

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

OFFICE/RETAIL SPACE  
**FOR LEASE**



**SAPPHIRE**  **SELECT**  
PROPERTIES, INC.

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# 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

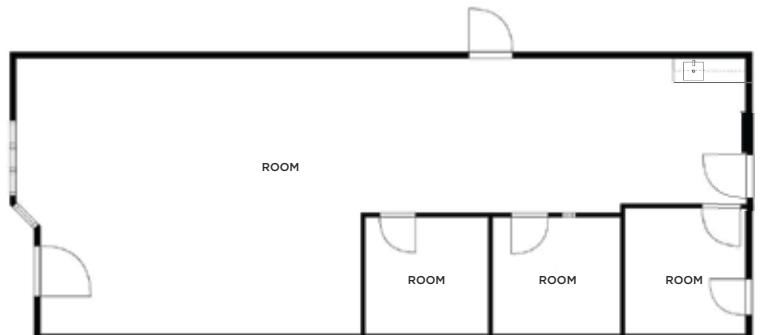
**YEAR:** 1986

**ZONING:** C2 GENERAL COMMERCIAL

**RESTROOMS:** COMMON

**UTILITIES:** TENANT PAYS

**PARKING:** AS AVAILABLE



*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.*

*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!



# Property GALLERY



# Property AREA OVERVIEW



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