

# 518 AVENUE OF THE FLAGS BUELLTON, CA 93427

FOR SALE

±1.22 acres available in the heart  
of an emerging new downtown  
commercial corridor.

OFFERED AT

**\$1,695,000**

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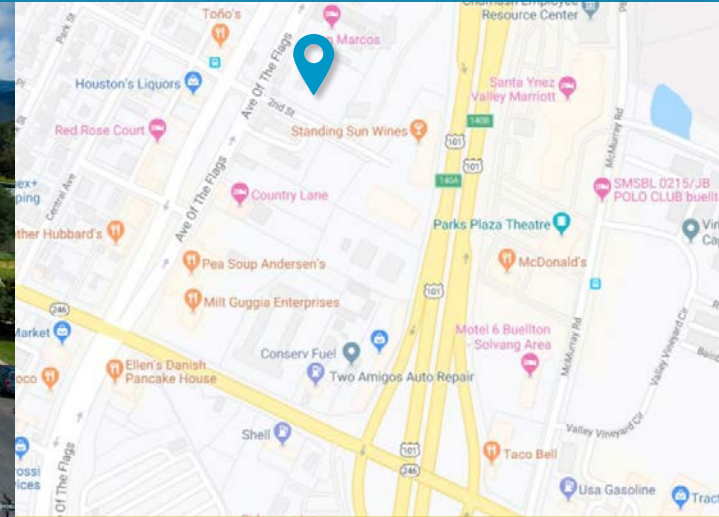
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# 518 AVENUE OF THE FLAGS | BUELLTON, CA 93427

For Sale | ±1.22 Acres Entitled for Mixed-Use Development | High Traffic Intersection



±1.22 acres of vacant land in the heart of Buellton. Entitled for a ±19,981 SF Mixed-Use development consisting of ±7,350 SF Retail, ±7,693 SF Office and ±4,938 SF Storage. This is a prime location in the center of Buellton boasting the highest traffic counts in the Santa Ynez Valley. As the city's new master plan takes shape, this parcel will be situated in the heart of a revitalized downtown commercial corridor.

## Property Highlights

- Vacant parcel with approved plans located in the heart of Buellton's "Avenue of The Flags Specific Plan"
- Buellton's new master plan features parks, plazas and destination-oriented development
- This ±19,981 SF Mixed-Use development has been approved by the City of Buellton
- Convenient to the 101 Freeway and CA 246

2019 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Average HHI:	\$101,104	\$100,538	\$106,225
Population:	5,167	7,234	14,120
Daytime Population:	4,097	5,135	12,515

2019 Estimates from Sites USA

TRAFFIC COUNTS	
ADT (101 Freeway)	10,580
ADT (CA 246)	6,899
ADT (Avenue of The Flags)	3,700

Traffic Counts from SitesUSA & Associated Transportation Engineers Avenue of The Flags Specific Plan

## Offering Specifics

Price	\$1,695,000
Land Size	Approx. 1.22 Acres
Price/SF Land	\$32/SF
APN	137-170-006

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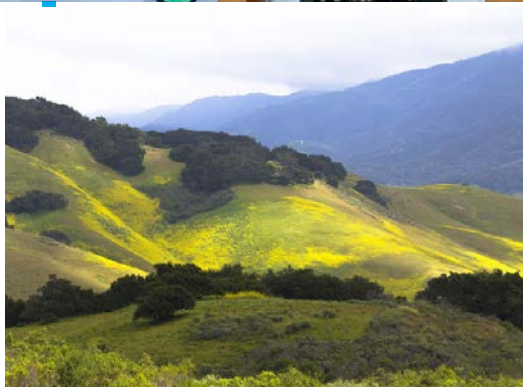


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Poised for significant growth and development, Buellton is one of California's quintessential wine country towns with friendly people, gorgeous natural surroundings, farm-to-table restaurants, vineyards, wineries, and distilleries.



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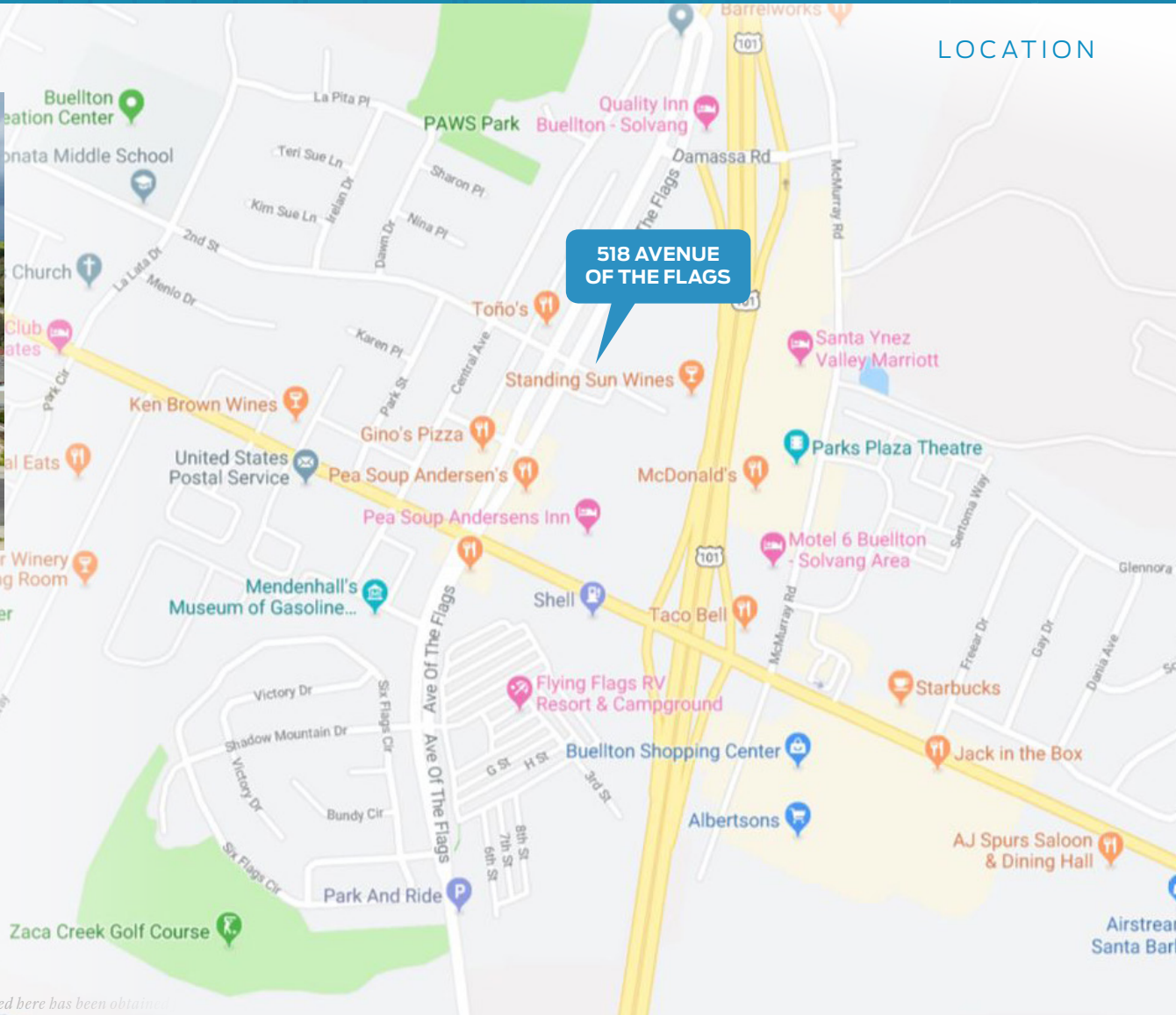
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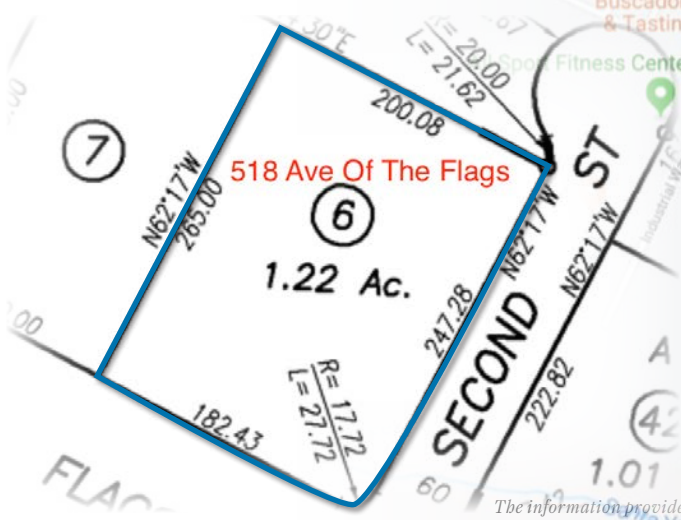


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LOCATION



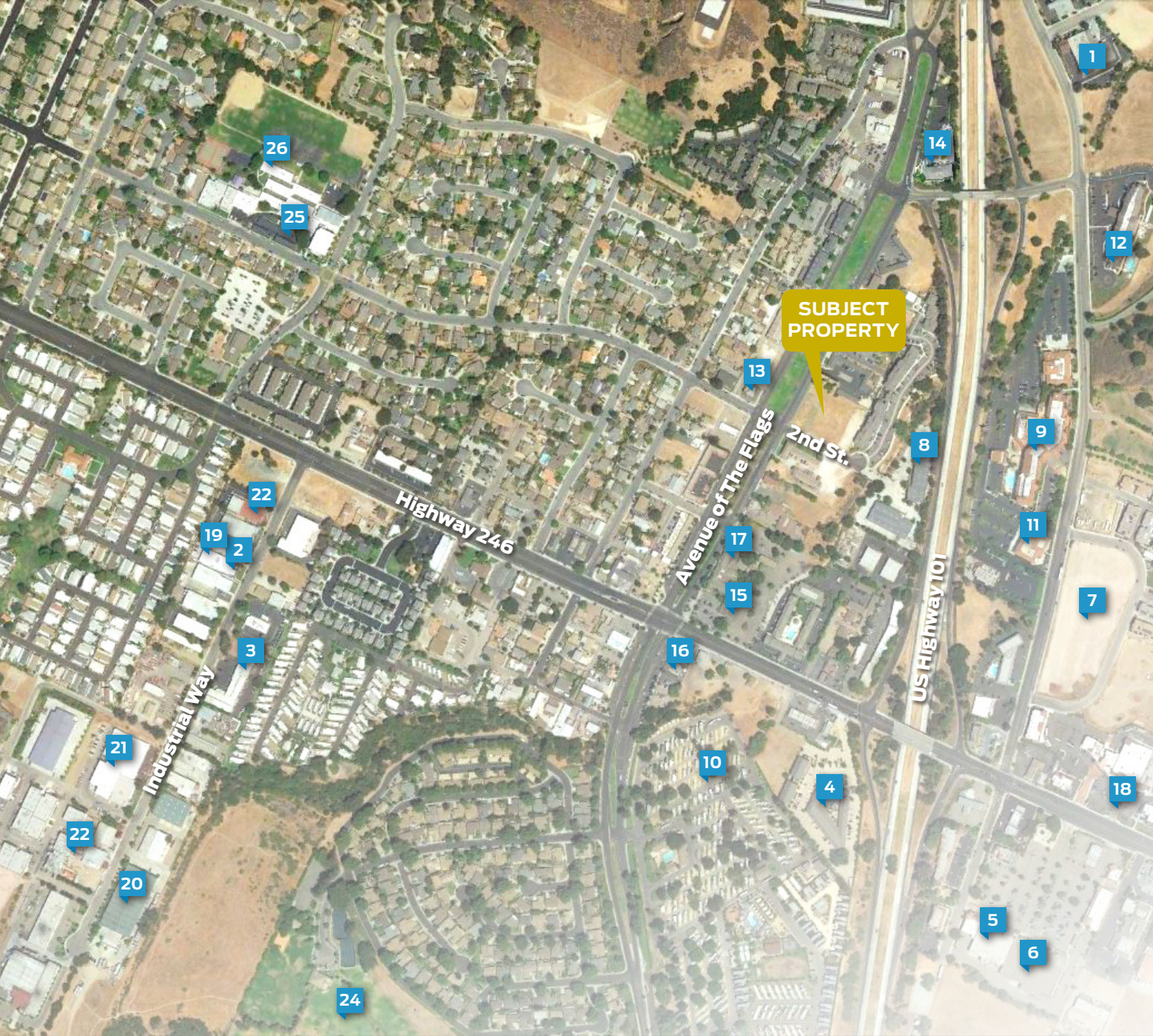
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# Surrounding Area



- 1 Firestone Walker Brewing Company
- 2 Industrial Eats
- 3 Buscador Winery & Tasting Room
- 4 Sideways Inn
- 5 CVS Pharmacy
- 6 Albertson's
- 7 Future Hotel Development
- 8 Standing Sun Wines
- 9 Santa Ynez Valley Marriott
- 10 Flying Flags RV Resort & Campground
- 11 Parks Plaza Theatre
- 12 Hampton Inn & Suites
- 13 Toño's Restaurant
- 14 Quality Inn
- 15 Casa Cassara Winery & Vineyard
- 16 Ellen's Danish Pancake House
- 17 Pea Soup Andersen's
- 18 Starbucks
- 19 Alma Rosa Winery & Vineyards
- 20 Cent Anni Vineyard
- 21 All Sport Fitness Center
- 22 Figueroa Mountain Brewing Co.
- 23 Loring Wine Company
- 24 Zaca Creek Golf Course
- 25 Jonata Middle School
- 26 Buellton Recreation Center

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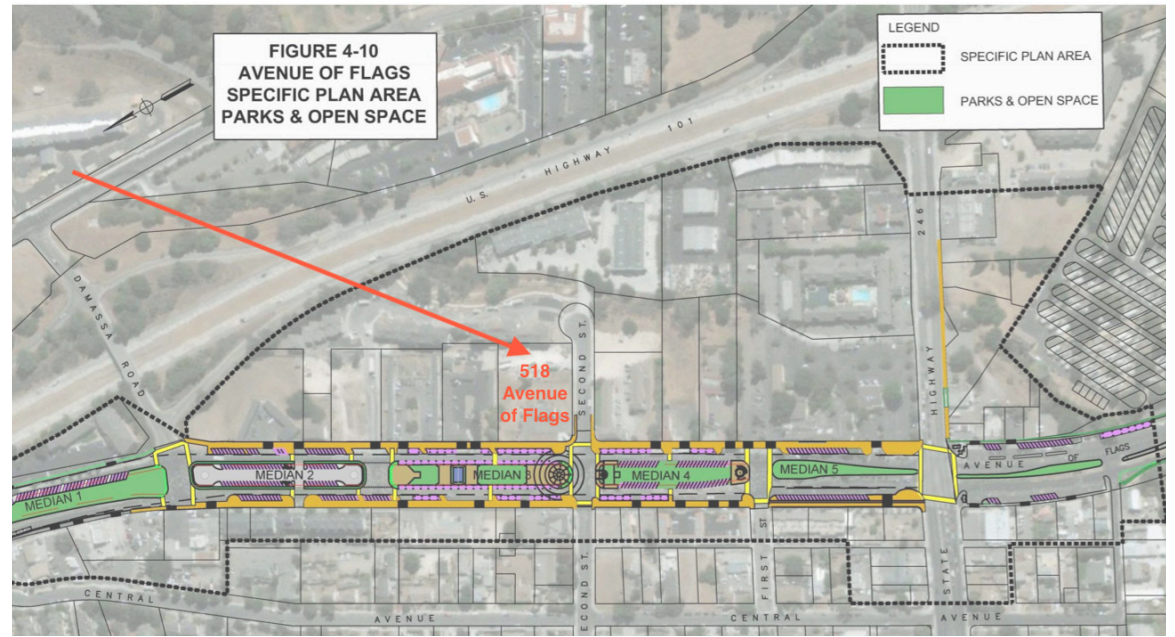




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## BUELLTON'S NEW MASTER PLAN & CONCEPTUAL RENDERINGS



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518 AVENUE OF THE FLAGS | FRONT ELEVATION RENDERING



Retail & Office Spaces Facing The Avenue

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## 518 AVENUE OF THE FLAGS | ELEVATION RENDERINGS



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

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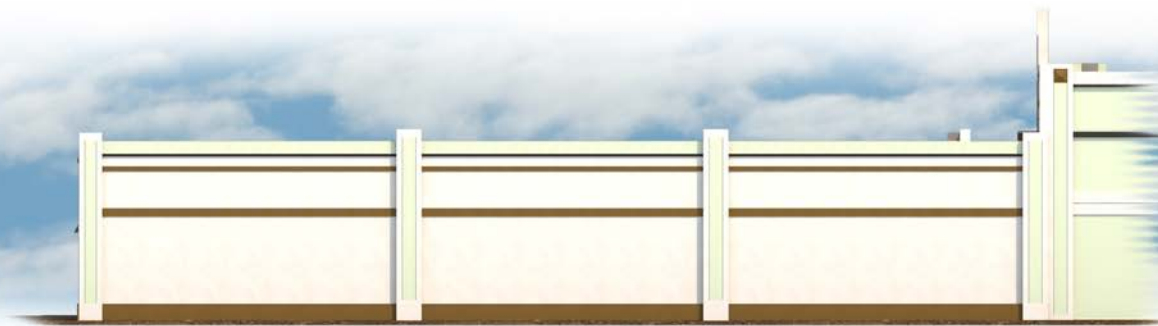
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

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# MARKET HIGHLIGHTS



# 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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