

616 ALAMO PINTADOR.

SOLVANG CA 93463

FOR LEASE

High visibility ±17,400 SF anchor space
adjacent to Santa Ynez Cottage Hospital



LISA SHIELDS
805.879.9639
lshields@radiusgroup.com

CA LIC. 01742786



Co-listed by

ROBERT RAUCHHAUS
805.705.8512
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**BERKSHIRE
HATHAWAY** PREMIER
HOMESERVICES PROPERTIES

COMMERCIAL DIVISION

±17,400SF ANCHOR SPACE IN NIELSENS SHOPPING CENTER

616 ALAMO PINTADO RD • SOLVANG, CA • 93463

FOR LEASE

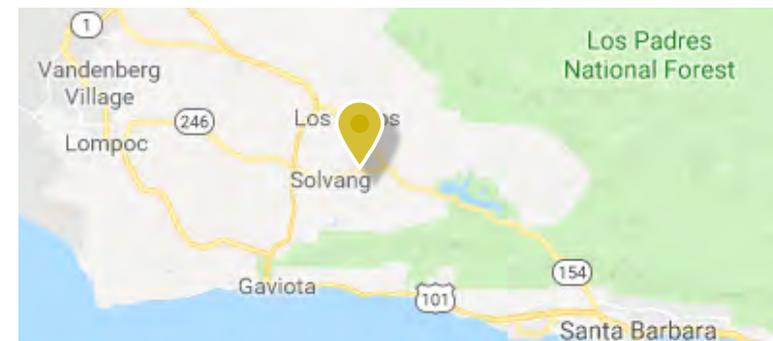
Highly visible anchor space near New Frontiers Natural Marketplace & Santa Ynez Cottage Hospital



Leasing Highlights

- Anchor opportunity in Nielsen's Shopping Center
- Located directly across from the area's only major medical campus
- Surrounded by national retailers and popular local merchants

Join these nearby tenants



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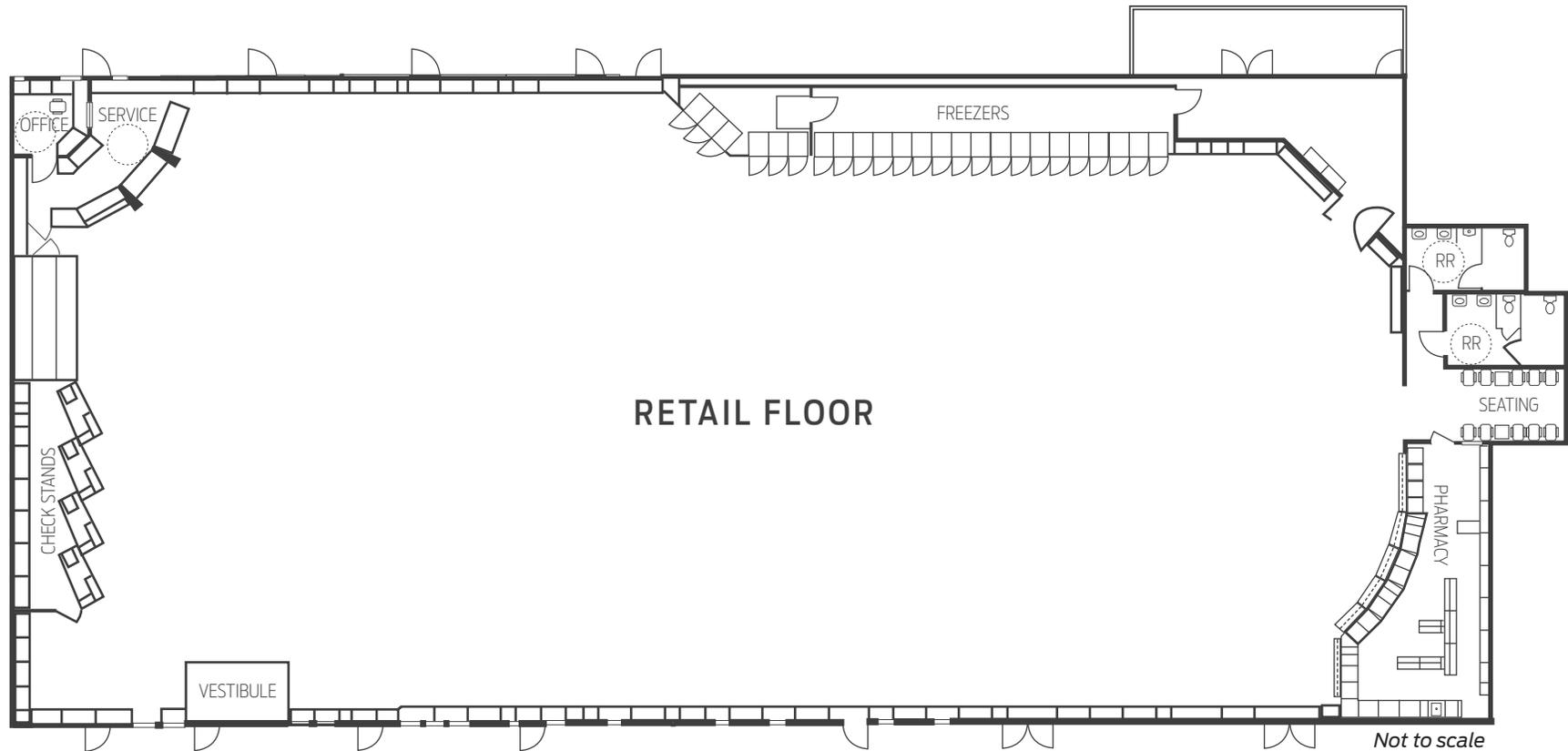
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Floor Plan



PARKING

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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 Christian 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. & Alamo Pintado Rd.	37,942 ADT

2025 Traffic Counts from Sites USA

2025 DEMOGRAPHICS	1 MILE	2 MILE	3 MILE
Average Household Income:	\$176,418	\$174,352	\$183,614
Population:	3,963	8,240	12,087
Daytime Population:	4,300	6,942	9,870

2025 Estimates from Sites USA

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