

2476 Lillie Ave.

Summerland, CA 93067

OFFERED AT \$1,595,000

*±1,960 SF Commercial/Residential Buildings
in the heart of Summerland's Retail Corridor*



FOR SALE ±1,960SF COMMERCIAL/RESIDENTIAL BUILDINGS

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PROPERTY BRIEF

Well-situated property composed of two separate buildings, located just south of Santa Barbara in the heart of Summerland's retail corridor, with easy access from Highway 101 and surface streets. The two separate buildings totaling approx. 1,960 SF are well maintained and fully functional as office or residential. Features include ocean views and good on-site parking with open street parking in front. Full freeway exposure. Extra large lot also allows for future development potential.

Price	\$1,595,000
Building Size	±1,060 SF (Unit A) ±900 SF (Unit B - 2BR/1BA) ±1,960 SF Total
Lot Size	±12,196 SF
Parking	On-site, plus open street parking
Floors	1
Zoning	C-1 (Retail & Commercial Services)
APN	005-194-003

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.

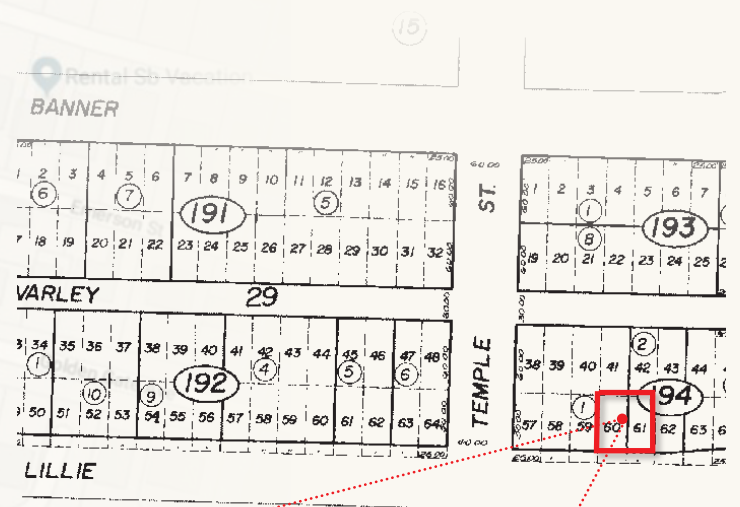
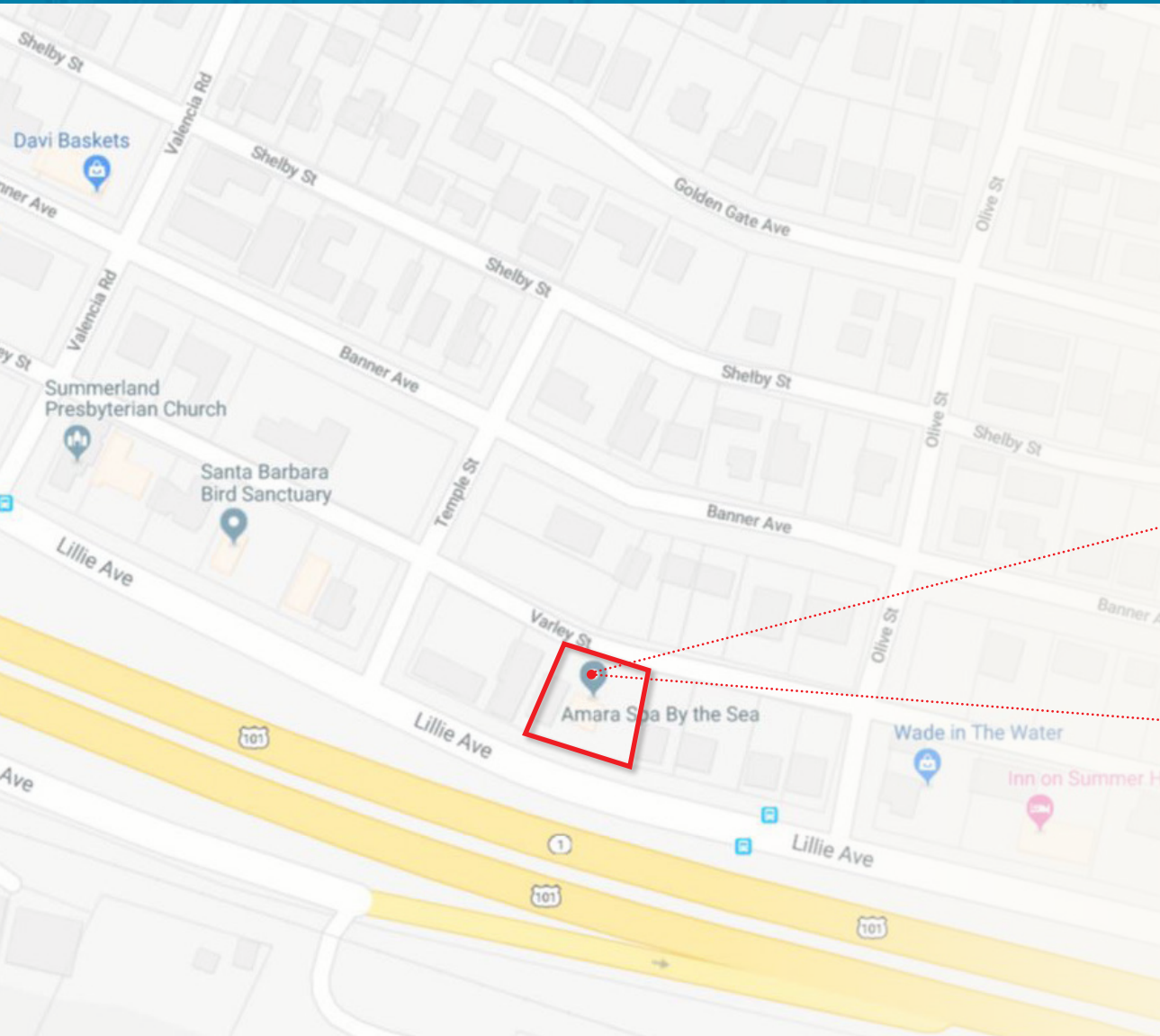
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RENT ROLL

Unit	Tenant	Size (SF)	Monthly Rent	Share of Operating Costs	Term (Start – End)	Options	Comments
A	Gideon Hixon Fund	1,060 SF	\$2,511	54%	7/1/14 – 6/30/18	(1) 2 Yr Option @ MRV	Month-to-Month
B	Crooks	900 SF	\$2,995	0%	—	—	2BR/1BA House Month-to-Month
Totals		1,960 SF	\$5,506	54%			

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NEIGHBORING SUMMERLAND BUSINESSES

- | | | |
|----------------------------|-------------------------------|----------------------------------|
| 1 Summerland Winery | 6 Platinum Fitness Summerland | 11 Tinker's Burgers |
| 2 Pine Trader Antiques | 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 Summerland Antique Collective |
| 5 Summerland Oriental Rugs | 10 The Nugget | 15 Bonita |



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