

# 2449 Baseline Ave

BALLARD, CA 93463

FOR LEASE  
RETAIL SUITE 104



**LENA BERCH** | OWNER/BROKER  
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**CRISTINA BERCH**  
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**SAPPHIRE SELECT**  
PROPERTIES, INC.

DRE #02193853  
**805.694.6355**  
[WWW.SAPPHIRESELECTPROPERTIES.COM](http://WWW.SAPPHIRESELECTPROPERTIES.COM)





## Offering SPECIFICS



*Lease Rate*  
**\$2500/mo NNN**

This well-maintained ±478 SF Retail suite is at Ballard's main intersection, featuring large windows and a versatile floorplan. Ideal for retail, professional services, or e-commerce businesses, it offers ample parking and is next to Bob's Well Bread Bakery at the Ballard Store. Optional ±1,600 SF basement warehouse space available for an additional fee. Call today for more details and to schedule a showing.



**SIZE:** Approx. 478 SF

**FLOORS:** Retail (Ground Level); Warehouse (Basement)

**YEAR BUILT:** 1939 & 1980's  
(Fully Renovated in 2020)

**UTILITIES:** Tenant Pays Internet & Trash & All Utilities Billed Back

**DEPOSIT:** \$2,500

**TERM:** 3-5 Years

**AVAILABLE:** March 1st, 2025

**CPI:** 3% - 6%

**ZONING:** CN

**PARKING:** 2 Unreserved Spaces in Parking Lot & Ample On-Street Parking

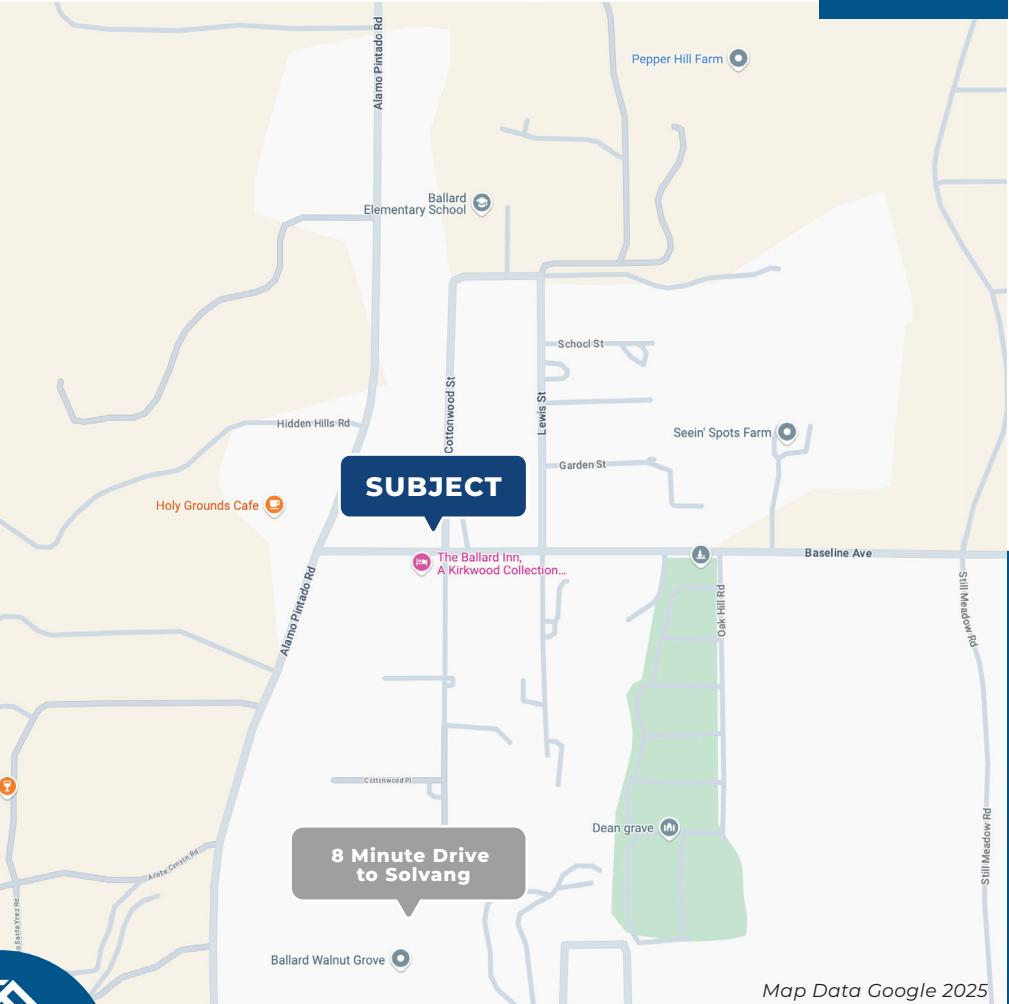
**HVAC:** Yes (Dedicated Thermostat)

**RESTROOMS:** Shared Common Area

**SPRINKLERS:** Yes

*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



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# Property FLOOR PLAN

**± 478 SF RETAIL SUITE  
& ± 1,600 SF R\BASEMENT STORAGE**



BASELINE AVE



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# Santa Ynez VALLEY



## Area AMENITIES

1. Bob's Well Bread
2. Ballard Inn
3. Lincourt Vineyards & Winery
4. Roblar Winery
5. Buttonwood Farm Winery & Vineyard
6. Alamo Pintado Equine Med Center
7. Olive + Lavender Farms
8. Margerum Estate Vineyard
9. Los Olivos Grocery
10. Stolpman Great Places Picnic Spot
11. The Tavern at Zaca Creek
12. Santa Ynez Airport/Kunkle Field
13. Santa Ynez Valley Cottage Hospital
14. New Frontiers Natural Marketplace

# Santa Ynez Valley GOLDEN VINEYARD WINE COUNTRY

The great wide open countryside of the Santa Ynez Valley is located 30 minutes north of Santa Barbara and nestled between the Santa Ynez and Santa Rafael Mountains. Numerous world-renowned wineries and vineyards dot the landscape as well as horse and cattle ranches. In fact, the valley is recognized as the epicenter of California's multi-billion dollar equine industry. Other attractions include the Los Padres National Forest, Lake Cachuma, Old Mission Santa Inez, golf courses and the Santa Ynez Valley Historical Museum & Parks-Janeway Carriage House displaying old stagecoach relics from the valley's past. 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.

