

FOR SALE OR LEASE

FREESTANDING OFFICE BUILDING IN THE HEARTH OF SANTA BARBARA COUNTY

224 E. HIGHWAY 246
BUELLTON, CA 93427



PAUL HERMAN

DRE LIC. #02065550

OFF 818.748.3411

CEL 323.333.4012

PAUL@THEHERMANCO.COM



THEHERMANCOMPANY
INTEGRITY. RESPECT. TRUST.

INVESTMENT HIGHLIGHTS

224 E. HIGHWAY 246
BUELLTON, CA 93427

TILT-UP CONCRETE OFFICE BUILDING SUPERBLY LOCATED NEAR THE 101 + 246 HIGHWAYS

9,000 SF BLDG | 60,548 SF (1.39 ACRE) LOT

Rare wine country investment opportunity strategically located at the gateway to Santa Barbara Wine Country, near the 101 and 246 highway interchange with 24,000 cars per day traffic. Replete with modern amenities, the size building features heavy power infrastructure, a rooftop solar system, 20-foot ceilings, and is divisible into four separately metered units with 21 private offices, conference rooms, and climate-controlled amenities throughout. With the current improvements occupying only 15% of the sprawling lot, the expansive property offers significant flexibility for owner-users in need of additional storage and parking, investors seeking to add warehouses or office buildings, or potential repositioning for medical, industrial, or multi-family use. The location provides exceptional access to Santa Barbara, Lompoc, and Santa Maria markets, serving an area with \$140,000 average household income in the heart of the thriving Santa Ynez Valley.

Offered at: \$3,950,000

Lease Rate: \$2.75 PSF + NNN (\$0.25 PSF)



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BUILDING HIGHLIGHTS

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KEY FEATURES

- » Heavy Power (1,000 Amps, 208/120 Volt, 3 Phase, 4 Wire)
- » 22.2 kW Rooftop Solar System w/Net Metering
- » Fully Sprinklered
- » Fully Air Conditioned (4 Rooftop Package Units)
- » 20' Interior Ceiling Height
- » Polished Concrete Floors
- » Skylights & High Bay Lighting
- » 21 Private Offices
- » 2 Conference Rooms
- » 2 Bullpen Office Areas
- » 5 Private Restrooms
- » 2 Kitchen Areas
- » Climate Controlled Server Room
- » ADA Upgrades
- » Divisible to 4 Separately Metered Units
- » Municipal Water and Sewer (No Septic)
- » Warehouse Conversion Possible



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PROPERTY HIGHLIGHTS

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- » Rare 15% Site Coverage Ratio w/Existing Utility Infrastructure
- » Perfect Owner/User Opportunity for Businesses Needing Excess Land
- » Divisibility Allows Buyer to Occupy Portion and Lease Out Remaining Units for Additional Income
- » Investors May Capitalize on Opportunity to Develop Additional Buildings or Reposition Existing as Medical or Industrial
- » Possible Multi-Family Redevelopment Potential Subject to State Housing Mandates (Buyer to Verify w/City of Buellton)



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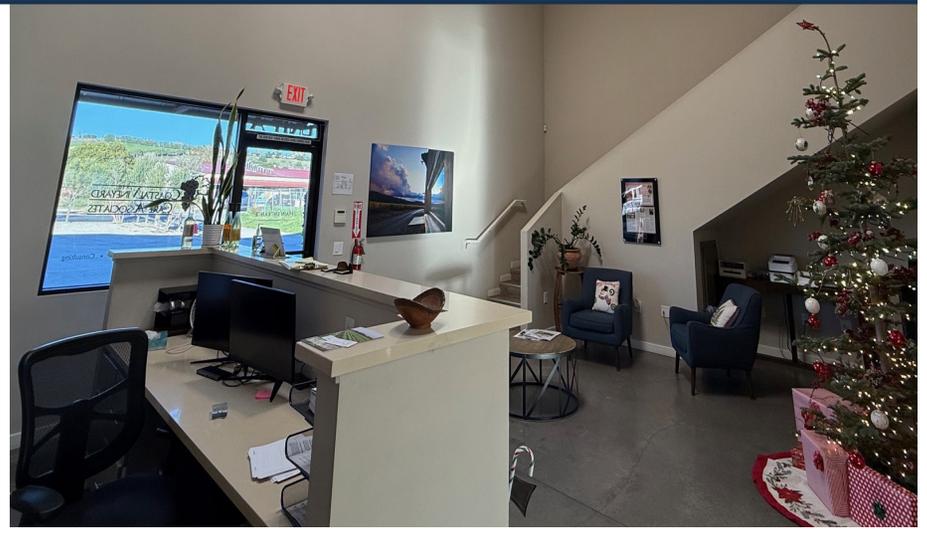
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INTERIOR PHOTOS

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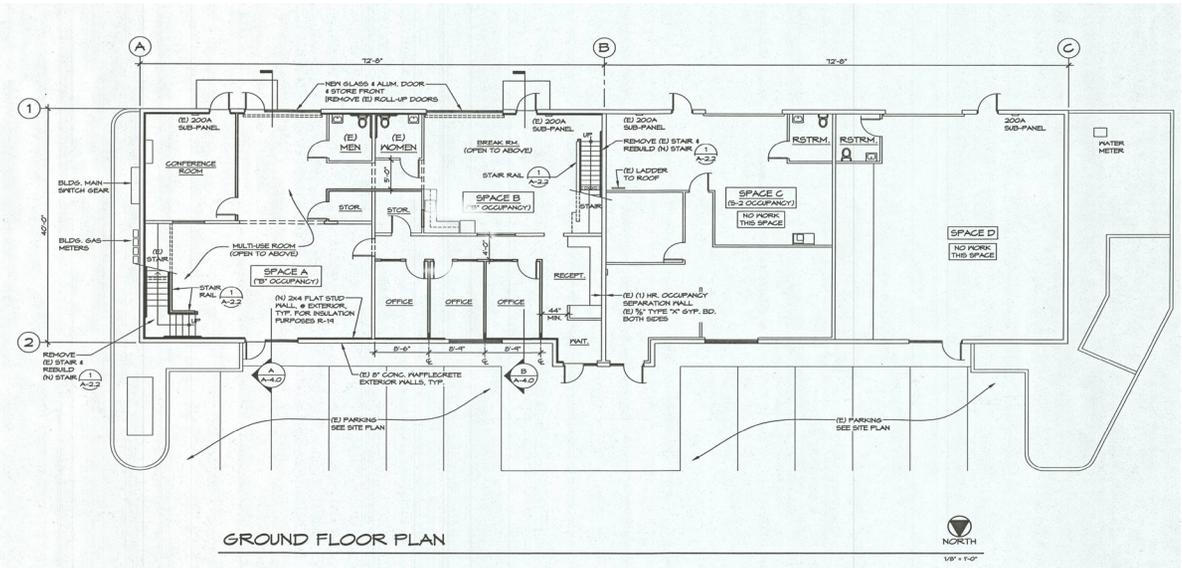
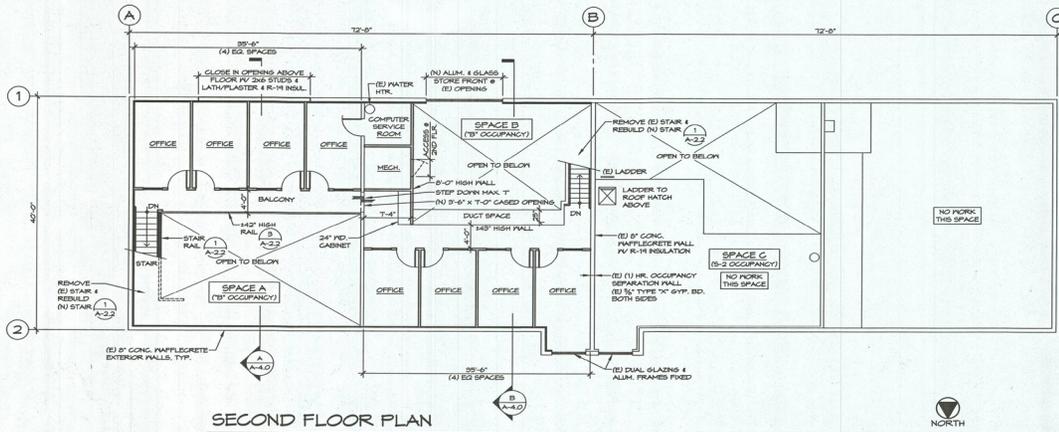
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LOCATION HIGHLIGHTS

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AREA AMENITIES

- » Located at the Gateway to Santa Barbara Wine Country/Santa Ynez Valley
- » Midpoint Between Santa Barbara/Lompoc/Santa Maria
- » 24K Car Per Day Traffic Count at 101/246 Highways
- » \$140K Per Year Average Household Income

The region along Highway 246 in Buellton is known to residents and visitors alike as the gateway between Santa Barbara County's Central Coast and the Santa Ynez Valley.



Travelers from SoCal's metropolises are drawn to the community's small-town charm and find themselves cruising this primary east-west route connecting U.S. Highway 101 to the renowned wine regions of Los Olivos, Solvang, and Santa Ynez. Buellton itself is known as a convenient stopover destination, offering a range of hotels, dining, and service-oriented retail catering locals and passing motorists.

Surrounded by rolling hills, vineyards, and scenic open space, the area benefits from strong lifestyle appeal and a thriving hospitality and wine-driven economy. Close to Santa Barbara, a mere 35 miles to the south, adds to area's desirability, offering coastal access, employment centers, and cultural amenities while maintaining a more relaxed, business-friendly environment. The Highway 246 corridor continues to see long-term interest driven by tourism, regional growth, and its strategic position within one of California's most recognized wine and leisure destinations.

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AREA DEMOGRAPHICS

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1-MILE RADIUS

- » Total Population: 4,443–4,792 people
- » Households: ~,666–1,797 households
- » Average Age: 41 years
- » Median Household Income: \$105,800–\$106,250
- » Average Household Size: 2.7 persons
- » Median Home Value (2024): \$690,000–\$691,000

3-MILE RADIUS

- » Total Population: 5,542–7,551 people
- » Households: 2,081–2,873 households
- » Average Age: 41–42 years
- » Median Household Income: \$105,600–\$106,800
- » Average Household Size: 2.6–2.7 persons
- » Median Home Value (2024): \$725,000–\$743,000

5-MILE RADIUS

- » Total Population: 12,147–12,935 people
- » Households: 4,717–5,019 households
- » Average Age: 44 years
- » Median Household Income: \$110,500–\$111,400
- » Average Household Size: 2.5 persons
- » Median Home Value (2024): \$829,000–\$839,000

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AREA OVERVIEW

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BROKER CONTACT



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