

RETAIL FOR LEASE

RETAIL & OFFICE BUILDING WITH OCEAN VIEW

2346 Lillie Avenue, Summerland, CA 93067



Join Summerland's exciting new tenants Kyle Irwin Design and Garde Design Store!

PROPERTY INFORMATION:

PRICE: \$3.50/SF NNN
NNN: Estimated \$1.45/SF
TOTAL SIZE: **2,772 SF**
1ST FLOOR: 1,655 SF
2ND FLOOR: 1,117 SF
Included at no cost:
GARAGE: 3,164 SF
PATIOS: 1,060 SF
YEAR BUILT: 2007
ZONING: C-1
PARKING: 11 off-street + street
ELEVATOR: Yes
CSO: 2.5%

PROPERTY OVERVIEW

Class A Retail or Office space in the heart of Summerland with fantastic Lillie Avenue frontage. 2,772 square feet of high-end finishes in this beautiful space which encompasses two **elevator served** floors. Amenities include: 3,164 SF expansive covered & secured parking, large patios, separate men's and women's restrooms. Designed by local architect **Brian Cearnal**, and built in 2007 for a local favorite American Folk Art Gallery & Store - *Just Folk*.

PROPERTY HIGHLIGHTS

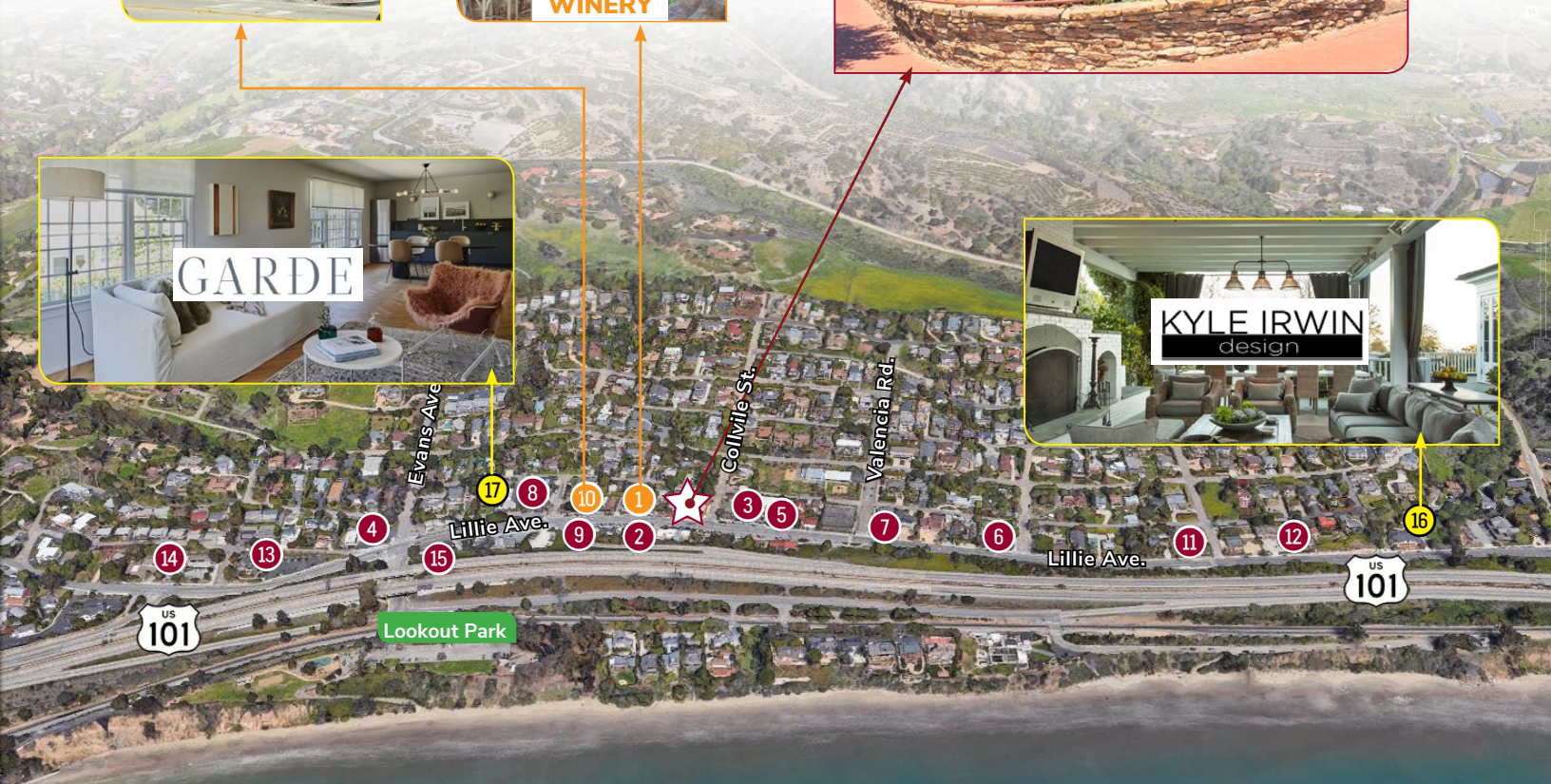
- Premier Summerland location
- 2,772 SF + 3,164 SF secured garage + 1,060 SF patio
- 11 off-street parking + street parking
- Next to local favorites: The Nugget, Botanik, Summerland Winery, **Kyle Irwin Design and Garde Design Store**

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RETAIL MAP

- 1 Summerland Winery 2 Pine Trader Antiques 3 Montecito Urban Farms 4 Post Office 5 Summerland Oriental Rugs
- 6 Platinum Fitness Summerland 7 Cashmir Beauty Lounge 8 Summerland Beach Cafe 9 Rusty's Pizza
- 10 The Nugget Restaurant 11 Rue De Lillie Antiques 12 Inn on Summer Hill 13 Evolution Yoga
- 14 Summerland Antique Collective 15 Tinker's Burgers 16 Kyle Irwin Design 17 Garde Design Store

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



1ST FLOOR WEST END

THROUGHOUT FLOORING: **Reclaimed 1850's Heart Pine Wood***.
*This particular type of wood doesn't exist any longer.

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STAIRWELL DOWN



2ND FLOOR COLLAPSIBLE SHELF UNITS



1ST FLOOR ELEVATOR



2ND FLOOR

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2ND FLOOR OCEAN VIEW PATIO



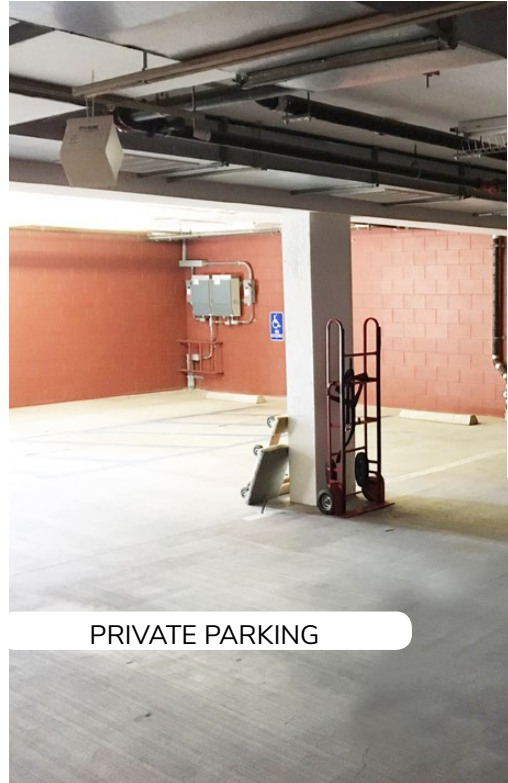
2ND FLOOR WEST VIEW PATIO



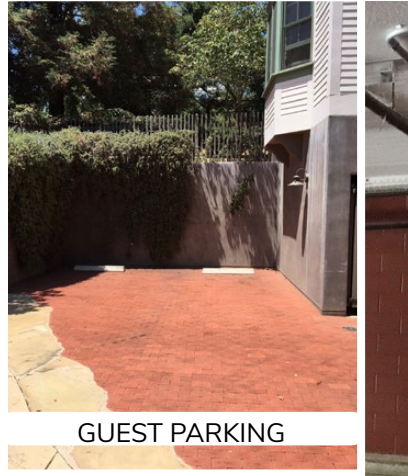
FRONT PORCH
GREAT FOR SEATING.



2ND FLOOR RESTROOMS



PRIVATE PARKING



GUEST PARKING

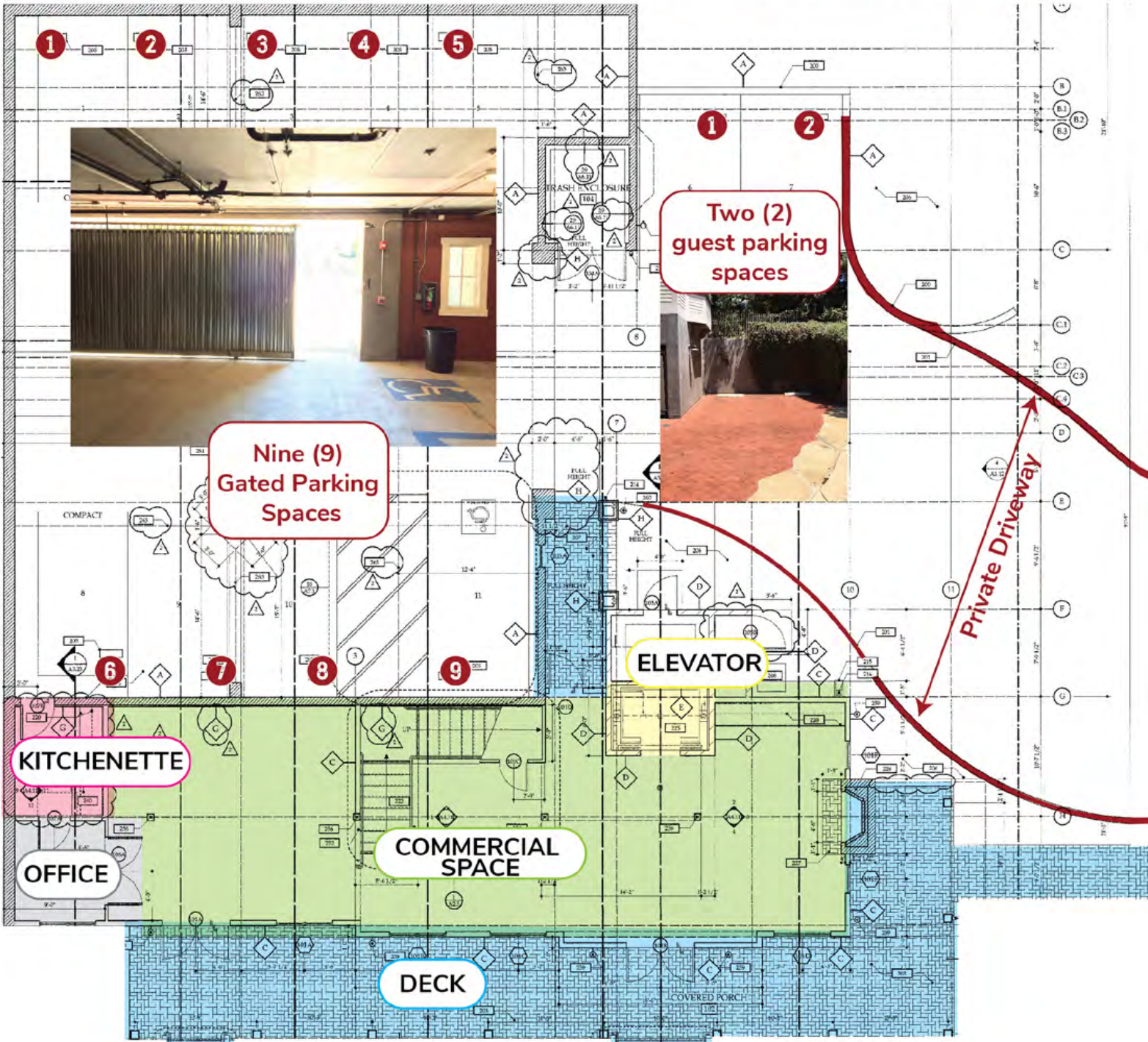
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FLOOR PLAN 2,772 SF

1st FLOOR: 1,655 SF



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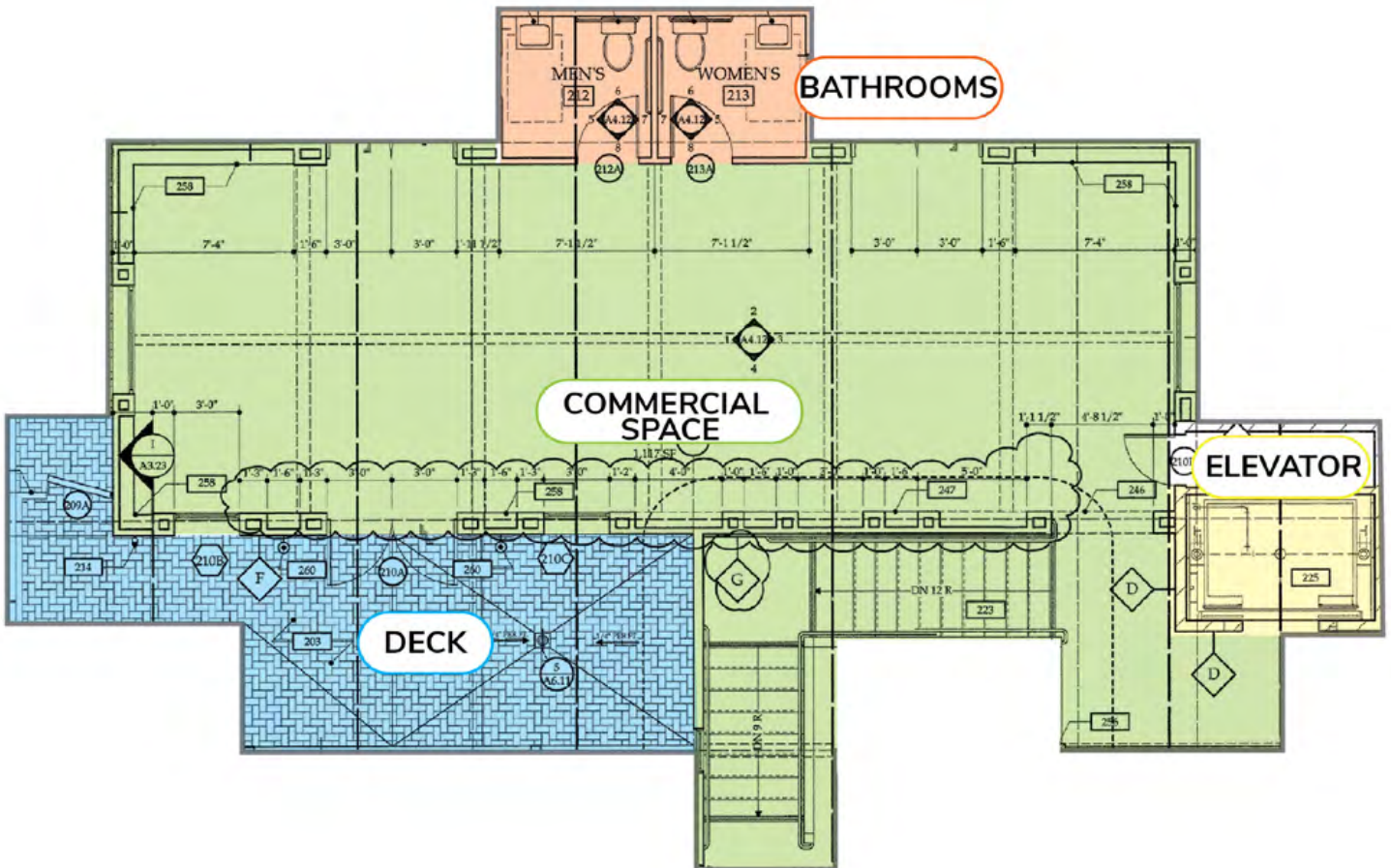
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FLOOR PLAN 2,772 SF

2ND FLOOR: 1,117 SF



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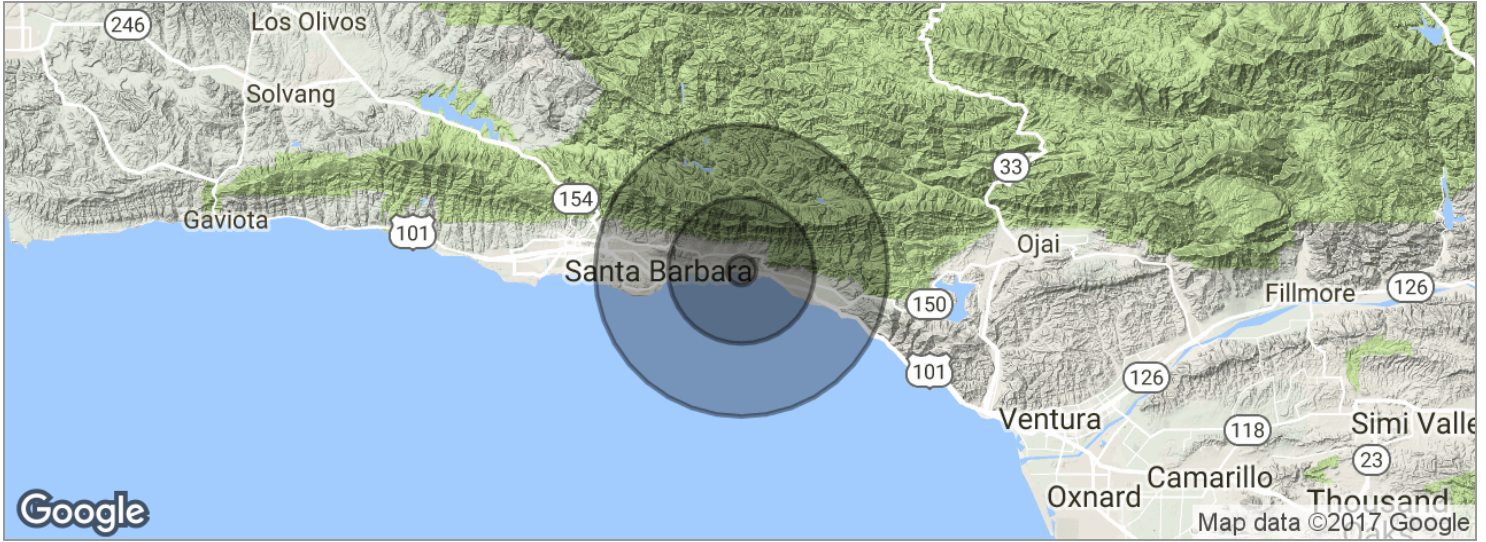


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POPULATION	1 MILE	5 MILES	10 MILES
Total population	5,383	16,964	129,671
Median age	52.4	43.9	39.0
Median age (male)	53.4	44.4	38.0
Median age (Female)	51.7	43.3	40.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,402	6,684	51,446
# of persons per HH	2.2	2.5	2.5
Average HH income	\$187,398	\$157,073	\$97,926
Average house value		\$786,753	\$840,363

* Demographic data derived from 2010 US Census

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