

1385 ANDERSON LANE

SANTA BARBARA
CA 93111

**NOW VACANT & READY FOR NEW
OWNER/USER OR CHANGE OF USE**

FOR SALE OR LEASE

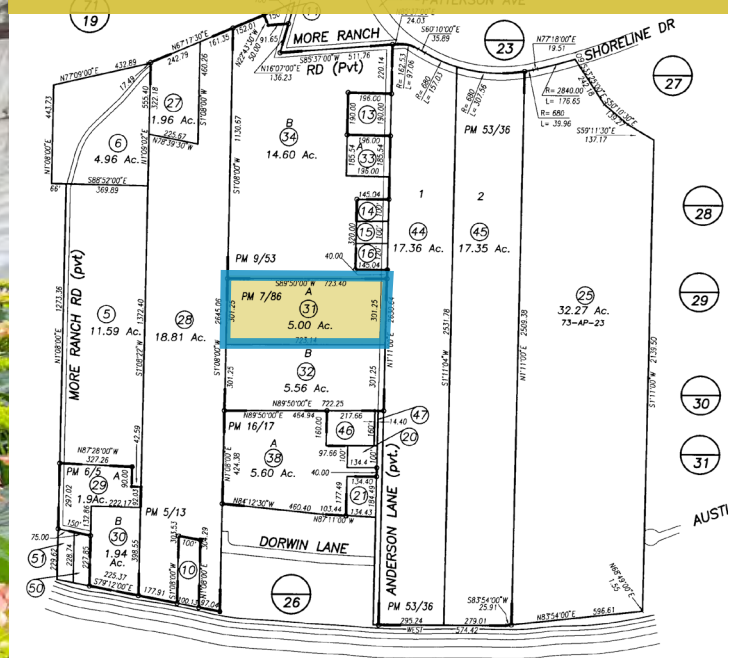
**Commercial Greenhouse/Nursery on
±5 Acres Near More Mesa
Beach & Preserve**

OFFERED AT \$4,850,000
Contact Listing Agent for Lease Rate

JON OHLGREN
805.689.7839
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RADIUSGROUP.COM



COMMERCIAL NURSERY/ GREENHOUSE PROPERTY SANTA BARBARA CA 93111

FOR SALE OR LEASE · ±5 FLAT ACRES

This approximately 5-acre commercial greenhouse property has income from a cell site and features a loading dock . It includes an office trailer, shed and cooler. Located in close proximity to the beach, hospital, Santa Barbara Airport and the University of California, Santa Barbara. NOW VACANT and available for a new owner-user or change of use. Contact Listing Agent for details.

There is currently an offer to buy out the cell tower lease for \$625,000, which a new owner could potentially use to their advantage.

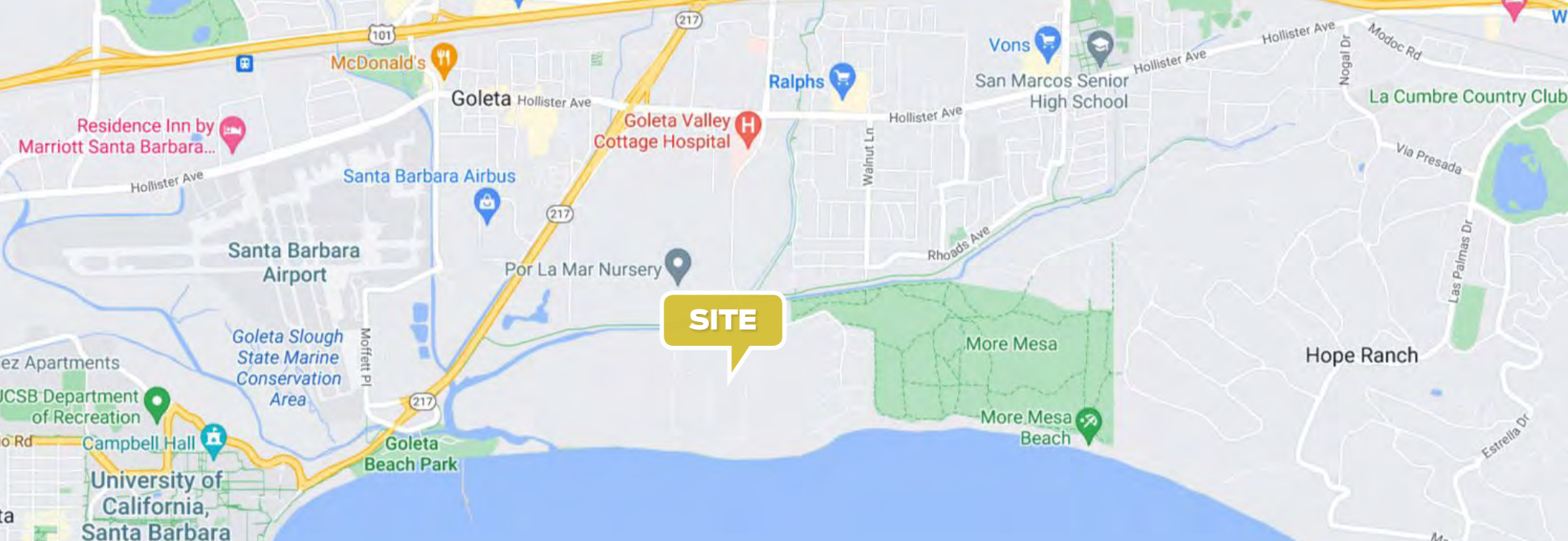
Offering Specifics

Offered at	\$4,850,000
Type	Commercial Nursery/ Greenhouse/Florist NOW VACANT & ready for new owner-user or change of use
Land Size	±5 Acres (±217,800 SF)
APN	065-250-031
Zoning	AG-I-5

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Property entrance looking toward the mountains



Cell site & loading ramp shown above. There is currently an offer to buy out the cell tower lease for \$625,000, which a new owner could potentially use to their advantage.

Nearby Businesses & Amenities

- | | |
|---|---|
| 1 University of California, Santa Barbara | 7 More Mesa Beach |
| 2 Santa Barbara Municipal Airport | 8 Santa Barbara Orchid Estate |
| 3 Old Town Goleta (Three Pickles Subs & Sandwiches, Hampton Inn, The Habit Burger Grill, Goodland BBQ) | 9 La Sumida Nursery & Garden Center |
| 4 Calle Real Shopping Center (Albertsons, Trader Joe's, Walgreens, Bank of America, CVS, Chevron, Carl's Jr., Subway) | 10 Goleta Valley Cottage Hospital |
| 5 The Leta Santa Barbara Goleta Tapestry Collection by Hilton | 11 South Coast Deli- Patterson |
| 6 More Mesa Preserve (Hiking & Biking Trails) | 12 Crushcakes and Cafe |
| | 13 Terra Sol Garden Center |
| | 14 Sansum Clinic |
| | 15 US Post Office |
| | 16 Magnolia Shopping Center (Ralphs, Lassen's, Subway, Union Bank, Woody's BBQ) |



MORE MESA

More Mesa offers more: defacto nature preserve, network of walking-hiking, access to Santa Barbara's most isolated beach, and breathtaking views of the Pacific Ocean and the Channel Islands. A mile-long walk up a residential street, across the bluffs, and down the cliffs on a combo stairs-pathway leads to a clean, mellow and sandy beach. More Mesa is a great walk without going down to the beach. The property is honeycombed with trails.

The South Coast region's central location, year-round mild climate, proximity to the University of California, Santa Barbara (UCSB), high quality of living, bustling technology industry and wealth of outdoor amenities are but a few of the reasons Santa Barbara and Goleta are regularly selected among the best places to live and work by numerous sources including livability.com, Money Magazine and Sunset Magazine.



The More Mesa Loop Trail

