



610

MCMURRAY ST.
BUELLTON, CA

FOR SALE

COMMERCIALLY ZONED
VACANT LAND

AUSTIN JACKSON

ajackson@lee-associates.com
D 805.698.7135
CalDRE: #02252146

TOM DAVIDSON

tdavidson@lee-associates.com
D 805.588.7777
CalDRE: #0595846

STEVE LEIDER

sleider@lee-associates.com
D 805.729.3634
CalDRE: #0967865

LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES
CENTRAL CALIFORNIA

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

PROPERTY OVERVIEW

A 4.25-acre vacant commercial land site in Buellton, CA, zoned CR (Commercial Retail) – the city’s most flexible commercial designation, permitting retail, hospitality, restaurant, and mixed-use development. Situated in the heart of the Santa Ynez Valley with proximity to Highway 101 and the Avenue of Flags corridor, the property offers a rare opportunity to develop a significant commercial project in one of Santa Barbara County’s fastest-growing communities. The parcel is shovel-ready for entitlement and ideally suited for investors or developers seeking to capitalize on Buellton’s expanding tourism economy and limited commercial land supply.

Offering Price: \$4,000,000

APNs: 137-170-068 & 137-170-069

Lot Size: ±190,357 SF (4.25 AC)

Zoning: CR



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RETAIL MAP



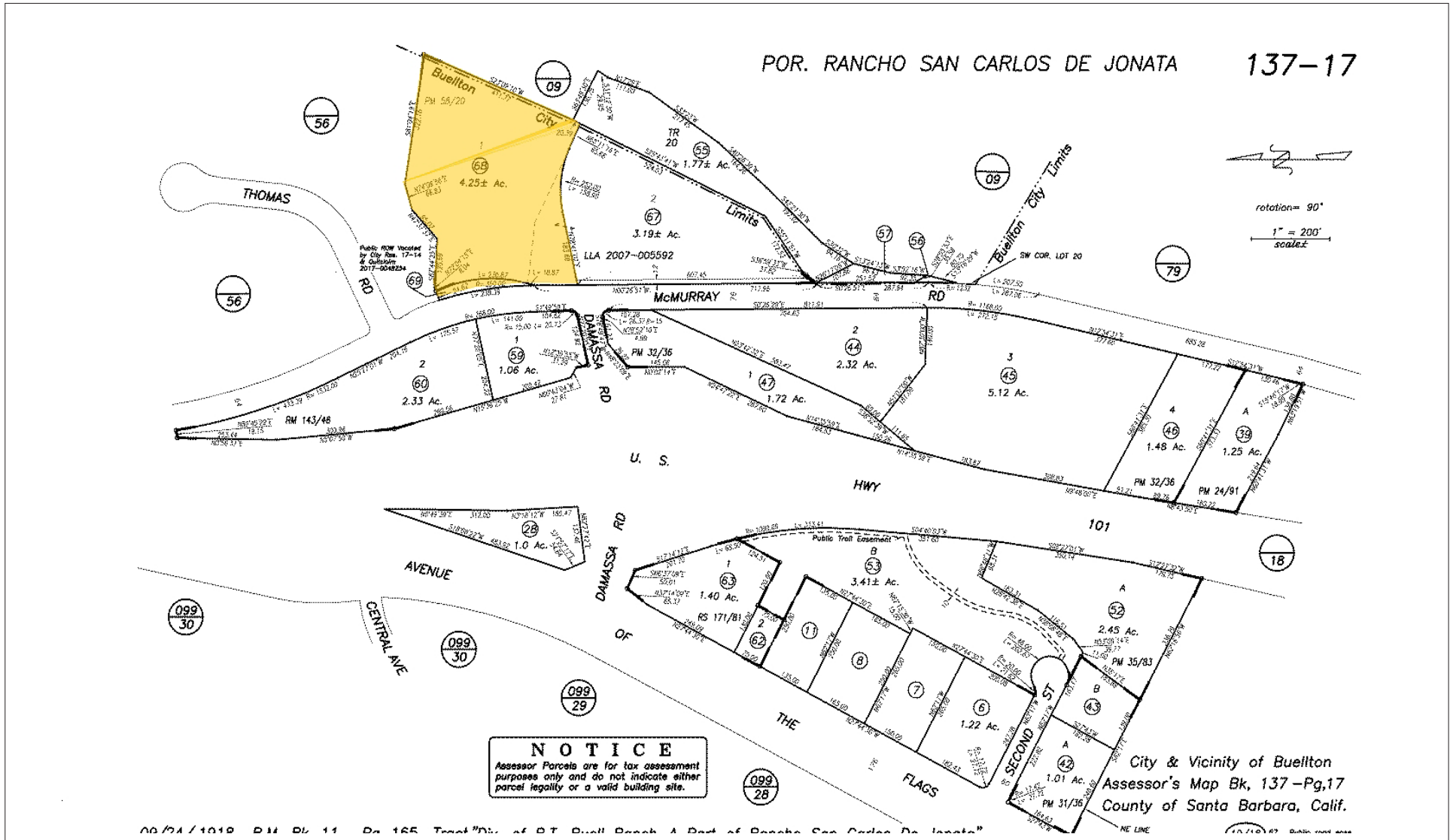
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AADT TRAFFIC COUNTS



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TAX MAP

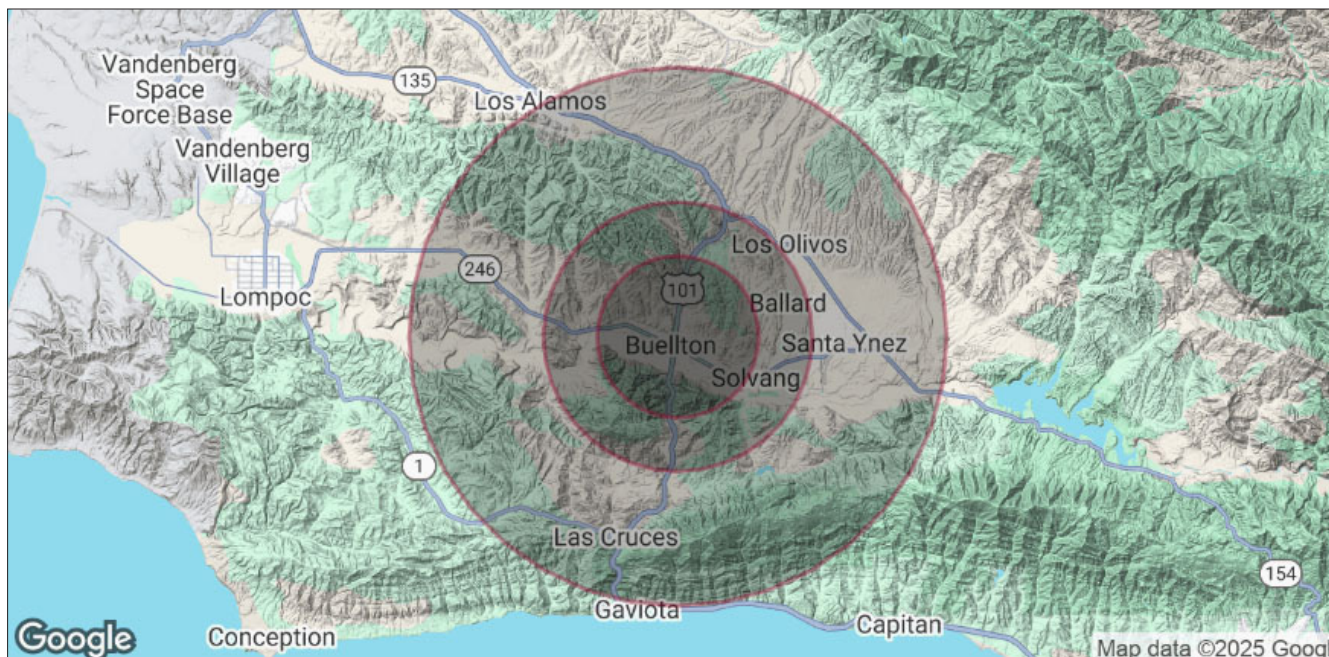


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DEMOGRAPHICS

DEMOGRAPHICS	3 MILES	10 MILES	15 MILES
POPULATION			
Total Population	8,583	13,399	22,633
Average Age	44	46	46
Average Age (Male)	43	44	45
Average Age (Female)	45	47	47
HOUSEHOLDS & INCOME			
Total Households	3,276	5,219	8,714
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$152,090	\$157,345	\$162,176
Average House Value	\$980,208	\$1,103,529	\$1,214,269

Demographics data derived from AlphaMap



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COMMERCIAL REAL ESTATE SERVICES

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AUSTIN JACKSON

D 805.698.7135
ajackson@lee-associates.com
License ID# 02252146

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License ID# 0595846

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License ID# 0967865

Central California, Inc. -
Lee & Associates
Corporate ID #02215506
A Member of the Lee & Associates
Group of Companies
5401 Business Park South, Suite 122 & 123
Bakersfield, CA 93309

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