



FOR SUBLEASE
 EXCEPTIONAL BUELLTON LOCATION
 Across from the Crossroads Shopping Center



FLEXIBLE, OPEN FLOORPLAN

BUELLTON HIGH-VISIBILITY RETAIL / COMMERCIAL BUILDING
5,235 S.F. Remodeled Bldg. on 24,394 S.F. Parcel \$2.25 / S.F. NNN

Tastefully remodeled, GC-zoned retail/commercial building with 40 pkg spaces is strategically located in the heart of Buellton directly across from the new Crossroads Shopping Center. This property is offered for sublease at \$2.25 / s.f. (\$11,800 / month) plus NNN, estimated at \$0.35 cents / s.f. per month. Term length of lease is negotiable, but Lessor prefers a 4+-years initial term with additional options to Extend.



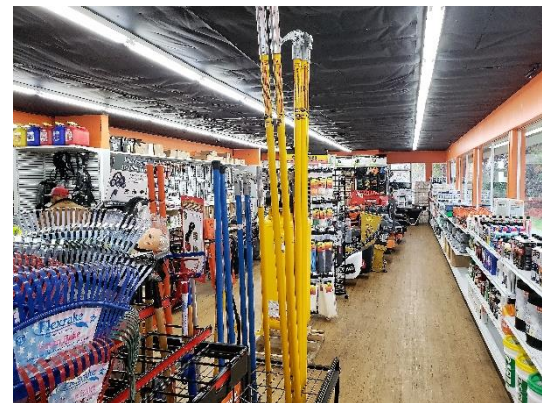
ABUNDANT NATURAL LIGHT

High traffic locale w/ great visibility & signage just off the 101 & the 246 & across from the Crossroads Shopping Center with its popular tenants that include Starbucks, AT&T, Tractor Supply, Supercuts, Panda Express, & the Habit.

This property was previously a Bakers Square restaurant and is well-suited for a restaurant or high-volume retail, due to its centric location at the mouth of Santa Barbara County’s wine country.

LEASING DETAILS:

- 5,235 S.F. at 321 McMurray Road, Buellton, CA 93427 / APN: 075-114-002
- General commercial zoning allows for retail, restaurant & commercial uses
- Complete remodel in 2017. Property has high visibility with easy access
- Previously Bakers Square Restaurant with approximately 40 parking spaces
- Just off Hwy 101 & across from Crossroads Shopping Center. .56 level acre
- Freestanding building is on a large, level lot with freeway-visible signage
- Lease term length is negotiable. Prefer 4+ year initial term plus add'l Options.
- 2-inch water main / 200AMP – 220V suitable for restaurant use.



TOTAL REMODEL IN 2017

CONTACT:

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DISCLAIMER: Buyer is advised to hire its own professionals to determine property’s suitability for buyer’s intended purpose. This brochure is for marketing purposes only. Information contained herein is deemed reliable but not guaranteed.