

**FOR
LEASE**

60 E. Highway 246
AVENUE OF THE FLAGS | Buellton, CA 93427
Wine Tasting Garden



New retail development on highest traffic count street in the Valley. Smaller units ideal for wine tasting, gourmet food, boutique retail and more. Prominent street frontage visibility with interior courtyard for parking, outdoor seating and room for food trucks. Each unit has an outdoor patio area with outdoor seating. Access from Hwy 246 and Avenue of the Flags.

The information contained herein has been obtained from sources that have been deemed reliable. While we have no reason to doubt its accuracy we do not guarantee it.

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PROPERTY INFORMATION

Lease Price: \$3.00 ~ \$3.50 SF/net

Sizes: 1,000 SF - 1,500 SF

Total Size: 15,500 SF

APNS: 137-190-013, 022, 024, 030, 033,

Zoning: CR (General Commercial)

Average Daily Traffic:

15,000 - via Hwy 246 and 27,000 via Hwy 101

Santa Ynez Valley Tourism:

The Santa Ynez Valley attracts over 5 million annual visitors a year producing over \$100 million in direct spending. Over 600 hotel rooms within walking distance from the site.

LOCATION OVERVIEW

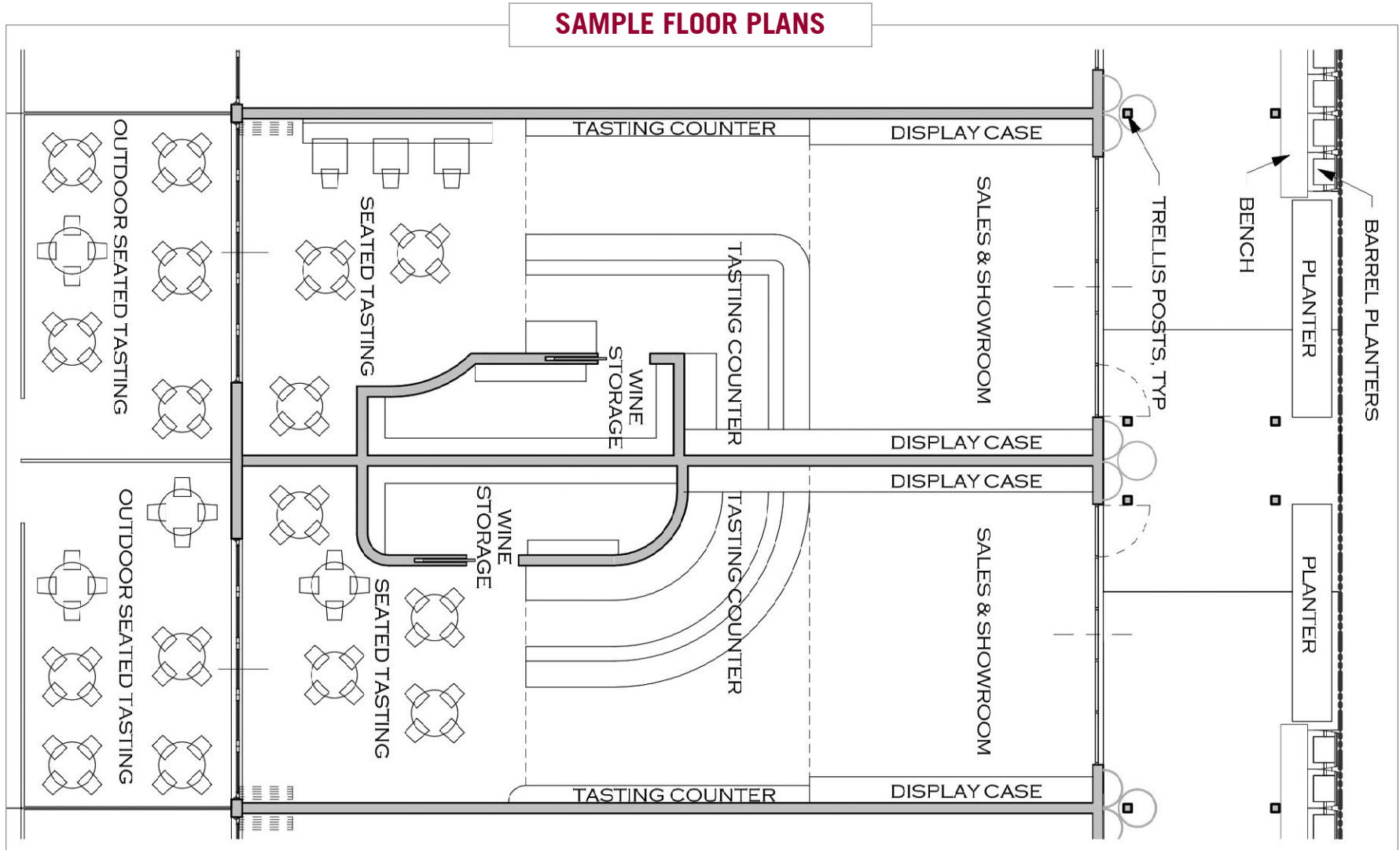
Buellton is located approximately 40 miles north-west of affluent Santa Barbara with convenient access to Santa Barbara Municipal Airport. The region is easily accessible by car via US Highway 101 and 35 miles south of Santa Maria on US Highway 101. Lompoc, Vandenberg Air Force Base and Village are all approximately 17 miles to the west along US Highway 246. Los Angeles is roughly two hours south of Buellton on US Highway 101.



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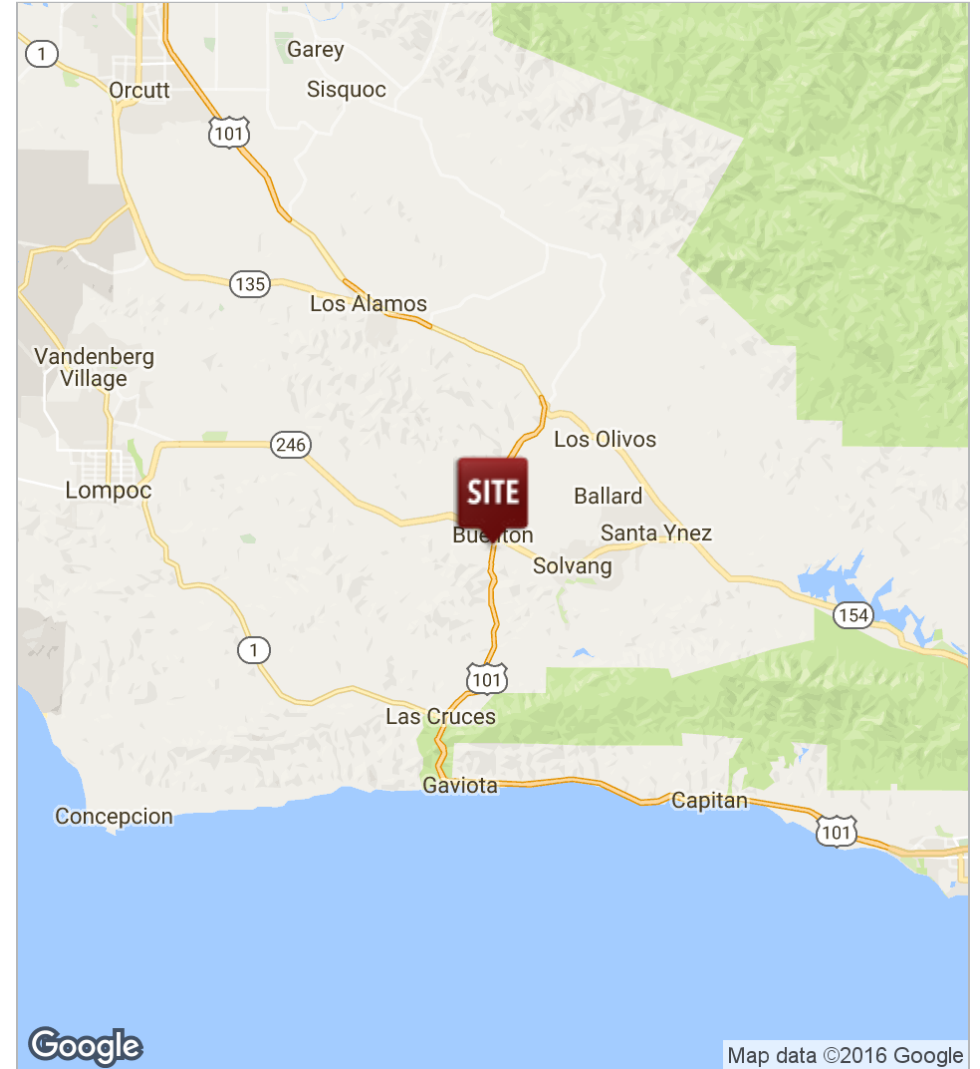
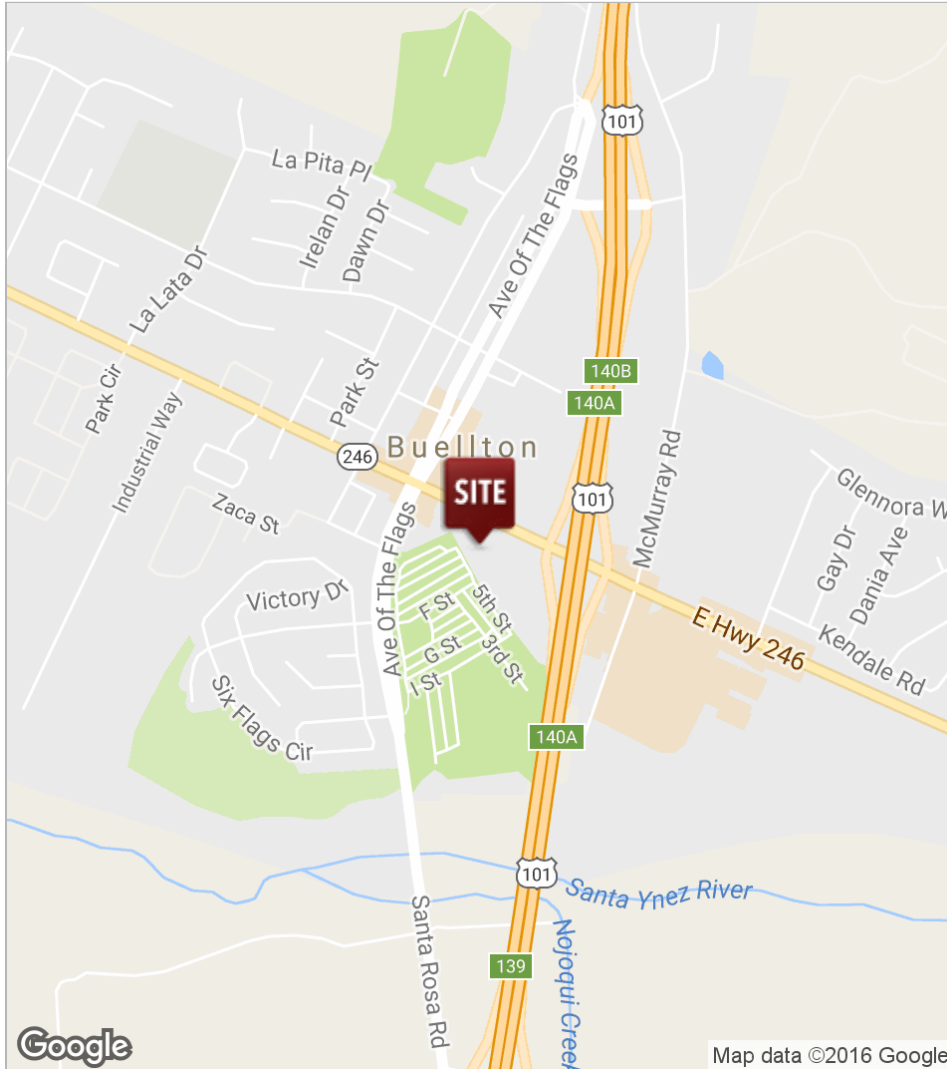
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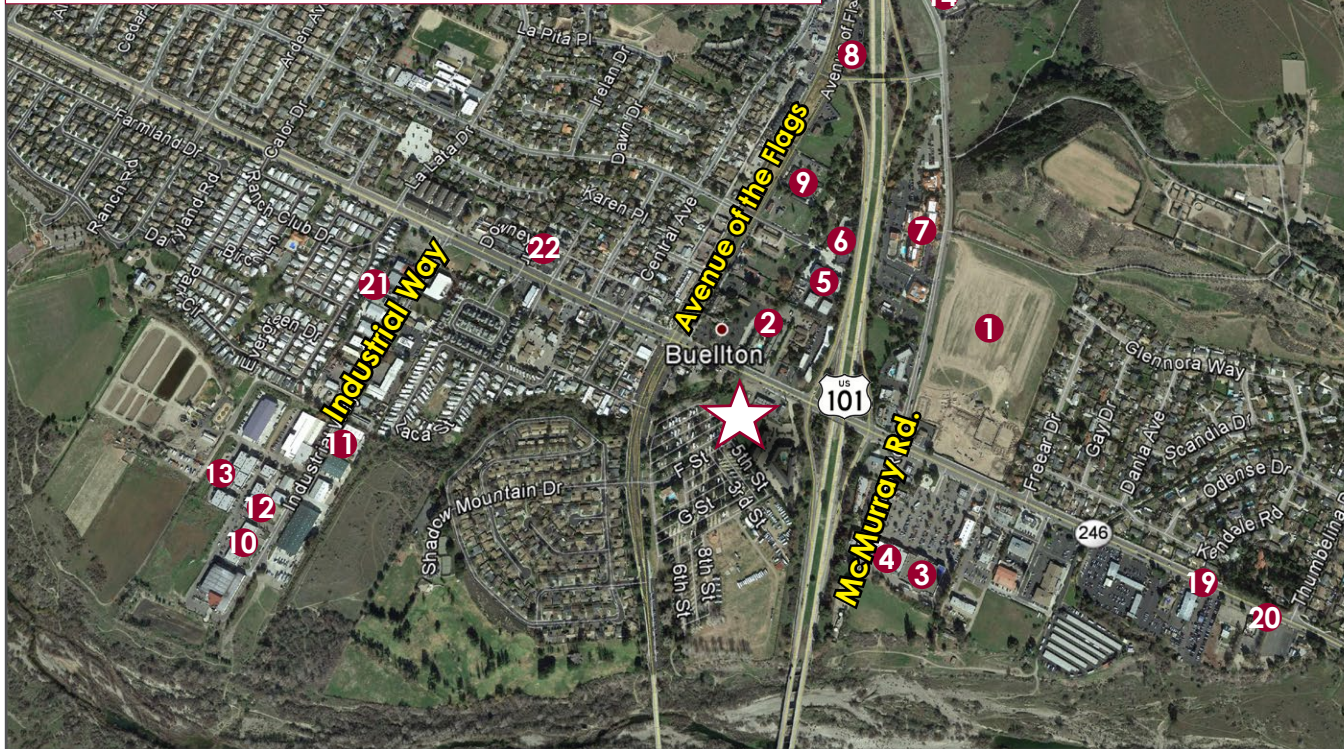
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Area Highlights

- The Santa Ynez Valley AVA has the largest collection of wineries (+50) in Santa Barbara County
- Home to one of the original 21 California Missions
- In 2009, Solvang was designated a national "Preserve America Community" award by First Lady Michelle Obama.



- 1 Tractor Supply/Starbucks/Habit/Chipotle
- 2 Pea Soup Andersens Inn
- 3 CVS
- 4 Albertsons
- 5 Standing Sun Wines
- 6 Cold Heaven Cellars
- 7 Marriott
- 8 Quality Inn
- 9 San Marcos Hotel
- 10 Terravant Wine Co
- 11 Avant Tapas & Wine
- 12 Figueroa Mountain Brewery
- 13 Margerum Wine Company
- 14 Firestone Walker Brewing Company
- 15 Cool Hand Vineyard
- 16 Arthur Earl Winery
- 17 Sevtap Winery
- 18 Lucas & Lewellen Vineyards
- 19 AJ Spurs Saloon & Dining Hall
- 20 Hitching Post II
- 21 Industrial Eats
- 22 Ken Brown Wines

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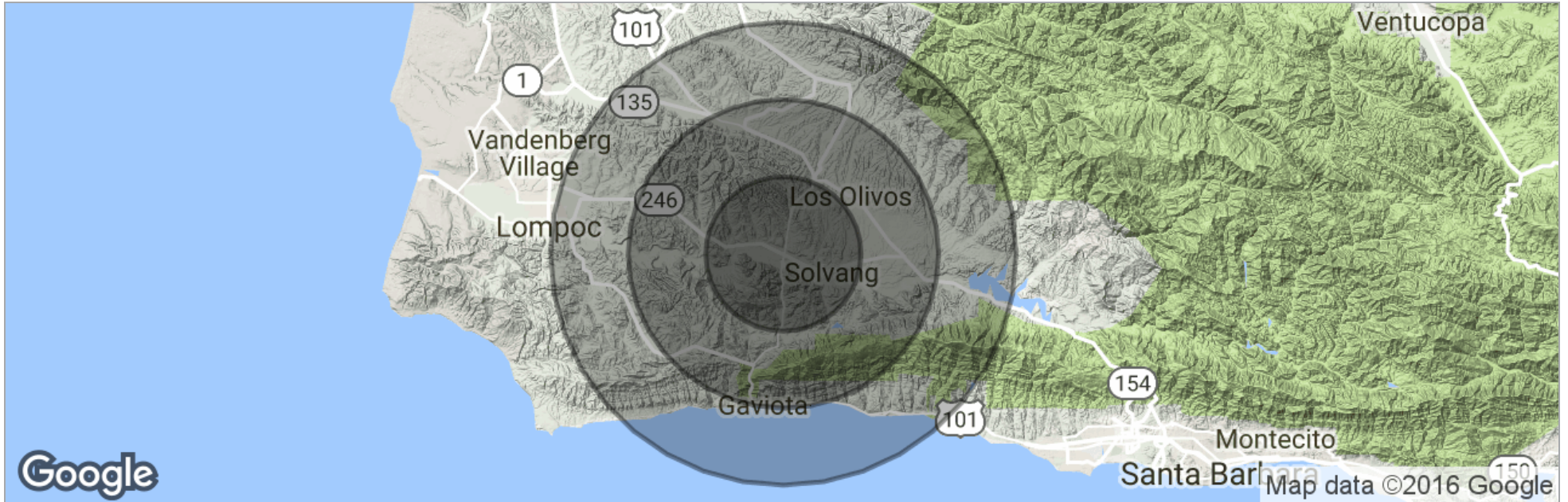
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	5 Miles	10 Miles	15 Miles
Total Population	8,616	18,632	29,238
Population Density	110	59	41
Median Age	44.2	43.6	43.0
Median Age (Male)	40.2	40.5	40.5
Median Age (Female)	47.2	46.3	45.4
Total Households	3,318	6,895	10,623
# of Persons Per HH	2.6	2.7	2.8
Average HH Income	\$100,788	\$106,386	\$107,836
Average House Value	\$737,266	\$740,979	\$699,064

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