

616 ALAMO PINTADO RD.

SOLVANG CA 93463

FOR LEASE

High visibility ±17,400 SF anchor space
adjacent to Santa Ynez Cottage Hospital



LISA SHIELDS
805.879.9639
lsields@radiusgroup.com

CA LIC. 01742786



Co-listed by

ROBERT RAUCHHAUS
805.705.8512
robert@rauchhaus.com

CA Lic. 01891927

**BERKSHIRE
HATHAWAY**
HOMESERVICES | PREMIER
PROPERTIES

COMMERCIAL DIVISION

© 7/6/26 Radius Group Commercial Real Estate, Inc. DRE lic. 01334755. All rights reserved. Content and/or images may not be used without permission.
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.

±17,400SF ANCHOR SPACE IN NIELSENS SHOPPING CENTER

616 ALAMO PINTADO RD • SOLVANG, CA • 93463

FOR LEASE

Highly visible anchor space near New Frontiers Natural Marketplace & Santa Ynez Cottage Hospital



SANTA YNEZ VALLEY MEDICAL CAMPUS



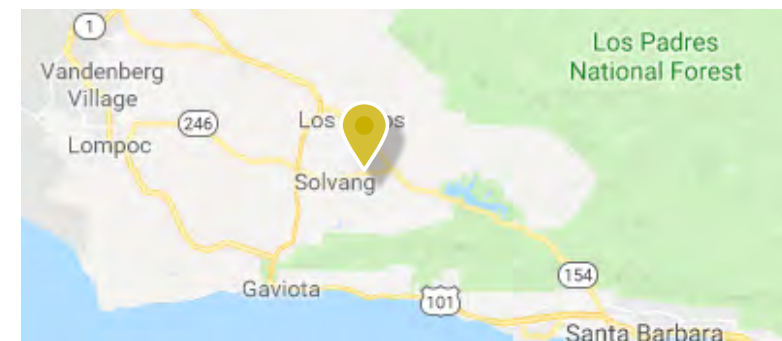
NIELSENS SHOPPING CENTER



Leasing Highlights

- Anchor opportunity in Nielsen's Shopping Center
- Located directly across from the area's only major medical campus
- Surrounded by national retailers and popular local merchants

Join these nearby tenants



LISA SHIELDS
805.879.9639
ls Shields@radiusgroup.com



CA LIC. 01742786

© 7/6/26 Radius Group Commercial Real Estate, Inc. DRE lic. 01334755. All rights reserved. Content and/or images may not be used without permission. 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.

Co-listed by

ROBERT RAUCHHAUS
805.705.8512
robert@rauchhaus.com
CA Lic. 01891927

BERKSHIRE
HATHAWAY
HOMESERVICES | PREMIER
PROPERTIES

COMMERCIAL DIVISION

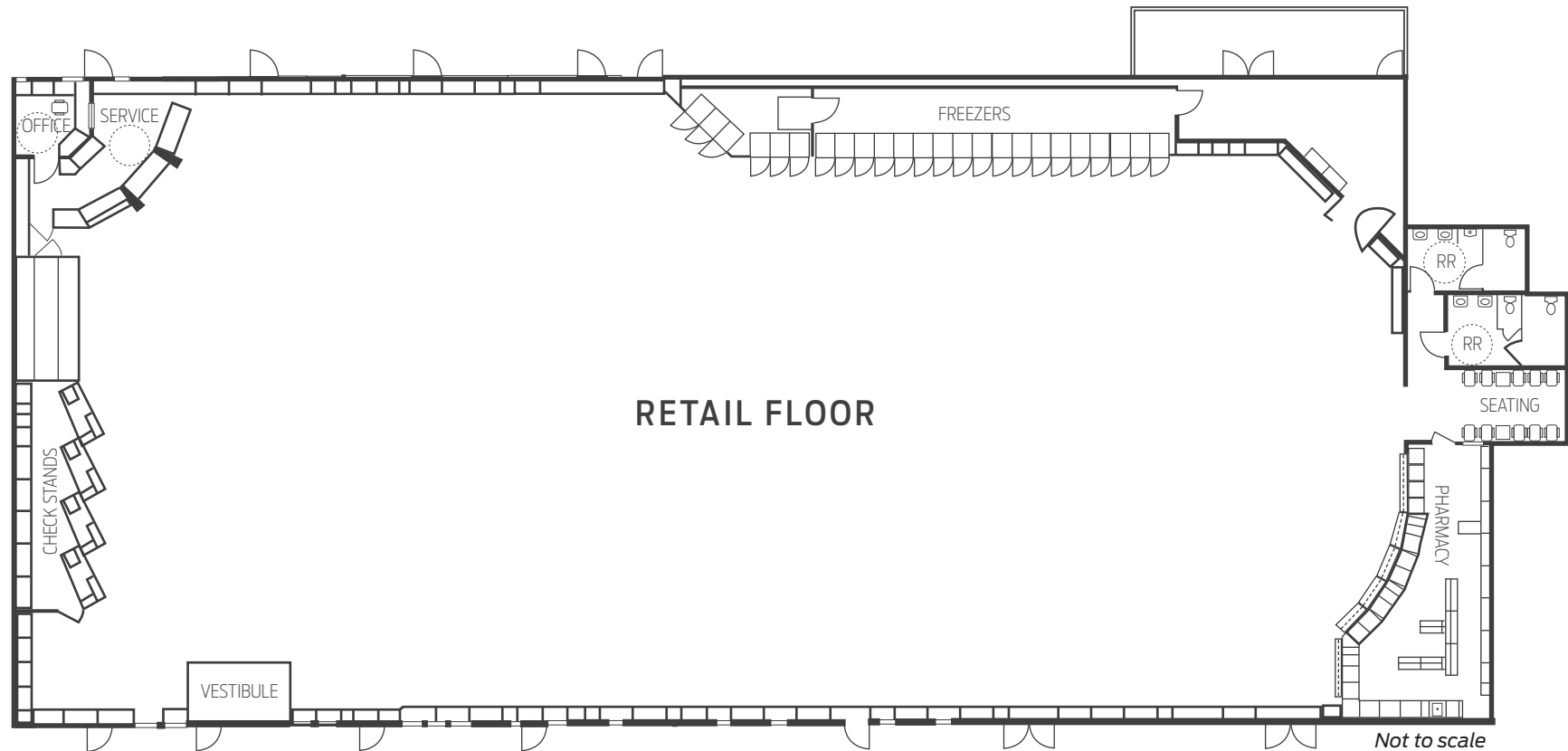
±17,400SF ANCHOR SPACE IN NIELSENS SHOPPING CENTER

616 ALAMO PINTADO RD • SOLVANG, CA • 93463

FOR LEASE

Highly visible anchor space near New Frontiers Natural Marketplace & Santa Ynez Cottage Hospital

Floor Plan



PARKING

LISA SHIELDS
805.879.9639
lshields@radiusgroup.com

CA LIC. 01742786



Co-listed by

ROBERT RAUCHHAUS
805.705.8512
robert@rauchhaus.com

CA Lic. 01891927

BERKSHIRE HATHAWAY
HOMESERVICES | PREMIER PROPERTIES

COMMERCIAL DIVISION

±17,400SF ANCHOR SPACE IN NIELSENS SHOPPING CENTER

616 ALAMO PINTADO RD • SOLVANG, CA • 93463

FOR LEASE

Highly visible anchor space near New Frontiers Natural Marketplace & Santa Ynez Cottage Hospital



LISA SHIELDS
805.879.9639
ls Shields@radiusgroup.com

CA LIC. 01742786



© 7/6/26 Radius Group Commercial Real Estate, Inc. DRE lic. 01334755. All rights reserved. Content and/or images may not be used without permission. 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.

Co-listed by

ROBERT RAUCHHAUS
805.705.8512
robert@rauchhaus.com

CA Lic. 01891927

**BERKSHIRE
HATHAWAY**
HOMESERVICES

PREMIER
PROPERTIES

COMMERCIAL DIVISION



SOLVANG - DENMARK'S GOLDEN OUTPOST

Full of Scandinavian charm, Solvang (Danish for Sunny Field) is known for its month-long celebration every December attracting scores of holiday shoppers and tourists. “Julefest” is a winter fair of lights, pagentry and culinary delights.

Surrounded by vineyard dotted hills and picturesque backdrops, **SOLVANG** is a town in southern California's Santa Ynez Valley known for its Danish style architecture and many wineries. A community that is built on traditions; making it a popular destination for visitors to enjoy its festivals, fashion, music and cuisines. Paying tribute to its cultural heritage is a bronze statue of Hans Christian Andersen's *The Little Mermaid*, nestled on the grounds of Founders Market. Named by *the New York Post* and *Reader's Digest* as “Best Christmas Town”, the area boasts chic Scandinavian-style lodging, numerous quaint shops, chef-driven restaurants and, of course, great wine.

TRAFFIC COUNTS

Average Vehicle Traffic:
Mission Dr. & Alamo Pintado Rd. 40,115 ADT

2026 Traffic Counts from Sites USA

2026 DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE
Average Household Income:	\$165,400	\$164,354	\$177,168
Population:	3,903	8,112	11,928
Daytime Population:	4,496	7,182	10,200

2026 Estimates from Sites USA

LISA SHIELDS
805.879.9639
lsields@radiusgroup.com

CA LIC. 01742786



Co-listed by

ROBERT RAUCHHAUS
805.705.8512
robert@rauchhaus.com

CA Lic. 01891927

**BERKSHIRE
HATHAWAY**
HOMESERVICES | PREMIER
PROPERTIES

COMMERCIAL DIVISION

© 7/6/26 Radius Group Commercial Real Estate, Inc. DRE lic. 01334755. All rights reserved. Content and/or images may not be used without permission.
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.

