |
| 3 Montecito Urban Farms | 8 Summerland Beach Cafe       | 13 Santa Barbara Bird Sanctuary |
| 4 Summerland Market     | 9 Botanik                     | 14 Mary Suding Antiques         |
| 5 GARDE                 | 10 The Nugget                 | 15 Bonita                       |



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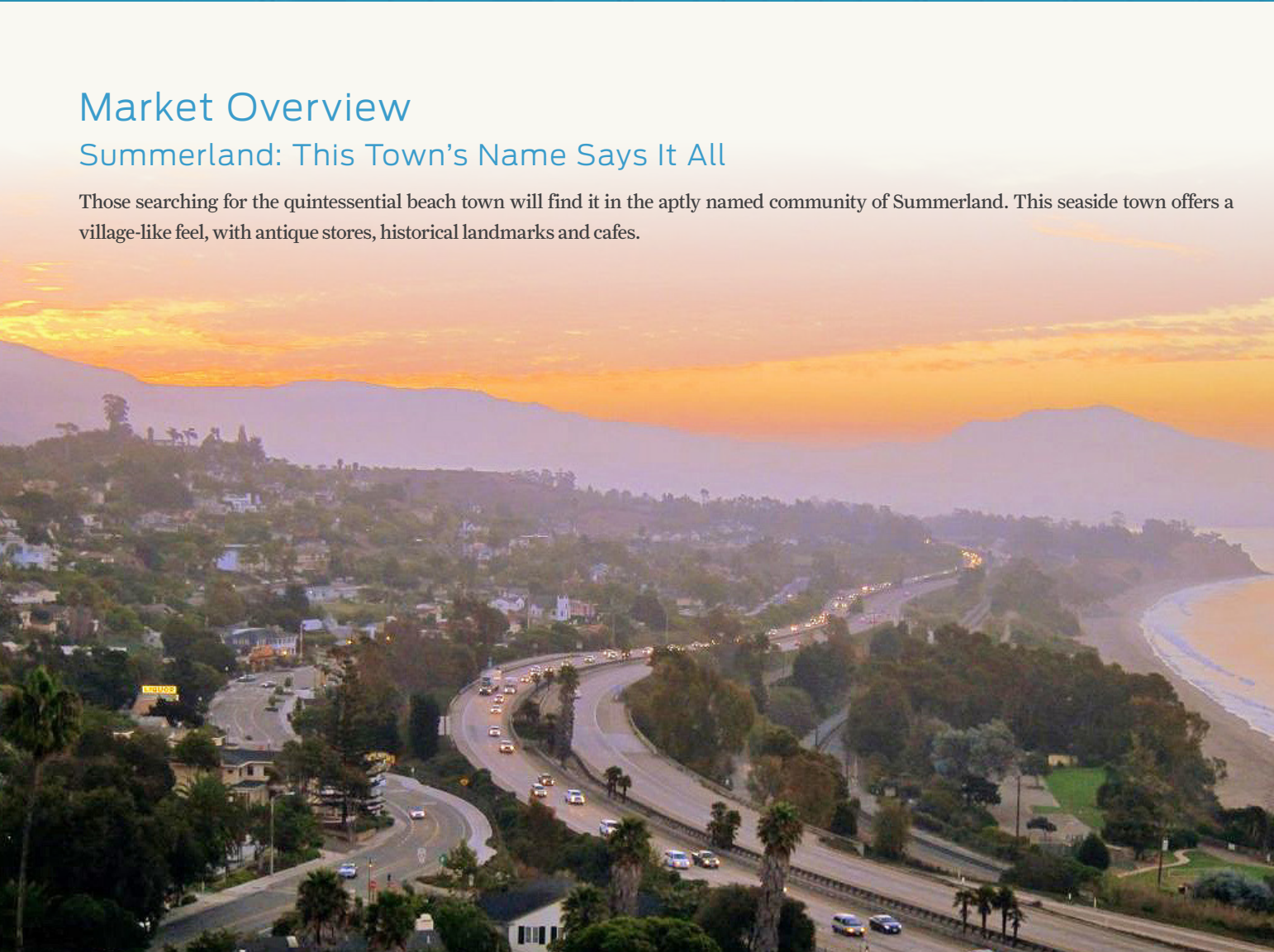
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## Market Overview

### Summerland: This Town's Name Says It All

Those searching for the quintessential beach town will find it in the aptly named community of Summerland. This seaside town offers a village-like feel, with antique stores, historical landmarks and cafes.



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