

FOR SALE: MIXED-USE INVESTMENT PROPERTY

1635 Mission Drive , Solvang, CA 93463



ECONOMIC DATA

SALE PRICE: \$3,000,000
APN: 139-142-005
LOT SIZE: 7,841 SF / 0.18 Acres

PROPERTY INFORMATION

COUNTY: Santa Barbara
MARKET: Santa Ynez Valley
SUBMARKET: Downtown Solvang

BUILDING DATA

BUILDING SIZE: 4,505 SF
YEAR BUILT: 2009
ZONING: Commercial
COMMERCIAL: 3,080 SF - Ground Floor
RESIDENTIAL: 675 SF - Unit 1
RESIDENTIAL: 750 SF - Unit 2

PROPERTY OVERVIEW

Mixed-use investment property, highly visible downtown Solvang location across from Solvang Park. Home to well-known Mandarin Touch Chinese restaurant and cocktail lounge, same owner for over 30 years. The building includes two 2nd floor apartments of approx. 680 square-feet and 740 square-feet, as well as eleven (11) on-site parking spaces. One of the newer commercial buildings in Solvang, built in 2009.

Sale includes the Mandarin Touch Restaurant and a Type 47 ABC license for a restaurant, authorizing the sale of beer, wine and distilled spirits on the licensed premises.

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	669	4,025	6,708
Total Population	1,660	10,363	17,853
Average HH Income	\$98,186	\$105,247	\$110,241

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PROPERTY HIGHLIGHTS:

- Located in Downtown Solvang
- 11 Onsite Parking Spaces
- 4 Restrooms
- Ground Floor Retail/Restaurant + (2) 2nd Floor Apartments
- Newly Built (2009)

INVESTMENT HIGHLIGHTS:

- Sale Includes Type 47 ABC License
- Mandarin Touch Restaurant



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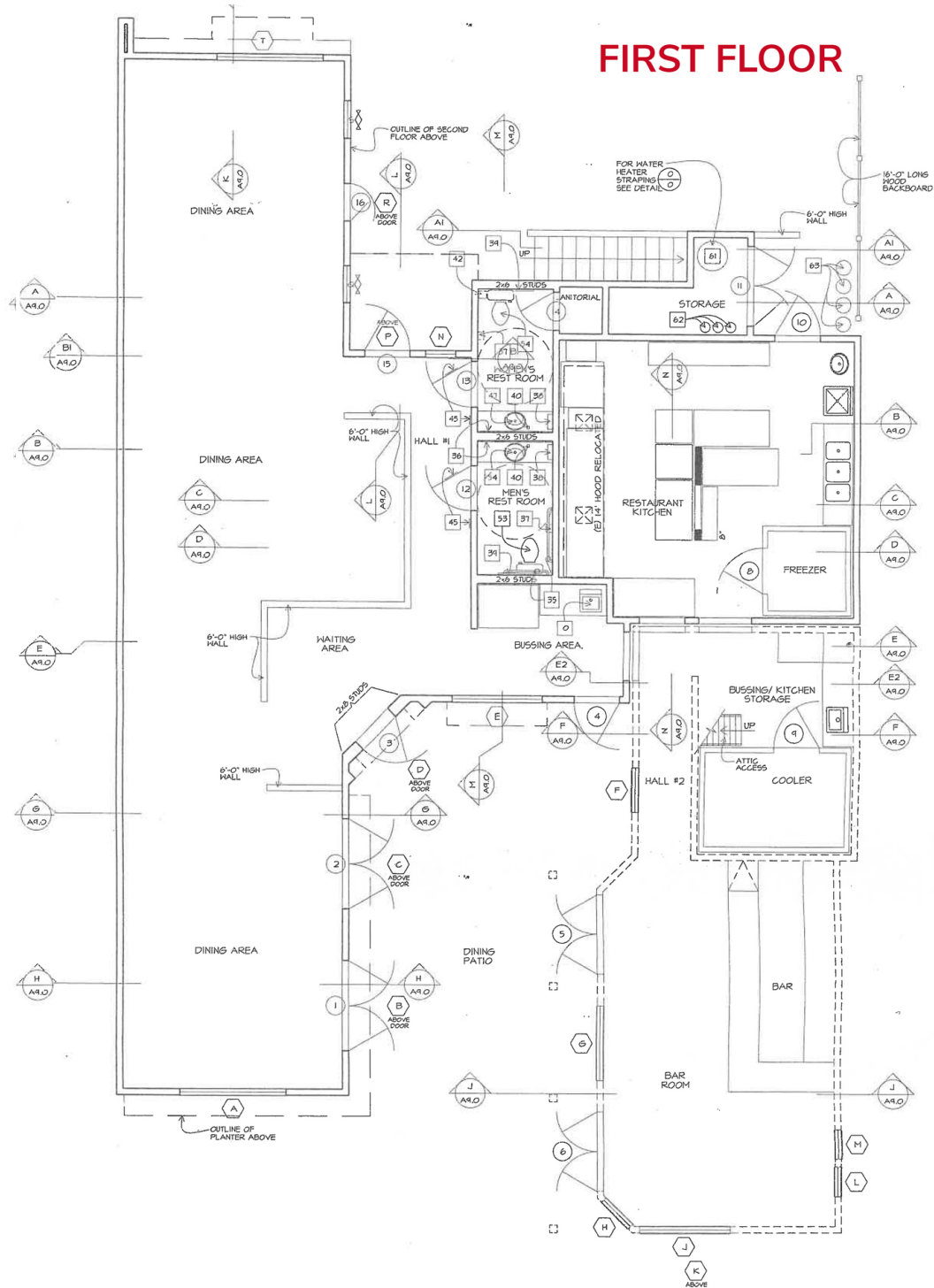
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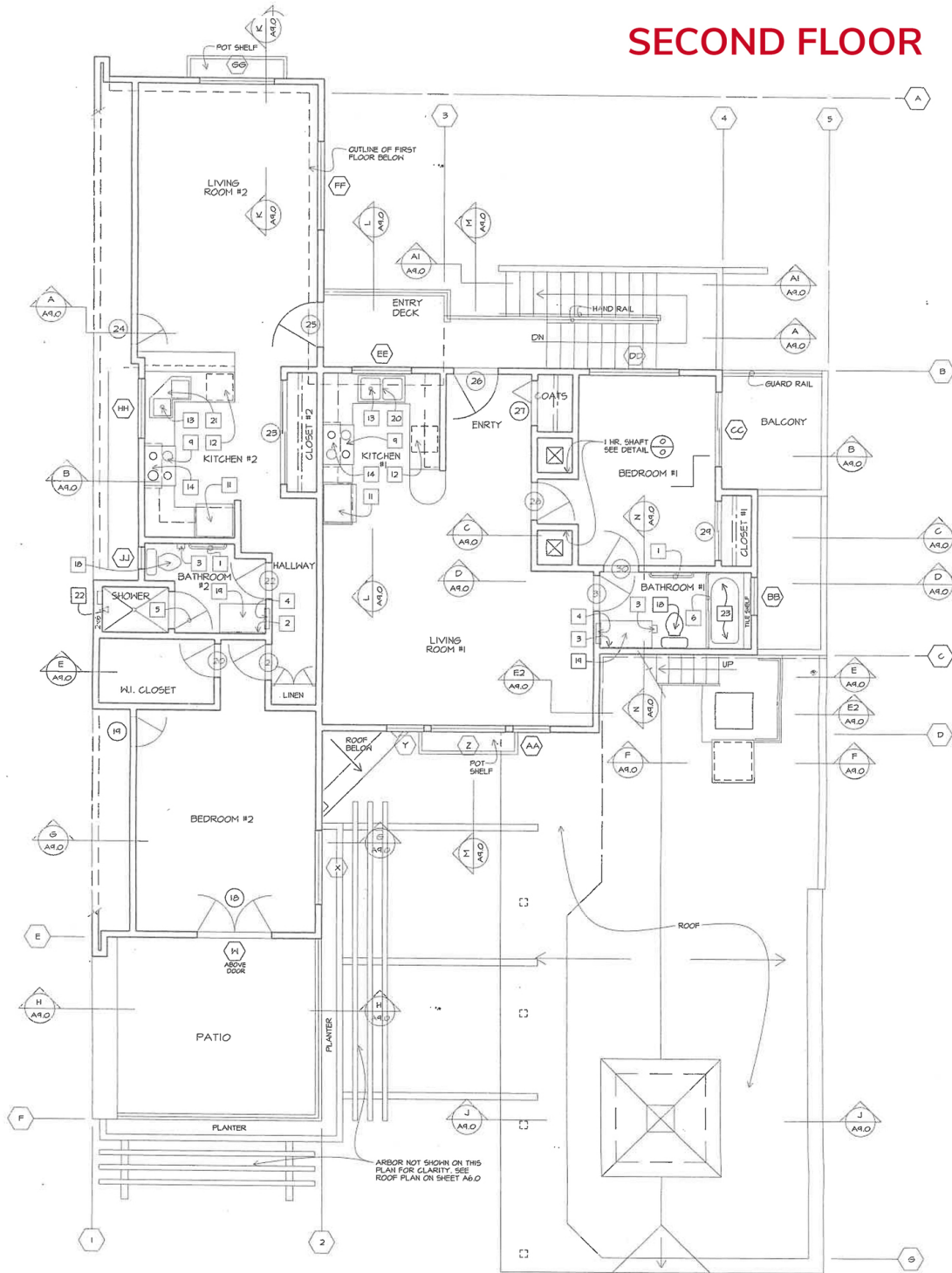


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SECOND FLOOR

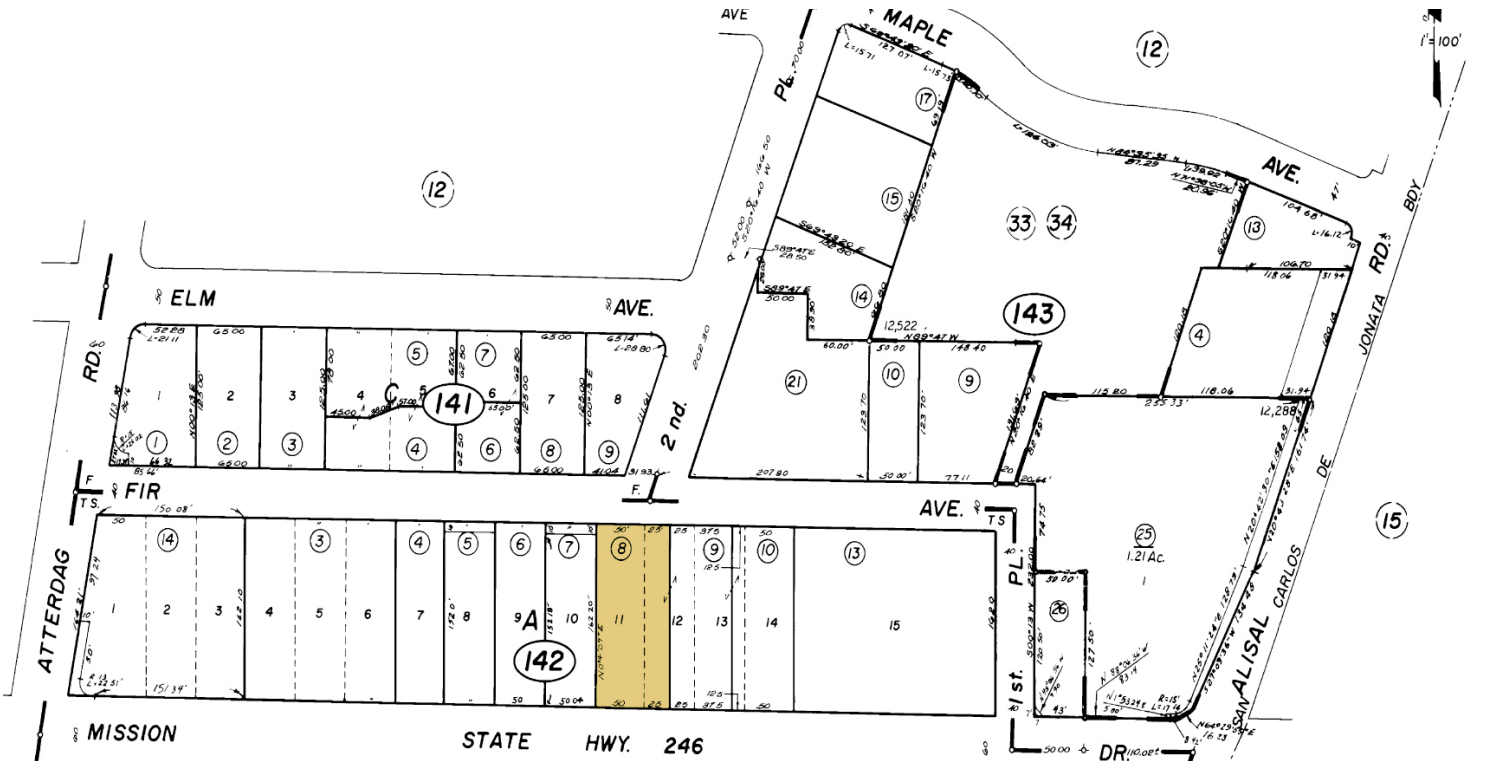
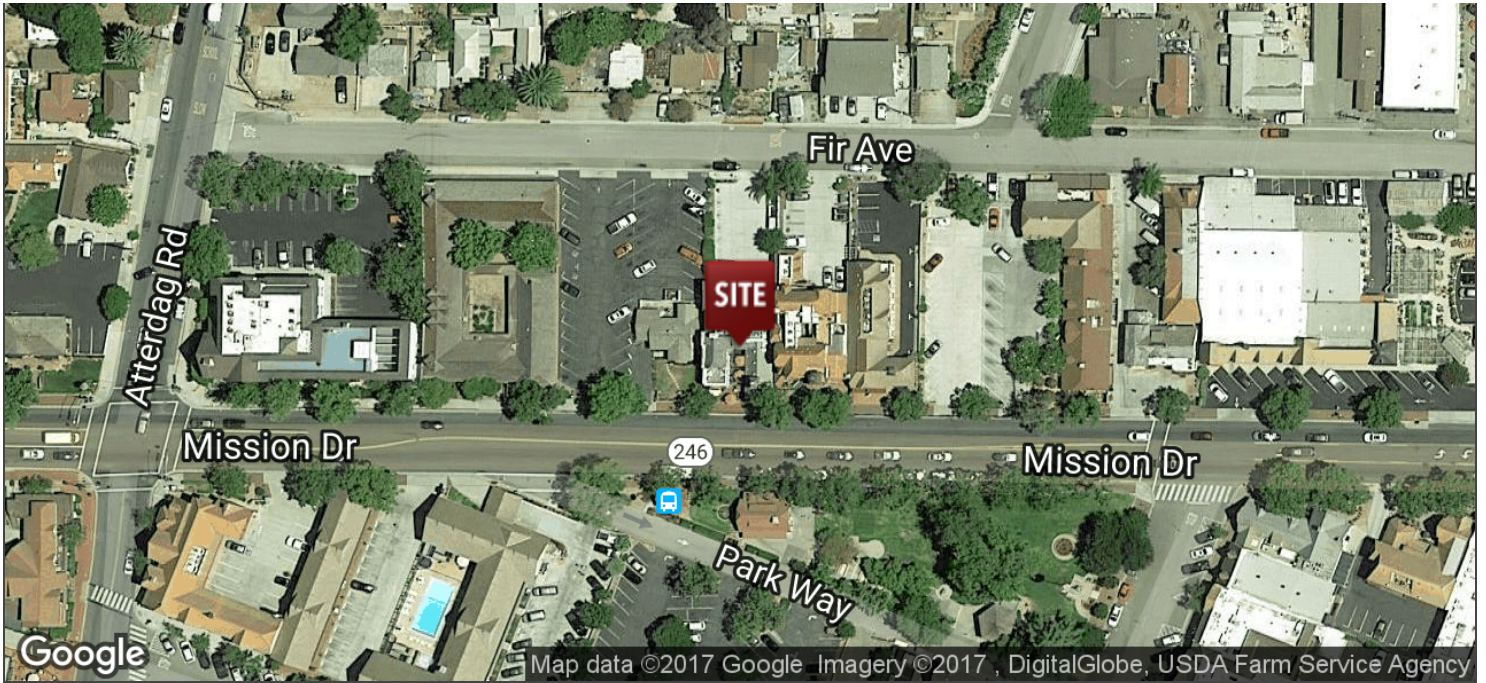


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MIXED-USE FOR SALE

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TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	MONTHLY RENT	% OF GLA
Mandarin Touch Restaurant		3,080		68.37
Residential Apartment #1		675	\$1,300	14.98
Residential Apartment #2		750	\$1,800	16.65
Totals/Averages		4,505		



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