

# 291 Industrial Way

Buellton, CA 93427 (Santa Barbara County)

±42,253 SF Vacant Corner Commercial Lot  
Offered at \$1,267,590

*Prime location at the signalized corner of Hwy 246  
& Industrial Way in the city's up-and-coming  
dining and wine tasting destination*



INDUSTRIAL WAY

HIGHWAY 246





# FOR SALE ±42,253SF VACANT COMMERCIAL LOT

291 INDUSTRIAL WAY | BUELLTON, CA 93427



## PROPERTY BRIEF

This prime commercial lot is situated on the signalized corner of Highway 246 and Industrial Way in Buellton, CA (Santa Barbara County), at the gateway to the city's up-and-coming dining and wine-tasting hot spot destination. The vacant lot sits in close proximity to the 101 Freeway with excellent exposure along Highway 246 in the heart of Santa Barbara wine country. With CS zoning, allowed uses for this undeveloped land include retail, restaurants/bars, medical services and general office services. Surrounding tenants include Figueroa Brewing, Industrial Eats Restaurant, Alma Rosa Winery and many more.

Price	\$1,267,590
Lot Size	±42,253 SF
Price/SF	\$30/SF
Zoning	CS (Service Commercial)
APN	099-690-027
Traffic Count	14,000 ADT (Hwy 246 @ Industrial Wy)

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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## CS ZONING (SERVICE COMERCIAL)

Zoning District: Source, City of Buellton

<b>Minimum Lot Area</b>	None	<b>Street Side</b>	10 feet
<b>Residential Density</b>	8 units per acre, subject to Section 19.18.028	<b>Rear</b>	10 feet <i>Exception: mixed-use projects adjoining an R-1 zone shall provide one-half foot of setback for each foot of building height (minimum of 10 feet)</i>
<b>Height Limit</b>	40 feet	<b>Interior</b>	None unless required by the California Building Code
<b>Setbacks</b>	Refer to section 19.04.160 for the measurement of, and exceptions to, setback requirements	<b>Parking Areas</b>	5 feet from all property lines
<b>Front</b>	10 feet	<b>Site Coverage</b>	60% of net site area
<b>Side</b>	None <i>Exception: mixed-use projects adjoining an R-1 zone shall provide one-half foot of setback for each foot of building height</i>	<b>Landscaping/Open Space</b>	See Section 19.18.022

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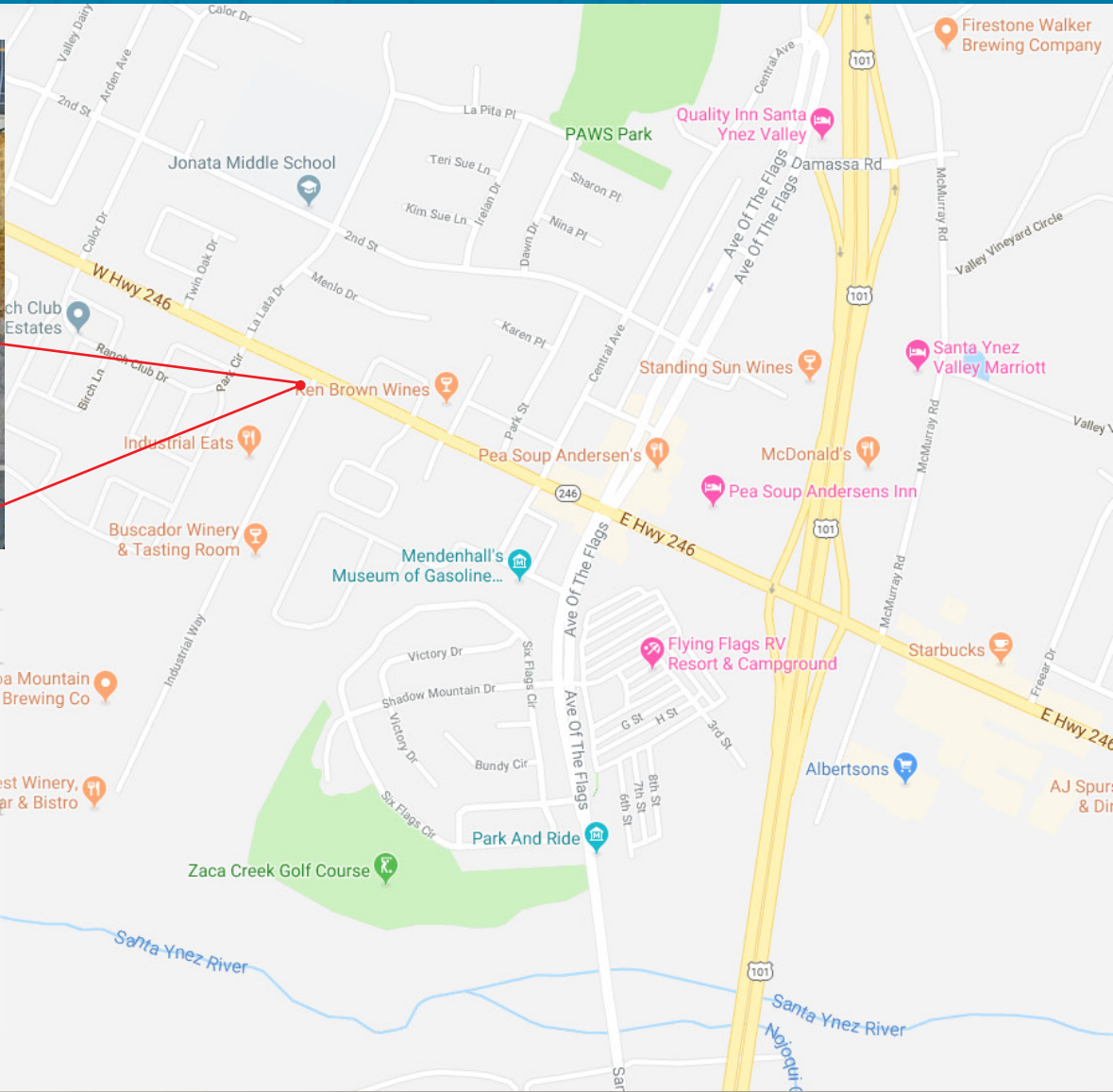
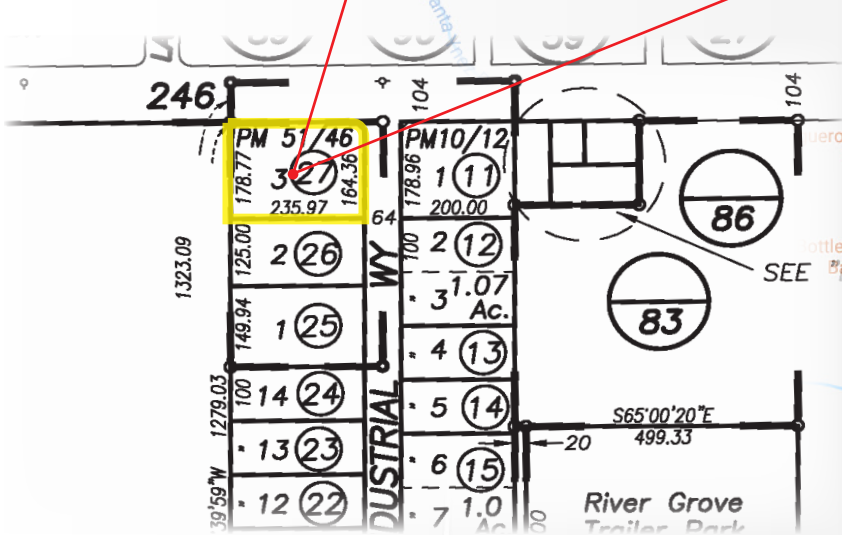
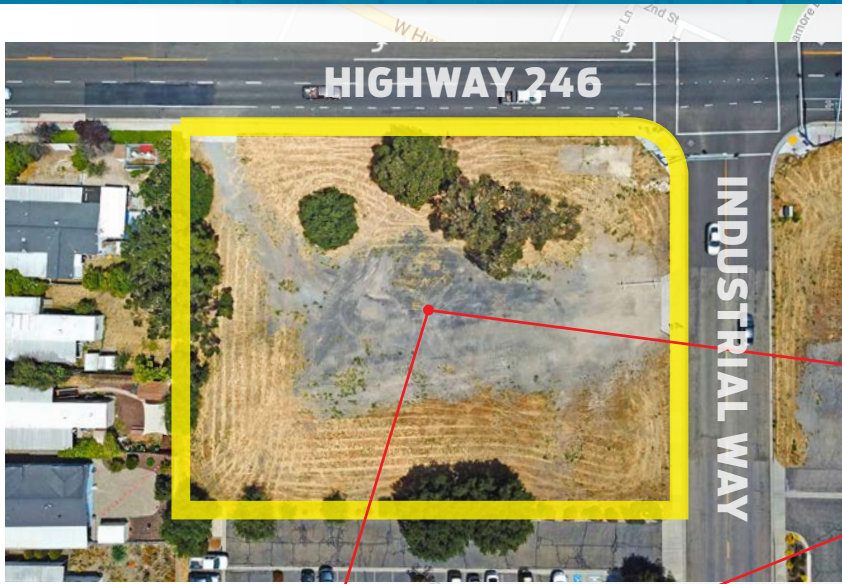
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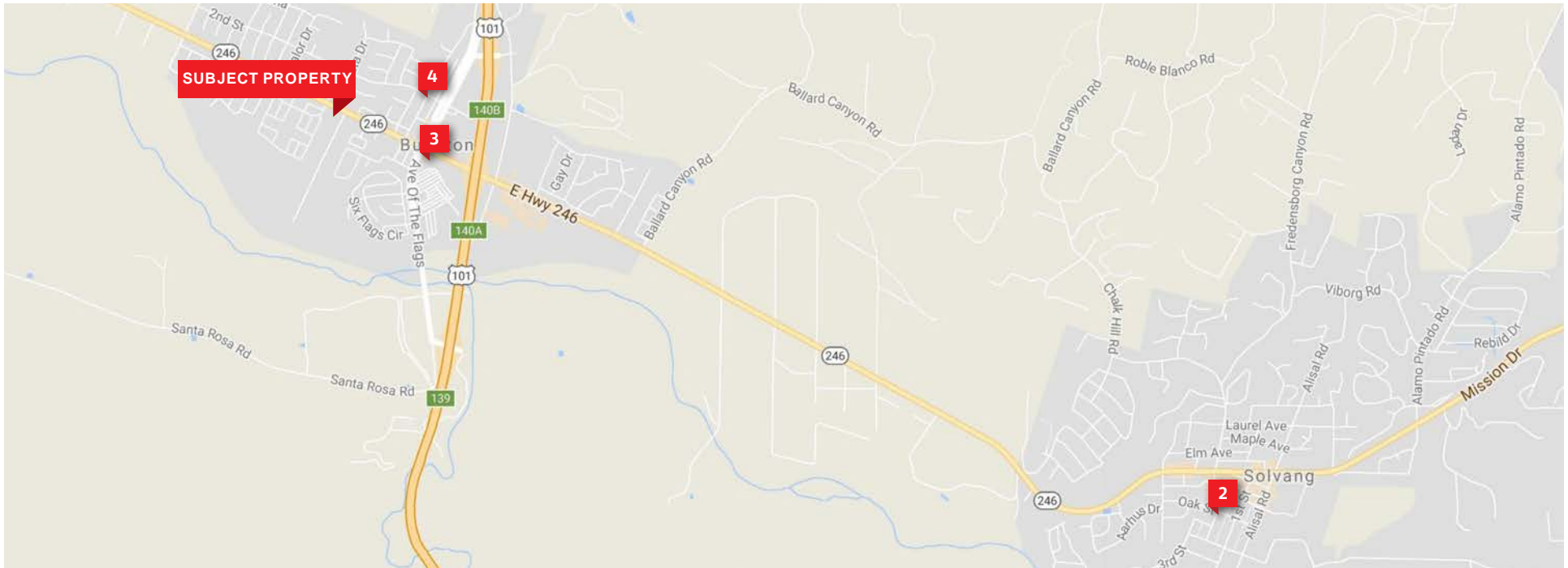




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### COMPARABLE LAND SALES



Property	Property Type	Land Size	Sale Price	Price/SF Land	Sold Date
<b>1</b> Subject Property 291 Industrial Way, Buellton	Land	± 42,253 SF	Offered at \$1,267,590	\$30/SF	—
<b>2</b> 1624 Oak Street, Solvang	Land	± 13,068 SF	\$601,128	\$46/SF	12/1/2017
<b>3</b> 26 E. Highway 246, Buellton	Land	± 37,460 SF	\$1,050,000	\$28/SF	4/19/2017
<b>4</b> SEC 2nd St. & Central Ave., Buellton	Land	± 11,325 SF	\$290,000	\$26/SF	4/14/2017

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Northeast View



Southwest View



South View



Northwest View

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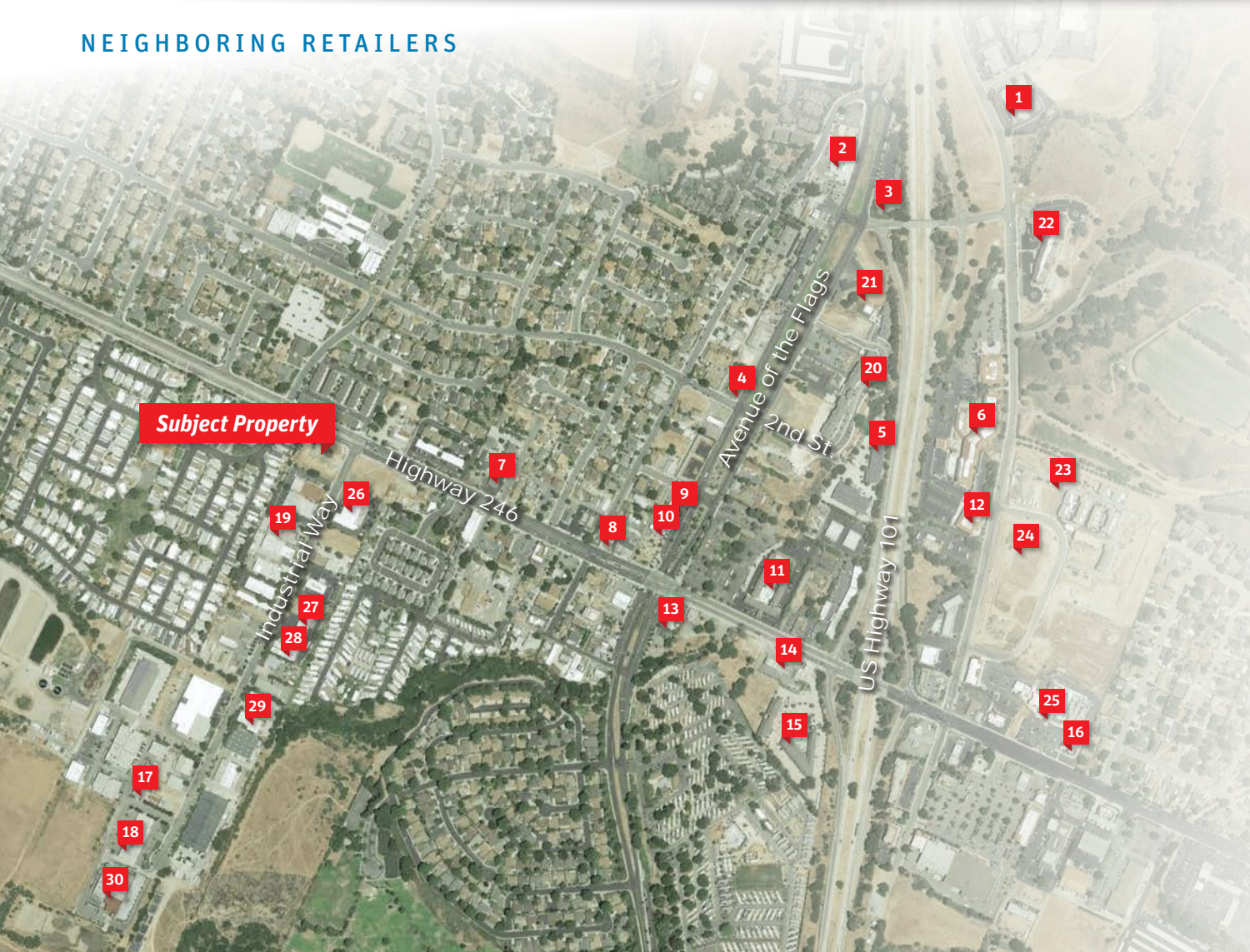




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## NEIGHBORING RETAILERS



- 1 Firestone Walker Brewing Company
- 2 76 Gas Station
- 3 Quality Inn Santa Ynez Valley
- 4 Tonio's Restaurant
- 5 Standing Sun Wines
- 6 Santa Ynez Valley Marriott
- 7 Ken Brown Wines
- 8 El Sitio Mexican Restaurant
- 9 Gino's Pizza
- 10 Mother Hubbard's American Restaurant
- 11 Pea Soup Andersen's Restaurant & Inn
- 12 Parks Plaza Theatre
- 13 Ellen's Danish Pancake House
- 14 Shell Gas Station
- 15 Sideways Inn
- 16 Starbucks
- 17 Figueroa Mtn. Brewery
- 18 Terravant Wine Co.
- 19 Industrial Eats
- 20 New Apartments
- 21 Avenue Heights Apartments
- 22 Hampton Inn & Suites
- 23 Vineyard Village
- 24 Future Hotel Development
- 25 Crossroads Village
- 26 Alma Rosa Winery
- 27 Buscador Winery & Tasting Room
- 28 Helix: The Evolution of Wine
- 29 Roark Wine
- 30 Bottlest Winery, Bar & Bistro

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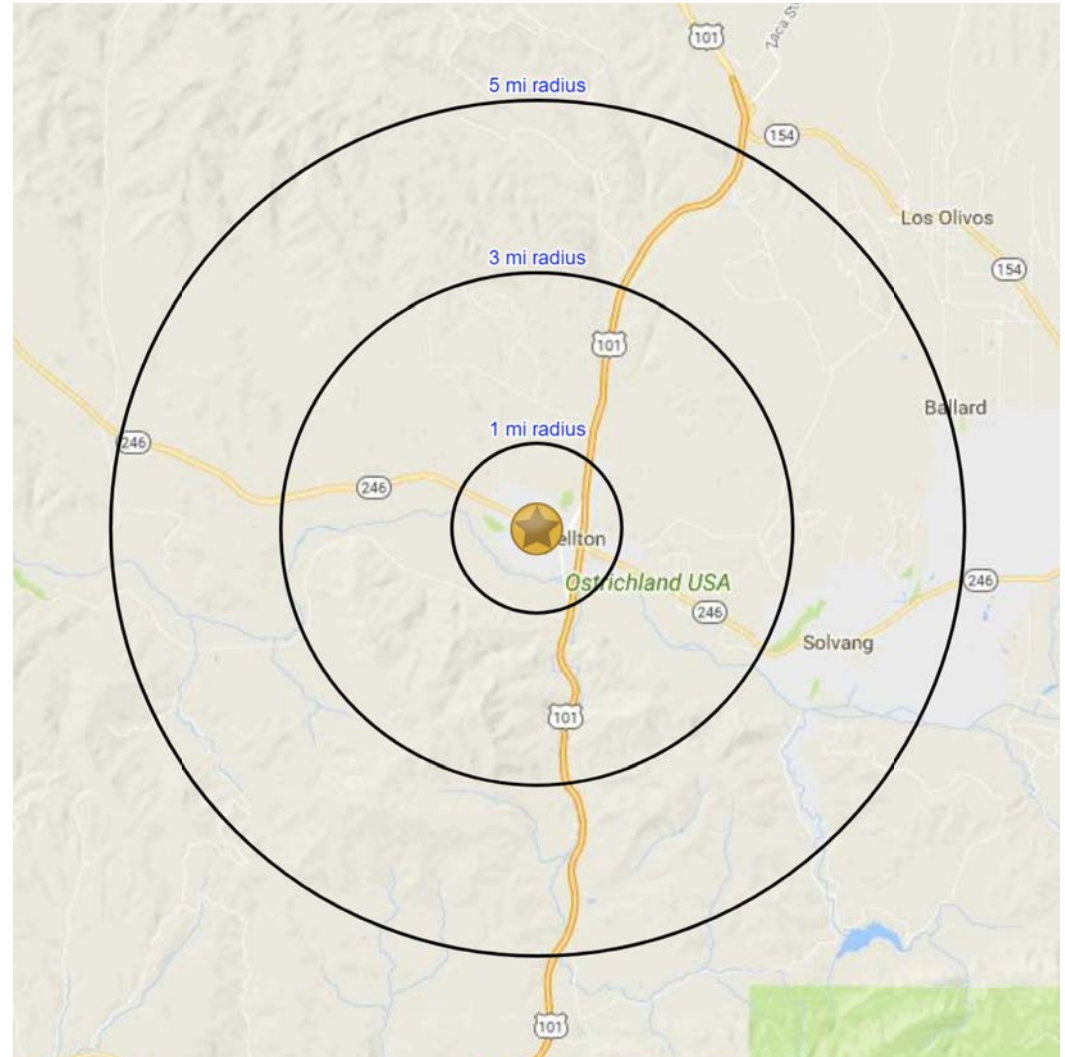
### DEMOGRAPHICS

#### COMPLETE PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections  
 Calculated using Weighted Block Centroid from Block Groups

291 Industrial Way Buellton, CA 93427	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
Estimated Population (2018)	4,936	6,038	12,841
Projected Population (2023)	5,036	6,170	13,234
Census Population (2010)	4,650	5,694	11,835
Census Population (2000)	3,672	4,651	10,930
Projected Annual Growth (2018-2023)	100 0.4%	132 0.4%	393 0.6%
Historical Annual Growth (2010-2018)	286 0.8%	344 0.8%	1,006 1.1%
Historical Annual Growth (2000-2010)	978 2.7%	1,043 2.2%	905 0.8%
Estimated Population Density (2018)	1,572 psm	214 psm	164 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
<b>Households</b>			
Estimated Households (2018)	1,789	2,188	4,956
Projected Households (2023)	1,844	2,259	5,159
Census Households (2010)	1,702	2,084	4,598
Census Households (2000)	1,387	1,733	4,243
Projected Annual Growth (2018-2023)	55 0.6%	70 0.6%	203 0.8%
Historical Annual Change (2000-2018)	401 1.6%	456 1.5%	713 0.9%
<b>Average Household Income</b>			
Estimated Average Household Income (2018)	\$94,013	\$92,758	\$101,224
Projected Average Household Income (2023)	\$112,004	\$109,824	\$121,028
Census Average Household Income (2010)	\$78,404	\$85,668	\$92,669
Census Average Household Income (2000)	\$57,172	\$60,159	\$63,358
Projected Annual Change (2018-2023)	\$17,992 3.8%	\$17,066 3.7%	\$19,804 3.9%
Historical Annual Change (2000-2018)	\$36,840 3.6%	\$32,599 3.0%	\$37,867 3.3%
<b>Educational Attainment (2018)</b>			
Adult Population Age 25 Years or Over	3,344	4,110	9,078
Elementary (Grade Level 0 to 8)	321 9.6%	368 9.0%	718 7.9%
Some High School (Grade Level 9 to 11)	143 4.3%	219 5.3%	391 4.3%
High School Graduate	596 17.8%	734 17.9%	1,542 17.0%
Some College	899 26.9%	1,056 25.7%	2,284 25.2%
Associate Degree Only	284 8.5%	345 8.4%	848 9.3%
Bachelor Degree Only	513 15.3%	674 16.4%	1,852 20.4%
Graduate Degree	588 17.6%	713 17.4%	1,442 15.9%
Any College (Some College or Higher)	2,284 68.3%	2,789 67.9%	6,426 70.8%
College Degree + (Bachelor Degree or Higher)	1,101 32.9%	1,388 33.8%	3,294 36.3%
<b>Daytime Demographics (2018)</b>			
Total Businesses	382	428	1,055
Total Employees	2,854	3,186	7,774
Company Headquarter Businesses	-	-	1 0.1%
Company Headquarter Employees	-	-	63 0.8%
Employee Population per Business	7.5 to 1	7.4 to 1	7.4 to 1
Residential Population per Business	12.9 to 1	14.1 to 1	12.2 to 1
Adj. Daytime Demographics Age 16 Years or Over	4,074	4,729	11,530

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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## Santa Ynez Valley

The great wide-open countryside of the Santa Ynez Valley, the heart of Santa Barbara wine country, is located just 30 minutes north of the City of Santa Barbara, and nestled between the Santa Ynez and San 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.



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## *Buellton: Gateway to Santa Barbara Wine Country*

Located on US Highway 101 in the Santa Ynez Valley of Santa Barbara County, Buellton is well-known for its farm-to-table cuisine and proximity to Santa Barbara Wine Country. In fact the Buellton area was the real-life set of the Oscar winning film *Sideways*, which featured many scenes from the popular wine region of the Santa Ynez Valley and the nearby Hitching Post Restaurant.

Buellton has an estimated population of 4,552. Within a six mile radius are four picturesque villages: the Danish City of Solvang; the western town of Santa Ynez; and the quaint rural communities of Ballard and Los Olivos. Larger cities in the area include Santa Barbara, 40 miles to the southeast via US 101; Santa Maria, 35 miles to the north on US 101; Lompoc, Vandenberg Air Force Base and Vandenberg Village, 17 miles to the west along State Highway 246. Los Angeles is two hours south of Buellton on US 101, and San Francisco is about a five hour drive north on US 101 or scenic Highway 1.

The region's central location in close proximity to Los Angeles and San Francisco are huge drivers in capturing domestic and international travelers.



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