

458 BELL STREET

LOS ALAMOS
CALIFORNIA 93440



GENERAL STORE
RESTAURANT WINE SHOP

Charming mixed-use property
with ±6,000 SF commercial building
+ established garden patio for dining
& private events + separate IBD/IBA
cottage situated in the heart of Los
Alamos in Santa Barbara's
Santa Ynez Valley wine country

ASKING \$3,500,000

Includes type 47 liquor license
+ type 58 caterer permit

ROB HAMBLETON
805.879.9611
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CA LIC. 01858350



This rarely available historic property, located in old town Los Alamos in the heart of Santa Barbara's Santa Ynez Valley wine country, features a full commercial chef's kitchen, bar, large dining area, amazing outdoor patio and 1-bedroom/1-bath cottage. The offering also includes Type 47 liquor license and Type 58 caterer permit — contact Listing Agent for details. The current home of Pico bar and restaurant, the property features beautiful attention to detail, leaving the original character of the General Store with efficient restaurant and dining operation, plus upscale modern finishes to its Old West charm. The offering presents an extraordinary opportunity to own and/or occupy a prime commercial location in this popular tourist and travel destination affectionately dubbed "Little LA" by its longtime fans.



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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STREET
LOS ALAMOS CA 93440

OFFERED AT

\$3,500,000

Includes type 47 liquor license + type 58 caterer permit.

Contact Listing Agent for details.

PROPERTY SPECIFICS

Type
Mixed Use

Commercial Building Size
±6,000 SF + Large Garden Patio For Dining
& Private Events

Cottage Size
±1,000 SF · (1) 1BD/1BA Unit

Land Size
±13,939 SF (±0.32 Acres)

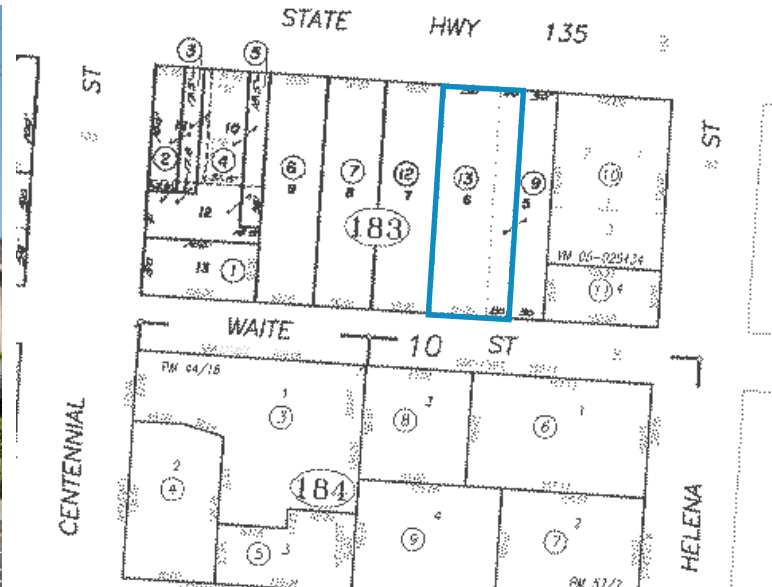
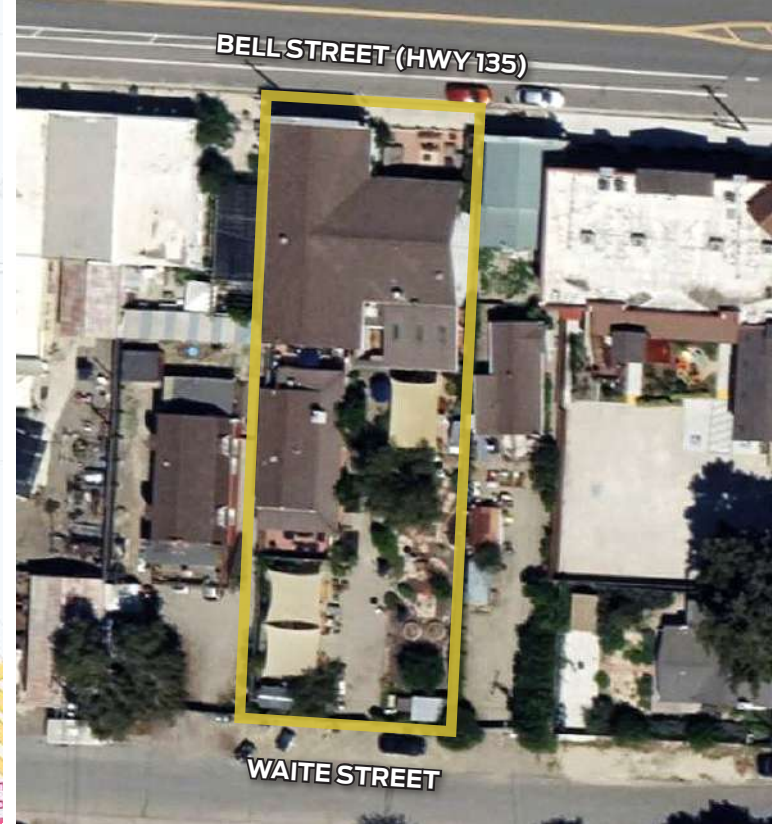
Land Use Code
Commercial Hotel/Motel

APN
101-183-013

Legal Address
461 Waite St. · Los Alamos CA 93440



RADIUSGROUP.COM



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$\pm 6,000$ SF COMMERCIAL SPACE



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1BD/1BA COTTAGE



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HIP SMALL TOWN, BIG OLD-WEST VIBES

With a thriving food & wine scene and vintage look & feel, Los Alamos—affectionately dubbed “Little LA” by its longtime fans—is perhaps Santa Barbara Wine Country’s best well-kept secret



Burgeoning food, wine, & arts scene plus one-of-a-kind lodging, including the historic 1880 Union Hotel, a Victorian-style bed & breakfast, an inn with a view, and a classic motor court... Buildings old and new house art galleries, antique shops, wine tasting rooms and a surprising variety of restaurants for every type of diner from locavore to carnivore. The Los Alamos Third Saturday Stroll every month offers themed special events. During the last weekend of September, Los Alamos Old Days honors the town’s western heritage with a celebration including arts & crafts fair, BBQ, car show, dance and parade.



A L A M O S



thrillist

“This Old West California Town Is Hiding a Killer Wine and Food Scene”

**TRAVEL+
LEISURE**

“This Tiny Town You’ve Never Heard of Is Suddenly the Best Place to Go Wine Tasting in California”

**ESCAPE
←LOS←
ANGELES**

“Vineyards blend with Old West vibes in this relaxed town perfect for getting away from it all.”



“The Rugged Cool of California’s Santa Ynez Wine Country”



The pure, unsullied California-ness of the Santa Ynez Valley, a tiny wine region inland from the Central Coast, has turned it into one of the state’s most popular weekend getaways.

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