

NOW LEASING

±375 SF - ±2,255 SF Retail/Restaurant space
at Founders Market — a new chapter
in storybook Solvang

\$3.00/SF NNN (\$0.70)

**LARGE
GLASS
DOORS
TO BE
INSTALLED**

1693 MISSION DR

DOWNTOWN SOLVANG CALIFORNIA 93463

PRESENTED BY

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1693 MISSION DRIVE

SOLVANG CALIFORNIA 93463

Formerly known as Denmark Square, the newly remodeled and re-branded Founders Market is ready to welcome a dynamic mix of local artisans, culinary ventures, and boutique retailers. **Anchored by the already successful CHOMP restaurant, The Coffee House by CHOMP, and The Santa Ynez Valley Creamery** and production facility currently under construction.

Founders Market is located at the eastern gateway to downtown Solvang at the intersection of Mission Drive and Alisal Road, this thoughtfully revitalized center offers a rare opportunity to join a curated tenant community in one of California's most charming and heavily visited destinations.

Other Tenants Include

- Standing Sun Wines & Tasting Room
- The Giving Ink
- Andrea's Heart (Custom Jewelry Store)
- Many 2nd Story Vacation Rentals & Apartments

Turn-key Retail Spaces + High-Traffic Destination

- Well-configured, move-in ready spaces ideal for small specialty shops, services, and curated retail experiences.
- Strong foot traffic from both locals and tourists, updated infrastructure, and an inviting design that honors Solvang's unique heritage, this is the perfect setting for businesses looking to be part of the town's next great gathering place.

Final Leasing Opportunities Available

With four spaces remaining, we are seeking unique concepts that will complement the existing mix. Our most exciting opportunity is a **±1,580 SF - ±2,255 SF space with a large wraparound patio seating area** to accommodate a distinctive Asian cuisine restaurant. The partners are seeking tenants for unique dining and specialty concepts to join this vibrant destination. Opportunities include a ±675 SF space ideal for a high-end sandwich shop, cheese and charcuterie market, or other specialty food purveyor. We also welcome interest from sit-down or takeout restaurants featuring Thai, Vietnamese, Korean BBQ, Indian, Brazilian, or Mediterranean cuisine. In addition, three smaller spaces are available for boutique operators, artisan makers, or lifestyle services that share our vision of building a dynamic, community-focused gathering place.

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FOUNDERS MARKET

Leasing Highlights

Suite B1 LEASED

Suite B2

±375 SF | \$3.00/SF NNN (\$0.70)
Totaling \$1,387.50/Month

Suite b3b

±300 SF | \$3.00/SF NNN (\$0.70)
Totaling \$1,110/Month

Suites B1 & B2 Combined LEASED

Suite B4

±320 SF | Short Term Lease
Contact Agent for Lease Rate

Suite C1 (LEASE PENDING)

±290 SF | \$3.00/SF NNN (\$0.70)
Totaling \$1,110/Month

Suite C3

±675 SF | \$3.00/SF NNN (\$0.70)

Suite C5

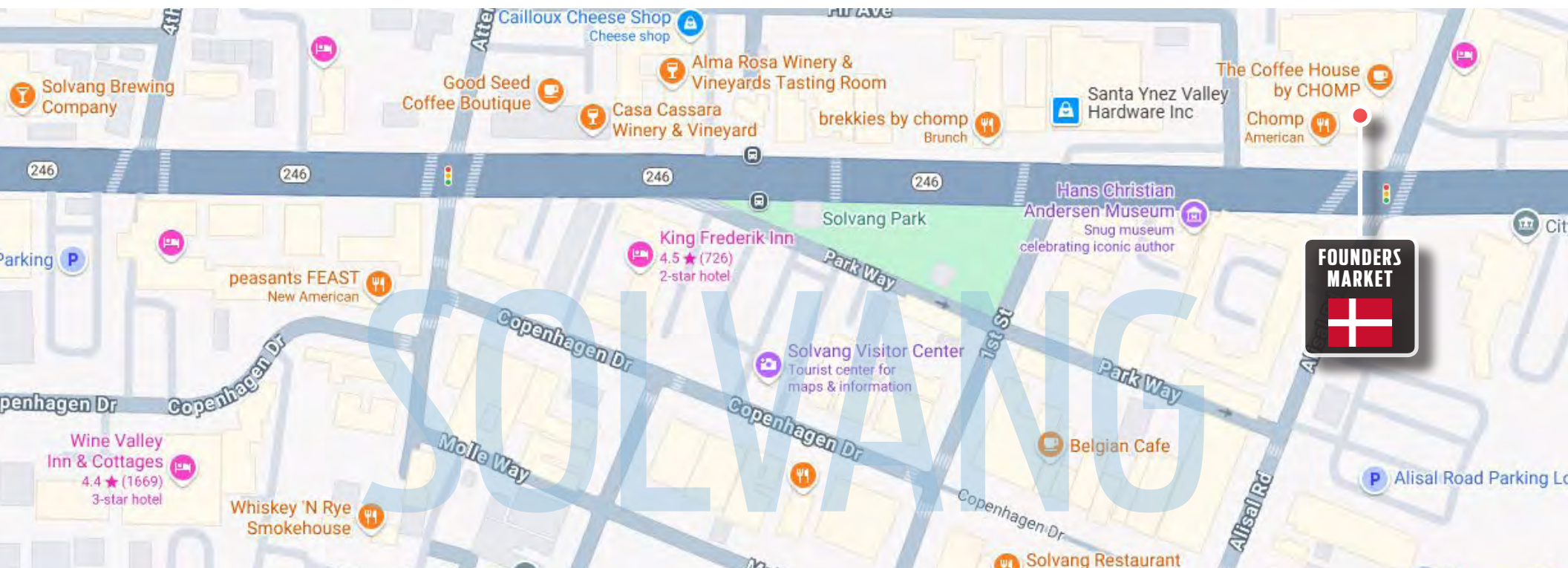
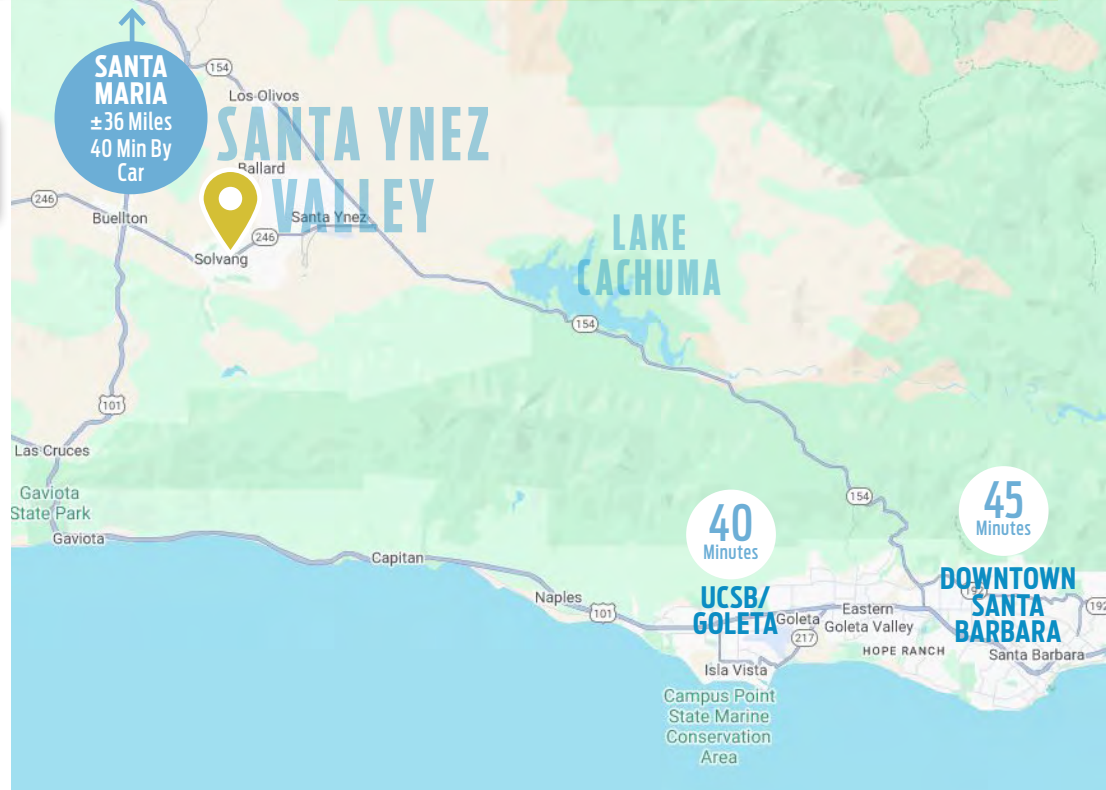
±1,580 SF | \$3.00/SF NNN (\$0.70)

Suites C1 & C2 Combined

±965 SF | \$3.00/SF NNN (\$0.70)
Totaling \$1,110/Month

Suites C3 & C5 Combined

±2,255 SF | \$3.00/SF NNN (\$0.70)



FOUNDERS MARKET

1693 MISSION DR • SOLVANG CA 93463

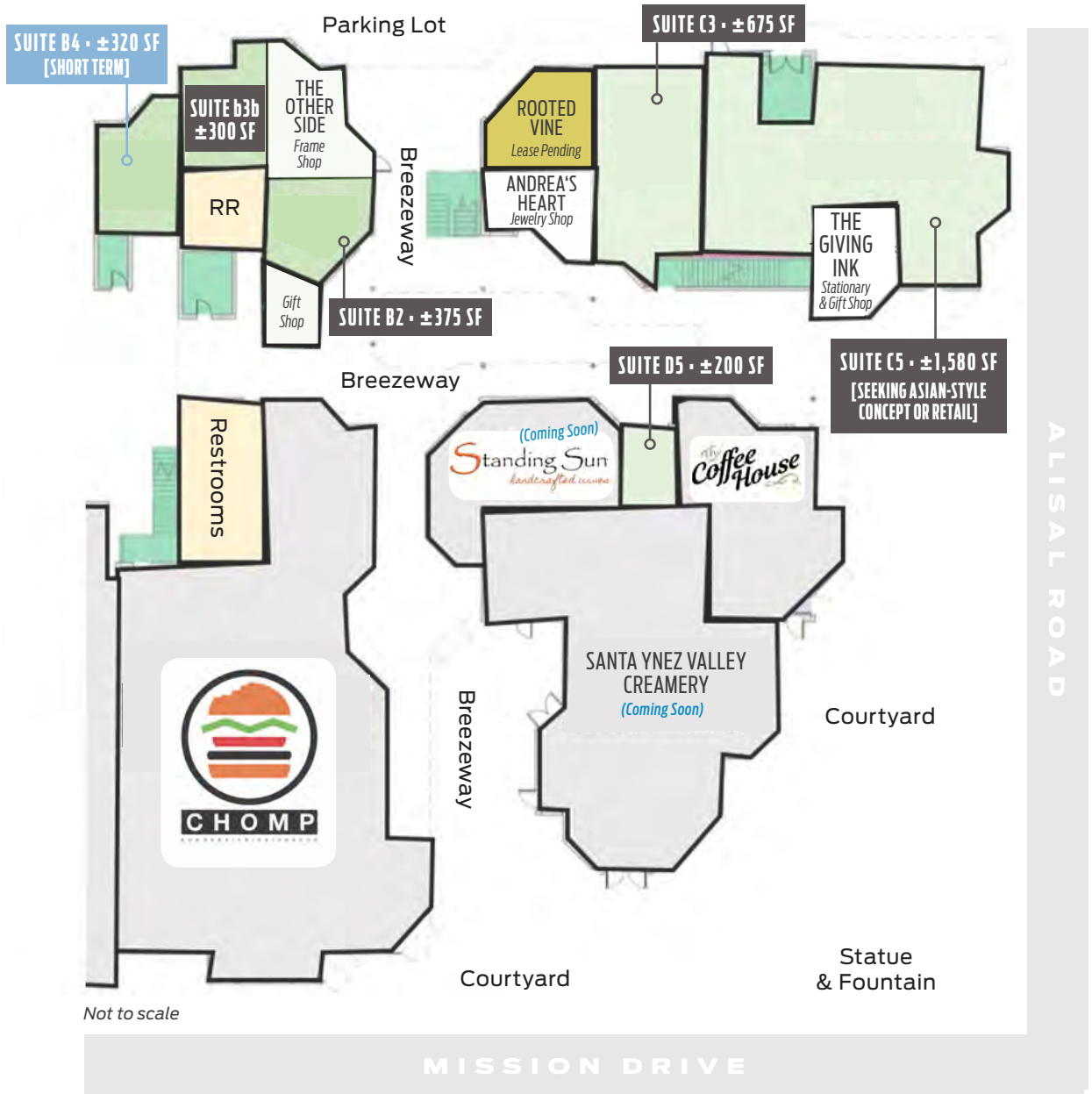
FOR LEASE

±375 SF - ±2,255 SF Retail/Restaurant space at Founders Market
Market — located at the gateway/main entrance to Solvang

SITE PLAN



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PHOTOS TAKEN DURING RENOVATION • BLUE TAPE TO BE REMOVED

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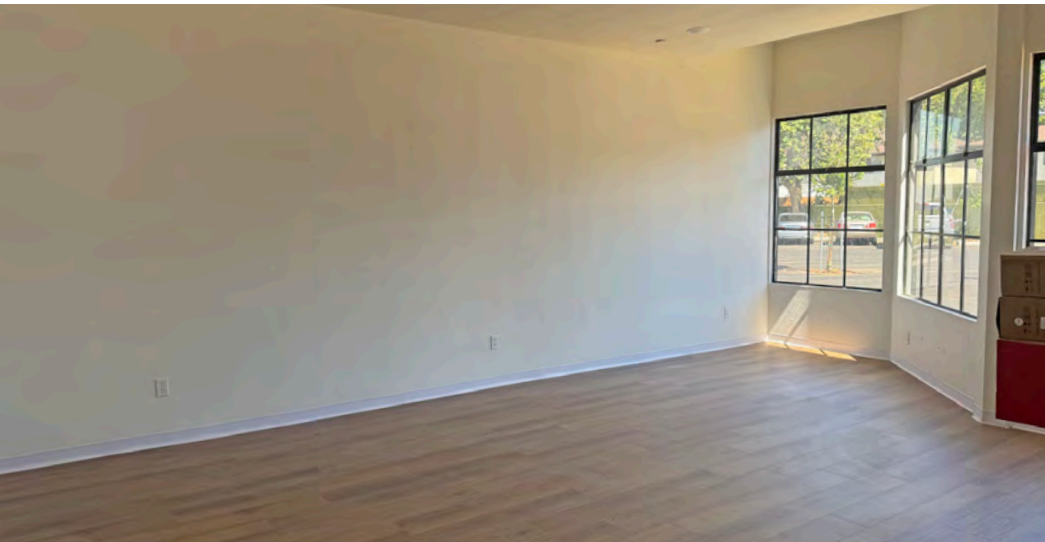
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**“Most Christmassy Towns
in America”**

TIME MAGAZINE

**“Best Historic Small Town
Category”**

10 BEST READERS' CHOICE AWARDS USA TODAY

**“10 Most Beautiful Small Towns
in the Western U.S.”**

SUNSET MAGAZINE

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 Christen 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. & Alisal Rd. 23,892 ADT

2025 Traffic Counts from Sites USA

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2025 DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE
Average Household Income:	\$177,882	\$179,014	\$171,425
Population:	5,965	7,215	10,782
Daytime Population:	4,932	6,158	8,282

2025 Estimates from Sites USA

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SELECT NEARBY AMENITIES & POINTS OF INTEREST

- 1 Elverhøj Museum of History & Art
- 2 Hotel Corque
- 3 Olsen's Danish Village Bakery
- 4 Alma Rosa Winery & Vineyards
- 5 Hans Christian Andersen Museum
- 6 Brekkies by Chomp
- 7 Good Seed Coffee Boutique
- 8 Craft House At Corque
- 9 Solvang Theaterfest Amphitheater
- 10 Allegiant Fitness Santa Ynez Valley
- 11 Solvang Vintage Motorcycle Museum
- 12 High Roller Tiki Lounge
- 13 New Haven Inn
- 14 The M Solvang (Boutique Motel)
- 15 Viking Garden
- 16 Birkholm's Bakery & Cafe
- 17 Solvang Windmill
- 18 Artisan Excursion Wine Tours
- 19 Belgian Cafe
- 20 Solvang Park
- 21 Z Folio Gallery
- 22 Solvang Veterans Memorial Hall
- 23 Cafe Dolce
- 24 Cecco Ristorante
- 25 Mortensen's Danish Bakery
- 26 The Landsby
- 27 Wilding Museum
- 28 peasants FEAST
- 29 Whiskey 'N Rye Smokehouse
- 30 Copenhagen Sausage Garden



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