

# FULLY ENTITLED RETAIL DEVELOPMENT

120 Hollister Street | Summerland | CA 93067



**SALE PRICE:** CALL FOR INFO

**PARCEL:** 17,145 SF

**APN:** 005-182-001

**FUTURE BUILDING SF:** 4,816 SF

**PATIO AREAS:** 3,055 SF

**ZONING:** C-1

**PARKING:** 15 spaces in new structure

## PROPERTY OVERVIEW:

Fully entitled commercial project with permits ready to pull. This beautifully designed project is located at very high profile site on the main thoroughfare in the ocean front community of Summerland. It is directly across from the freeway off-ramp and adjacent to The Nugget restaurant.

A buyer may begin construction right away on this unique project, with approx. 17,145 SF of land and approx. 4,816 SF of buildings on 2 floors, extensive patios, ocean views and open space. The development can accommodate up to 4 tenants, is designed with elevator access and includes a large parking area with 15 onsite spaces. Perfect opportunity for owner/user or investor.

## COMPLETED PROJECT WILL INCLUDE:

- Elevator
- Extensive patios
- Ocean view
- Onsite parking

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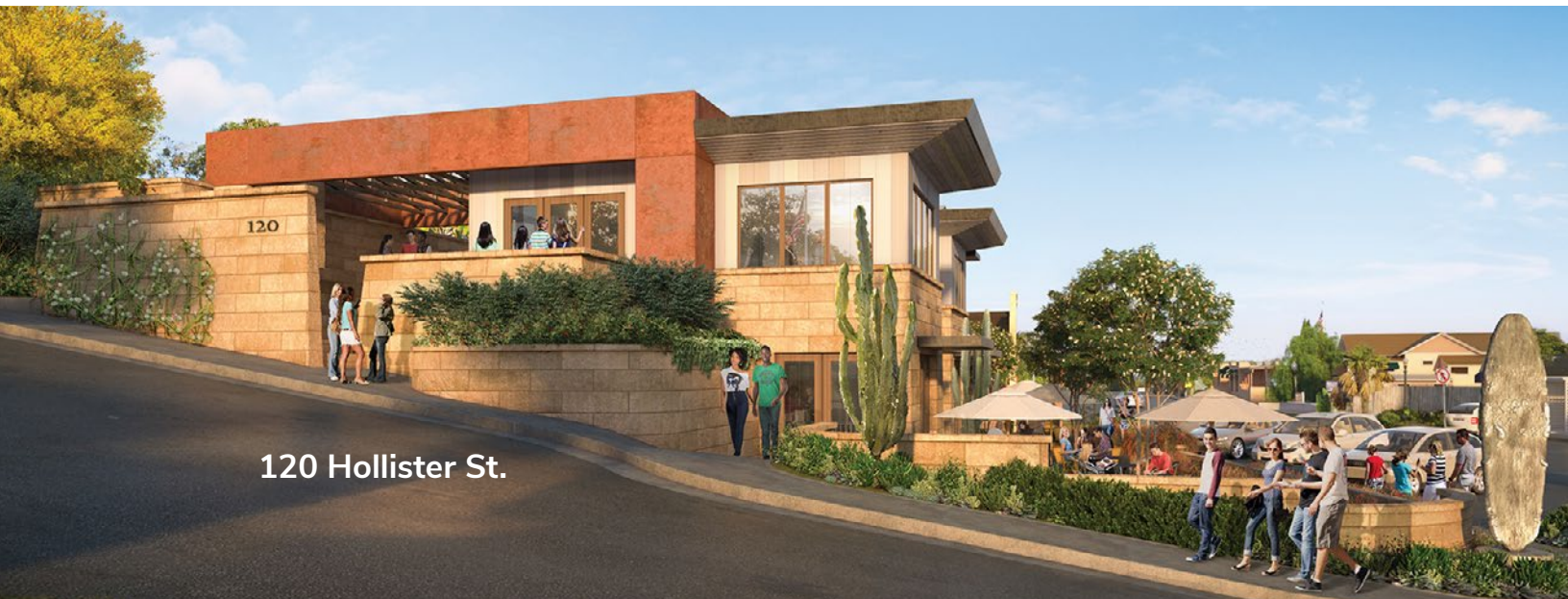
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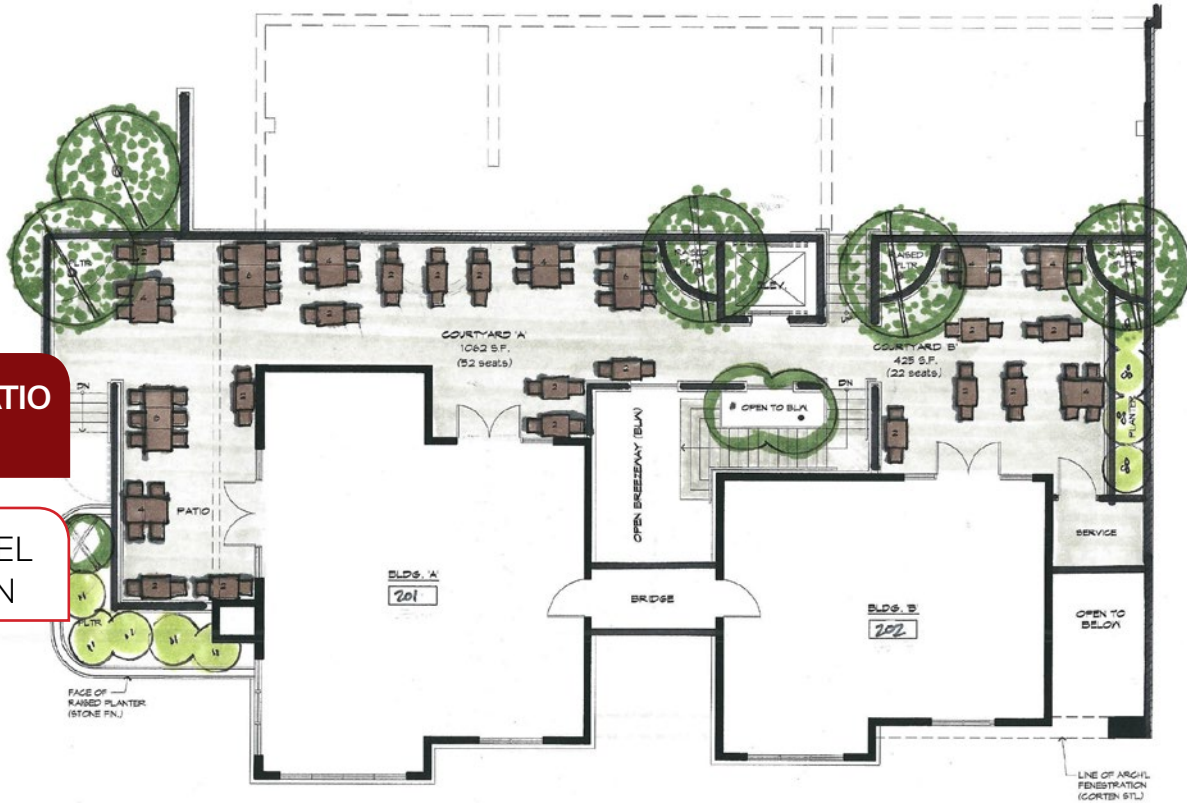


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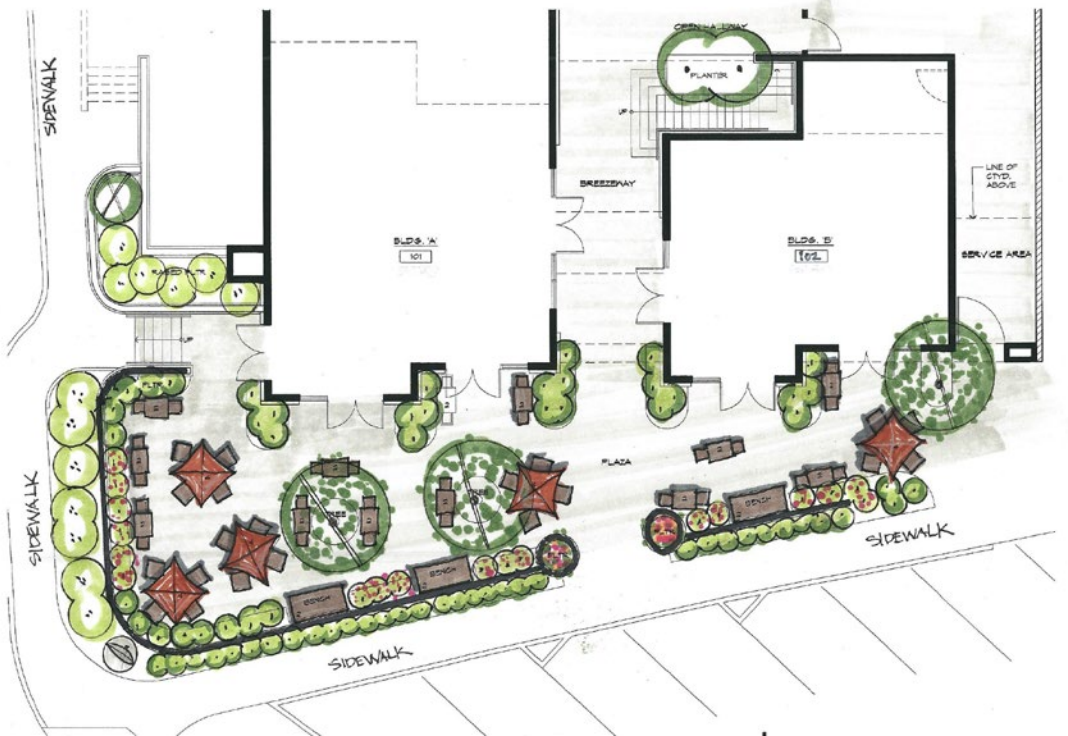
**COURT YARD LEVEL PATIO**  
**74 SEATS**

**SECOND LEVEL**  
**FLOOR PLAN**



**STREET LEVEL PATIO**  
**50 SEATS**

**PLAZA LEVEL**  
**FLOOR PLAN**



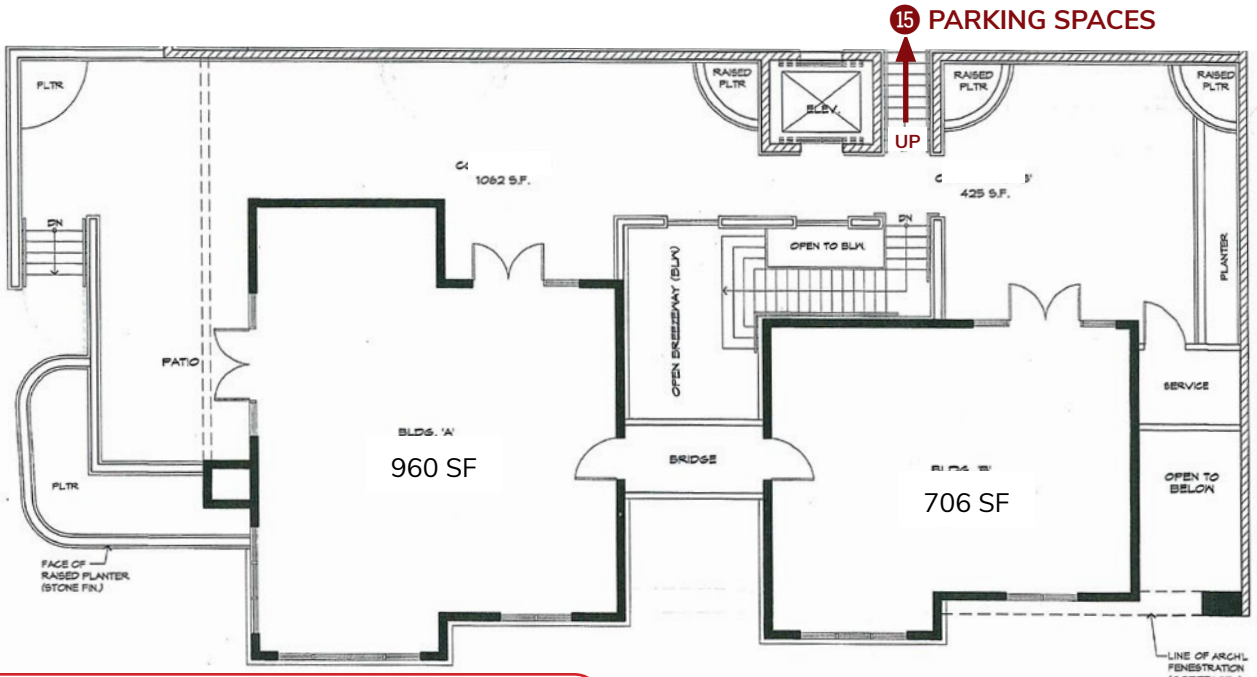
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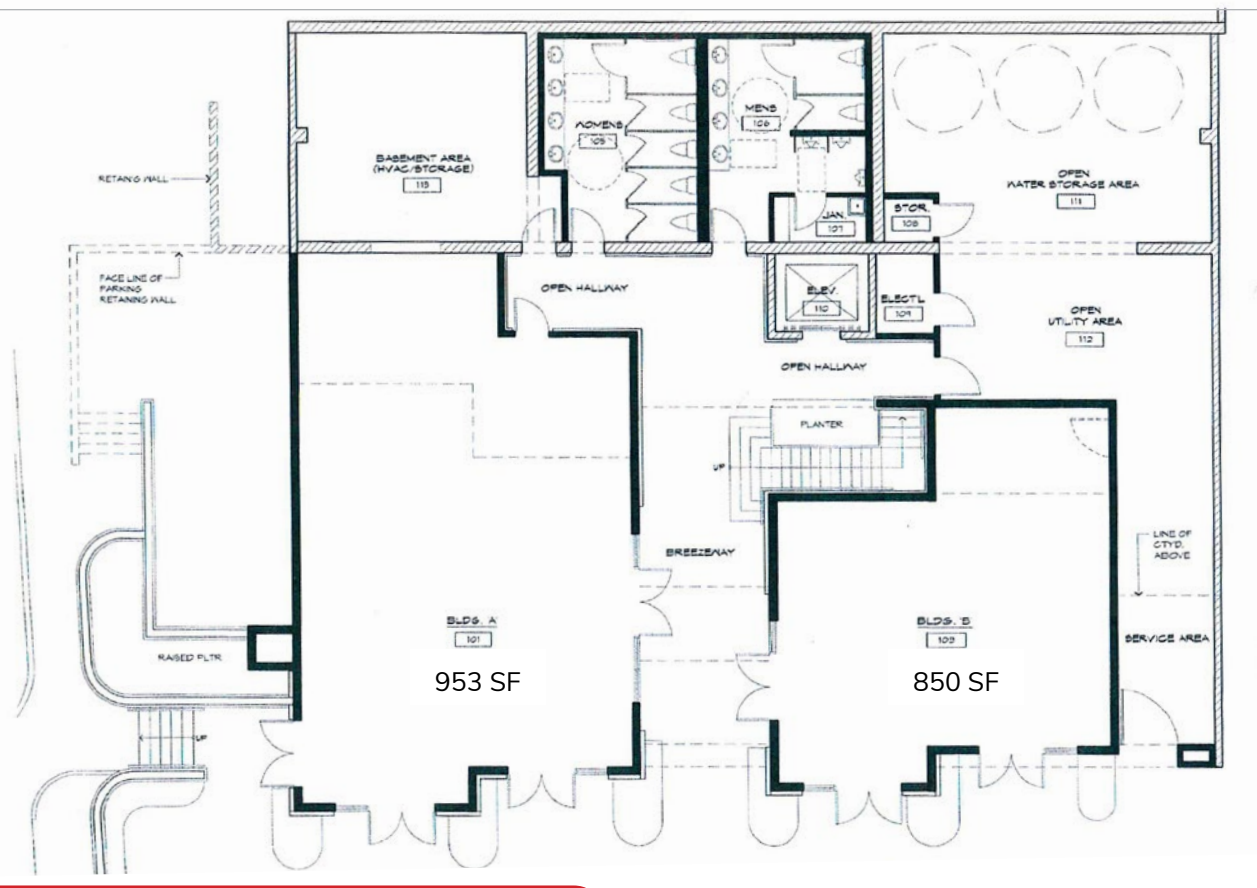
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COURT YARD LEVEL - SECOND FLOOR PLAN

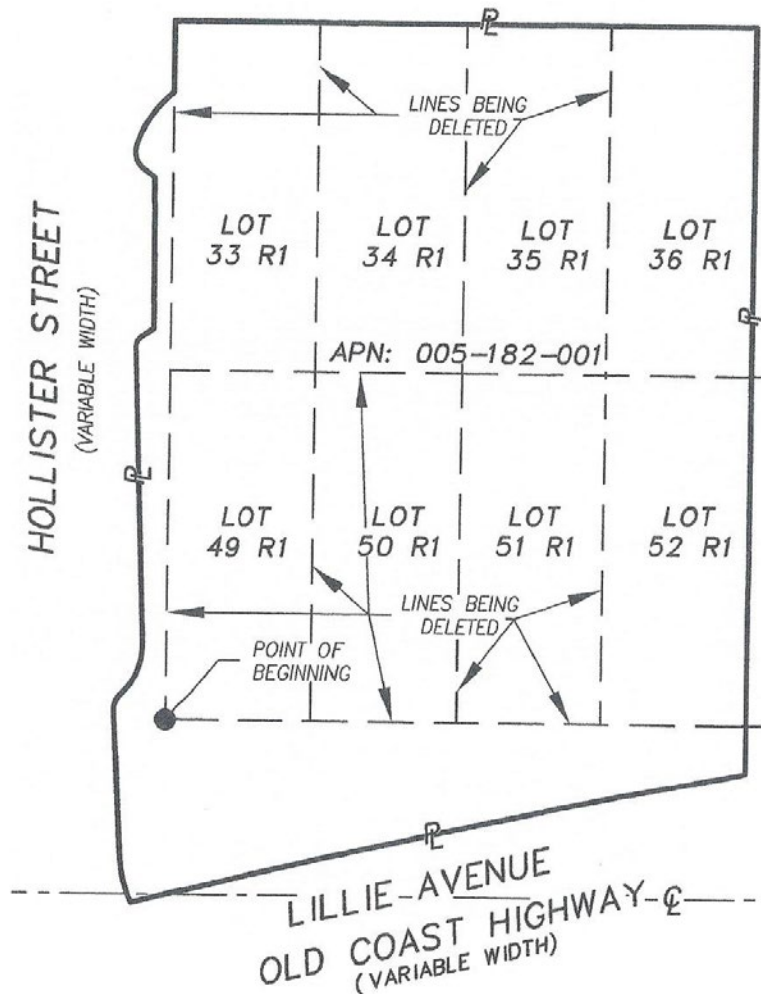


STREET LEVEL - FIRST FLOOR PLAN



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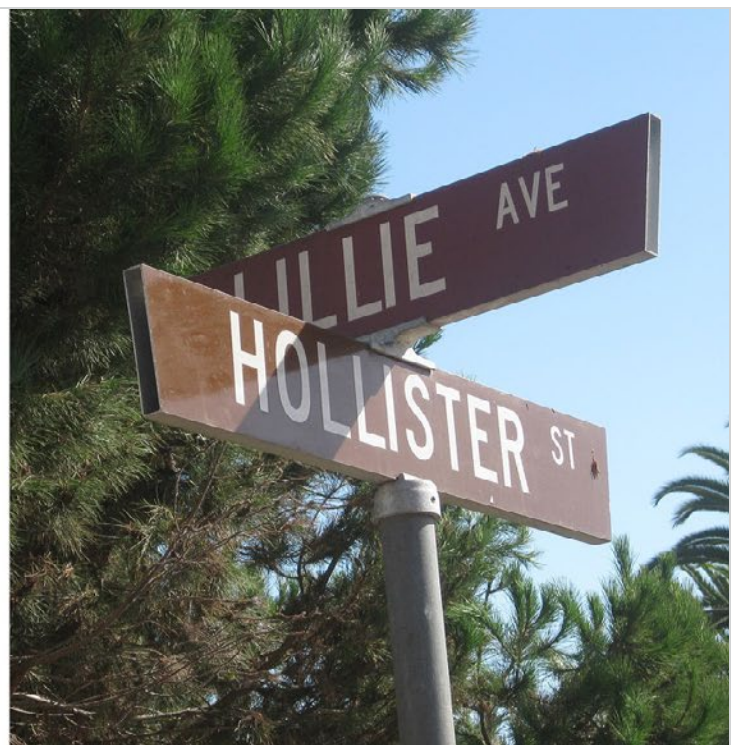
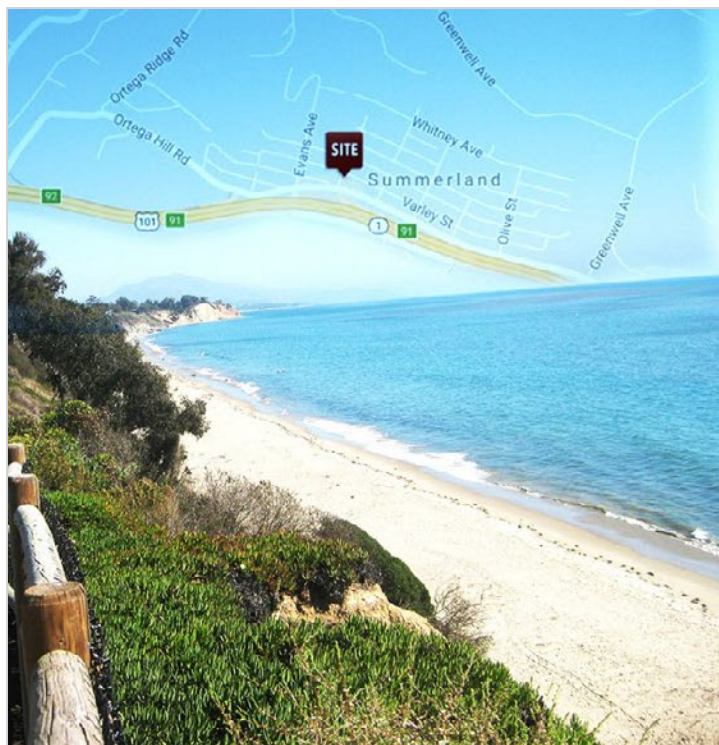
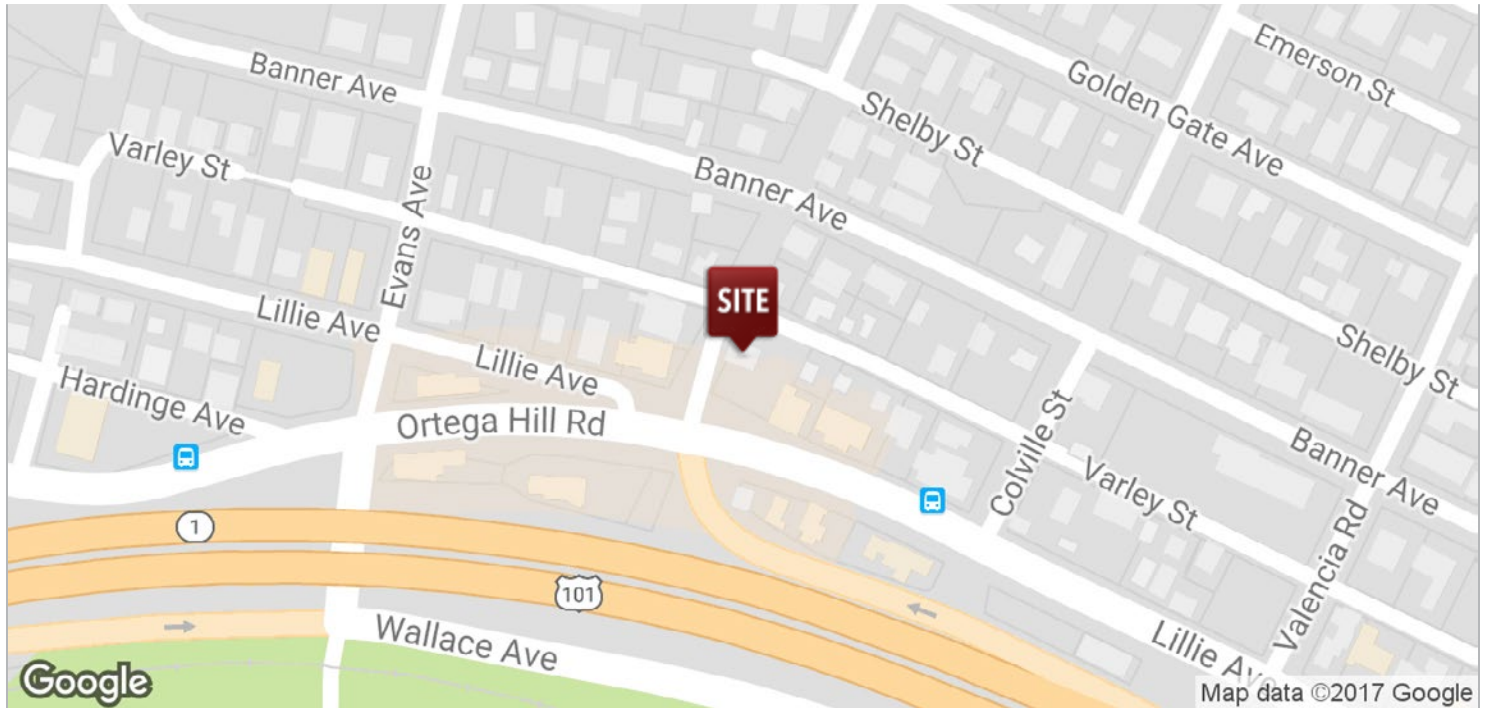
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## RETAIL MAP

- 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 Red Kettle Coffee
- 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 Summerland Market ☆ SITE

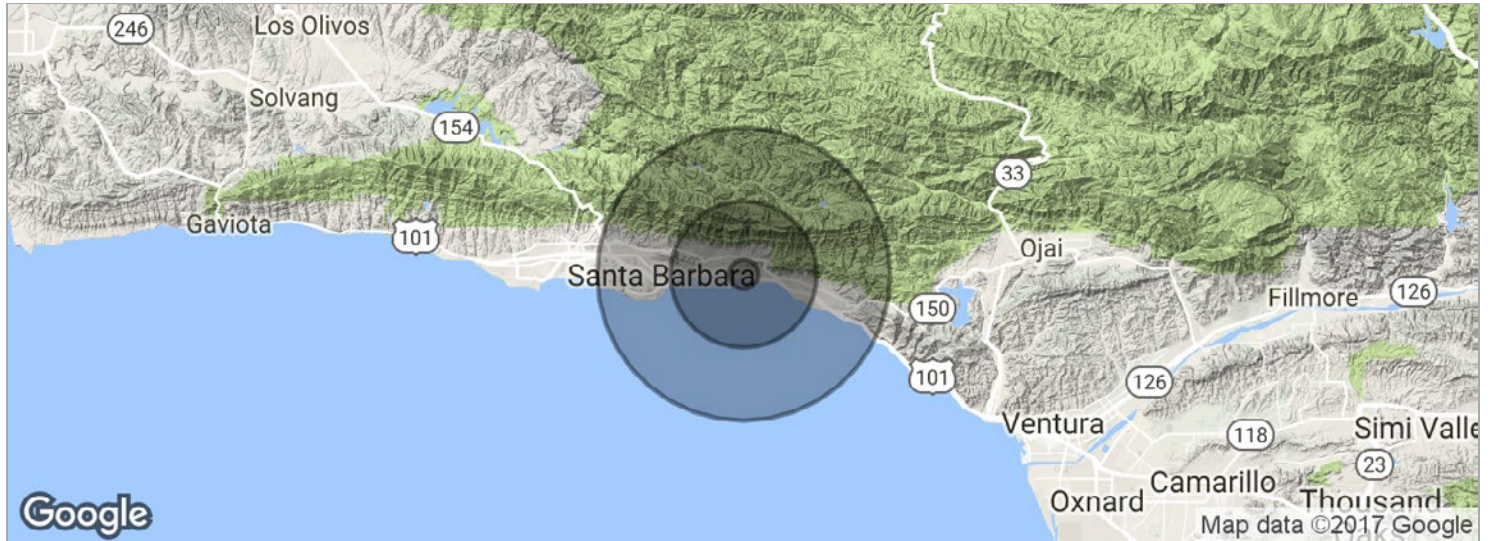
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	328	17,365	130,640
Median age	52.2	43.5	39.1
Median age (male)	53.4	44.1	38.0
Median age (Female)	51.4	42.9	40.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	145	6,795	51,872
# of persons per HH	2.3	2.6	2.5
Average HH income	\$190,356	\$156,604	\$98,442
Average house value		\$786,531	\$843,867

\* Demographic data derived from 2010 US Census

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