

**240 E Hwy 246 #105**  
**BUELLTON, CA 93427**

OFFICE/RETAIL SPACE  
**FOR LEASE**



**LENA BERCH** | OWNER/BROKER  
DRE #00864783  
[lena@sapphireselectproperties.com](mailto:lena@sapphireselectproperties.com)

**CRISTINA BERCH**  
LEASING COORDINATOR  
[cristina@sapphireselectproperties.com](mailto:cristina@sapphireselectproperties.com)

**SAPPHIRE SELECT**  
PROPERTIES, INC.

DRE #02193853  
**805.694.6355**

[WWW.SAPPHIRESELECTPROPERTIES.COM](http://WWW.SAPPHIRESELECTPROPERTIES.COM)







# River Oak Plaza BUELLTON, CA

River Oak Plaza is in the growing community of Buellton in the Santa Ynez Valley. It is positioned just a block from the 101 Freeway on busy Highway 246, which are traffic corridors leading to Santa Barbara, Santa Maria, the heart of Santa Ynez Valley, and Lompoc.

The Plaza offers retail, office, and other commercial suites. Next to Albertsons and CVS Shopping Center. Other tenants include Neary Chiropractic, ServPro, Olive Grove Charter School, Farmers Insurance and Zaca Coffee.

## SANTA YNEZ VALLEY

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.





## *Specifics* **SUITE #105**

**BASE RENT:** \$2,180 (\$1.60/SF/Mo)

**NNN:** est. \$858 (\$0.63/SF/Mo)

**TOTAL RENT** \$3,038/Mo

**SIZE:** 1,362 SF

**BLDG SIZE:** 23,740 SF

**FLOORS:** 2

**TERM:** 3-5 YEARS

**ESCALATIONS:** 4% ANNUALLY

**HVAC:** CENTRAL A/C

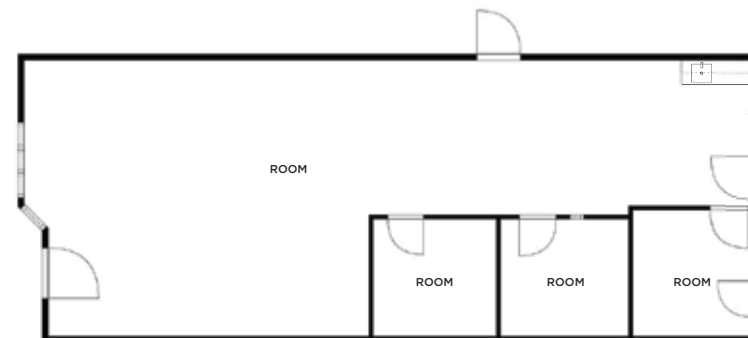
**YEAR:** 1986

**ZONING:** C2 GENERAL COMMERCIAL

**RESTROOMS:** COMMON

**UTILITIES:** TENANT PAYS

**PARKING:** AS AVAILABLE



*Total Monthly Rent*  
**\$3,038**

Conveniently located retail or office suite in River Oak Plaza. Spacious reception or front work area plus 3 private offices and kitchenette. Back office has its own private exit. A pleasant and attractive location for your business!

*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.*





# Property AREA OVERVIEW



**LENA BERCH**

OWNER/BROKER | DRE #00864783

805.694.6355

lena@sapphireselectproperties.com

**SAPPHIRE SELECT**  
PROPERTIES, INC.

DRE #02193853

WWW.SAPPHIRESELECTPROPERTIES.COM

**CRISTINA BERCH**

LEASING COORDINATOR

805.680.2279

cristina@sapphireselectproperties.com

*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.*