

FOR SALE

DEVELOPMENT OPPORTUNITY

2.1 ACRES - Flexible Zoning

LOS ALAMOS, CA



Preston Miller
Broker Associate
DRE #01421642
(559) 731-7095
preston@modernbroker.com

Michelle Boghosian
Broker Associate
DRE #01807879
(805) 709-8899
michelleboghosianrealtor@gmail.com

MB COMMERCIAL

EXECUTIVE SUMMARY

OPPORTUNITIES:

"Opportunities are never lost; someone will take the ones you miss." – Andy Rooney

LAND AREA:

±2.1 acres

PARCEL:

APN: 101-171-001

ZONE:

CM-LA: Community Mixed Use - Los Alamos

PRICE:

\$1.75M

LOCATION:

Large Visible Lot in Los Alamos on Bell Street

FLEXIBLE USES:

Community Mixed Use Zone (CM-LA) allows a number of desirable uses including residential, commercial, retail, mini storage and other potential uses.

LOCAL GROWTH:

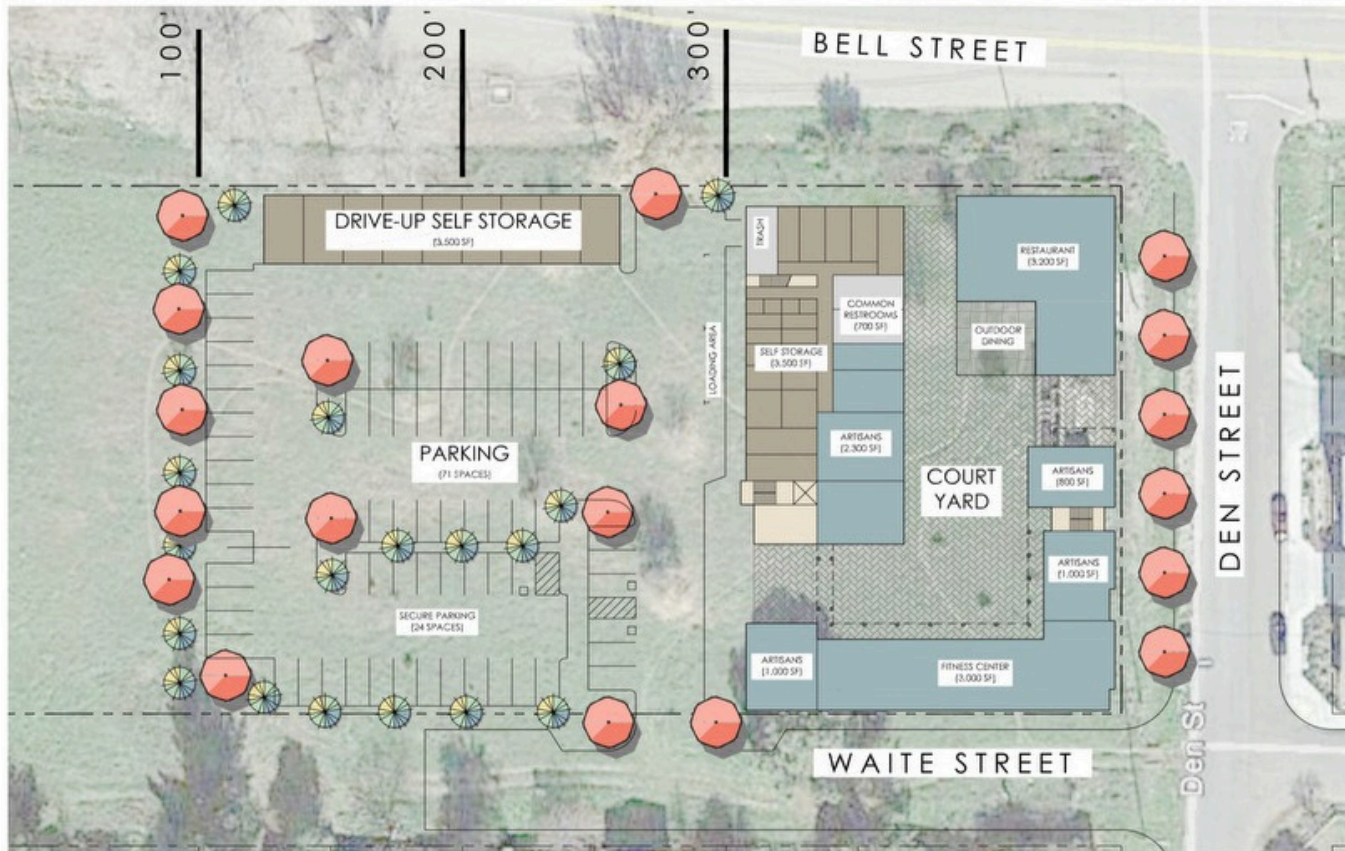
This vibrant North Santa Barbara community and the surrounding areas are experiencing dynamic growth, attracting wineries and upscale developments consistent with their desirability and economic vitality.

Preston Miller
Broker Associate
DRE #01421642
(559) 731-7095
preston@modernbroker.com

Michelle Boghosian
Broker Associate
DRE #01807879
(805) 709-8899
michelleboghosianrealtor@gmail.com

MB COMMERCIAL

Concept Plan



This concept plan was commissioned to demonstrate the types of projects that could be possible on this site given the flexibility allowed within the CM-LA zoning

Preston Miller
Broker Associate
DRE #01421642
(559) 731-7095
preston@modernbroker.com

Michelle Boghosian
Broker Associate
DRE #01807879
(805) 709-8899
michelleboghosianrealtor@gmail.com

MB COMMERCIAL

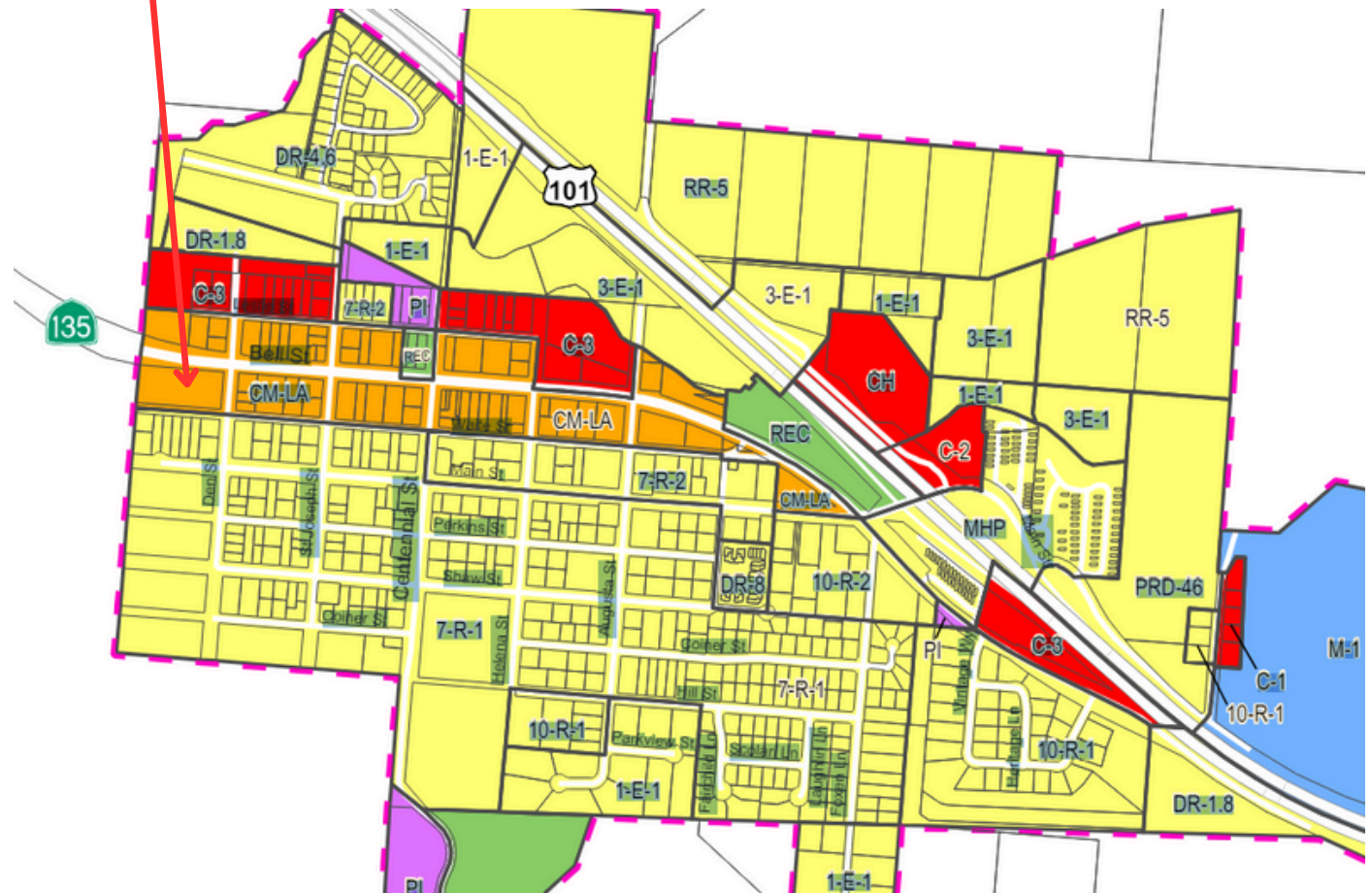
ZONING: CM-LA

Subject

ZONE: CM-LA

Community Mixed Use

Allows for a broad range of commercial and residential uses, including residential as a primary use.

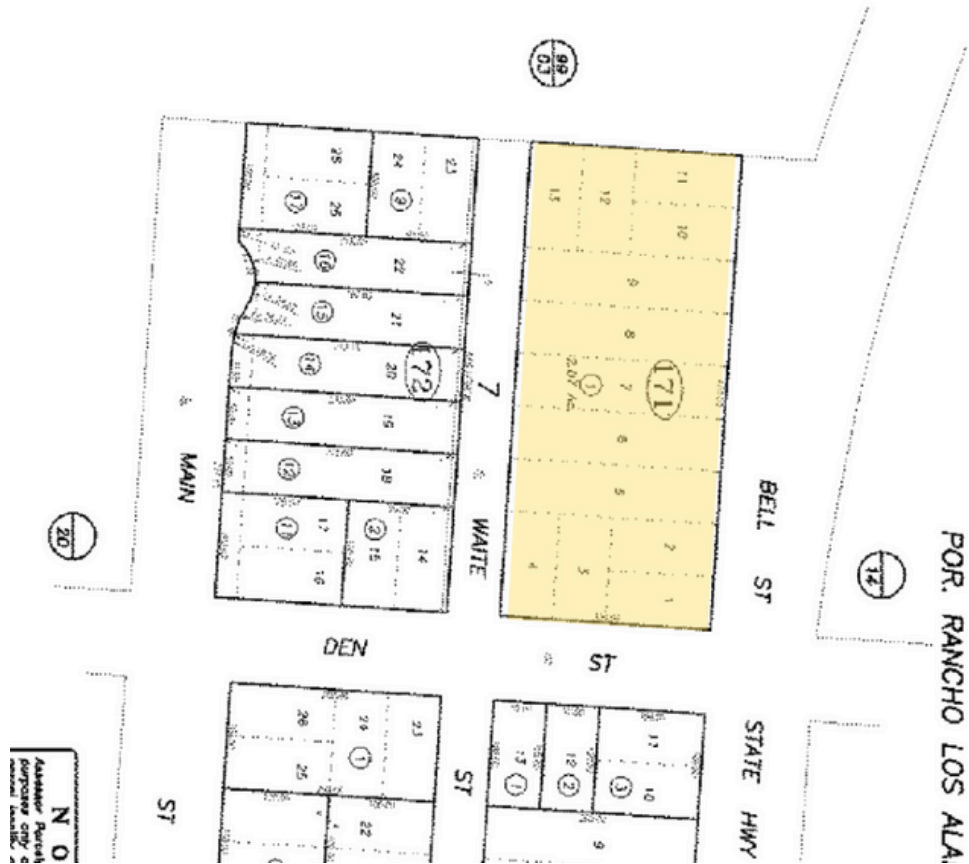


Preston Miller
Broker Associate
DRE #01421642
(559) 731-7095
preston@modernbroker.com

Michelle Boghosian
Broker Associate
DRE #01807879
(805) 709-8899
michelleboghosianrealtor@gmail.com

MB COMMERCIAL

PARCEL MAP



Preston Miller
Broker Associate
DRE #01421642
(559) 731-7095
preston@modernbroker.com

Michelle Boghosian
Broker Associate
DRE #01807879
(805) 709-8899
michelleboghosianrealtor@gmail.com

MB COMMERCIAL

NEARBY DEVELOPMENT UNDERWAY



Nearby Residential
Development
Underway

Subject Property

Preston Miller
Broker Associate
DRE #01421642
(559) 731-7095
preston@modernbroker.com

Michelle Boghosian
Broker Associate
DRE #01807879
(805) 709-8899
michelleboghosianrealtor@gmail.com

MB COMMERCIAL

NEARBY DEVELOPMENT UNDERWAY



Nearby Residential
Development
Underway

Subject Property

Preston Miller
Broker Associate
DRE #01421642
(559) 731-7095
preston@modernbroker.com

Michelle Boghosian
Broker Associate
DRE #01807879
(805) 709-8899
michelleboghosianrealtor@gmail.com

MB COMMERCIAL

Additional Photos



Preston Miller
Broker Associate
DRE #01421642
(559) 731-7095
preston@modernbroker.com

Michelle Boghosian
Broker Associate
DRE #01807879
(805) 709-8899
michelleboghosianrealtor@gmail.com

MB COMMERCIAL

Additional Photos



Preston Miller
Broker Associate
DRE #01421642
(559) 731-7095
preston@modernbroker.com

Michelle Boghosian
Broker Associate
DRE #01807879
(805) 709-8899
michelleboghosianrealtor@gmail.com

MB COMMERCIAL

Additional Photos



Preston Miller
Broker Associate
DRE #01421642
(559) 731-7095
preston@modernbroker.com

Michelle Boghosian
Broker Associate
DRE #01807879
(805) 709-8899
michelleboghosianrealtor@gmail.com

MB COMMERCIAL

ABOUT US



Driving your business through strategic real estate solutions

HOW WE WORK

All your commercial real estate needs in one place

Commercial real estate demands precision, foresight, and a deep understanding of the market. Whether you're acquiring, selling, or leasing a property, we know that every decision impacts the success and future of your business. Our focus is on ensuring that each transaction is executed with strategic intent, maximizing value and aligning with your long-term investment goals.

WHAT WE DO

Optimize

We take pride in offering a consultative and collaborative approach to commercial real estate. With experience in growing, managing, marketing, and executing for independent businesses we bring a unique depth of expertise to clients and business owners. This background allows us to provide tailored analysis and engage in more meaningful conversations that go beyond the property—helping you make informed decisions aligned with your broader business strategy.

Empower

By partnering with us, you'll confidently navigate the complexities of the commercial real estate market, knowing your business objectives are at the forefront of every decision made.

Preston Miller
Broker Associate
DRE #01421642
(559) 731-7095
preston@modernbroker.com

Michelle Boghosian
Broker Associate
DRE #01807879
(805) 709-8899
michelleboghosianrealtor@gmail.com

MB COMMERCIAL
