

# Robert Rauchhaus

Commercial Real Estate



**SANTA YNEZ AIRPORT | J-10 HANGAR | \$685,000**

+/- 2,000 Sq. Ft. Hangar + Office Loft with Bathroom + Storage Loft

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

CALIFORNIA  
PROPERTIES





## ABOUT J-10 HANGAR | 900 AIRPORT ROAD

The Santa Ynez Airport, located in the heart of Santa Barbara County's wine country, is recognized for its natural beauty and vibrant aviation community. Within this setting, Hangar J-10 stands out as a prized hangar with its highly desired south-facing view of the mountains. The hangar is currently vacant, allowing the new owner to immediately take advantage of this premium aviation asset.

Buyer to perform due diligence regarding the following items:

- Land lease for hangar, which is primarily to be for aviation purposes (crossed out)
- Suitability of hangar for various aircraft types Santa Ynez Airport Rules and Regulations Federal Aviation Administration Rules and Regulations - See Federal Register Volume 81, No. 115

## PROPERTY OVERVIEW



**Price**  
\$685,000



**APN**  
141-440-002



**Hangar Size**  
± 2,000 sq. ft Hangar



**Floors**  
1.5  
(Office Loft w/ Full Bath +  
2nd storage loft)



**Land Lease Terms**  
Expires 12/31/2064



**Year Built**  
1986

Hanger is currently vacant.  
Available now.









## SANTA YNEZ VALLEY AIRPORT SPECS

Elevation	674.3 ft. / 205.5 m (surveyed)
Variation	14E (2000)
From City	1 mile SE of SANTA YNEZ, CA
Time Zone	UTC -7 (UTC -8 during Standard Time)
Communications	CTAF: 122.8 UNICOM: 122.8 WX AWOS at IZA : 118.075 (805) 686-5325 WX ASOS at SBA: (16 nm SE): 132.65 (805-967-0283) WX AWOS-3 at LPC: (20 nm W): 133.875 (805-735-3075)
Runway Info	Runway edge lights: medium intensity Surface: asphalt, in good condition Dimensions: 2804 x 75 ft. / 855 x 23m

### RUNWAY 8

Traffic Pattern	Right
Runway Heading	084 Magnetic, 098 true
Markings	Nonprecision Instrument
Markings	Conditions Excellent
Latitude	34-6.525N36-2
Longitude	120-04-48.579W
Elevation	651.8 ft.
Threshold Crossing Height	—
Visual Glide Path Angle	—
Visual Slope Indicator	—

### RUNWAY 26

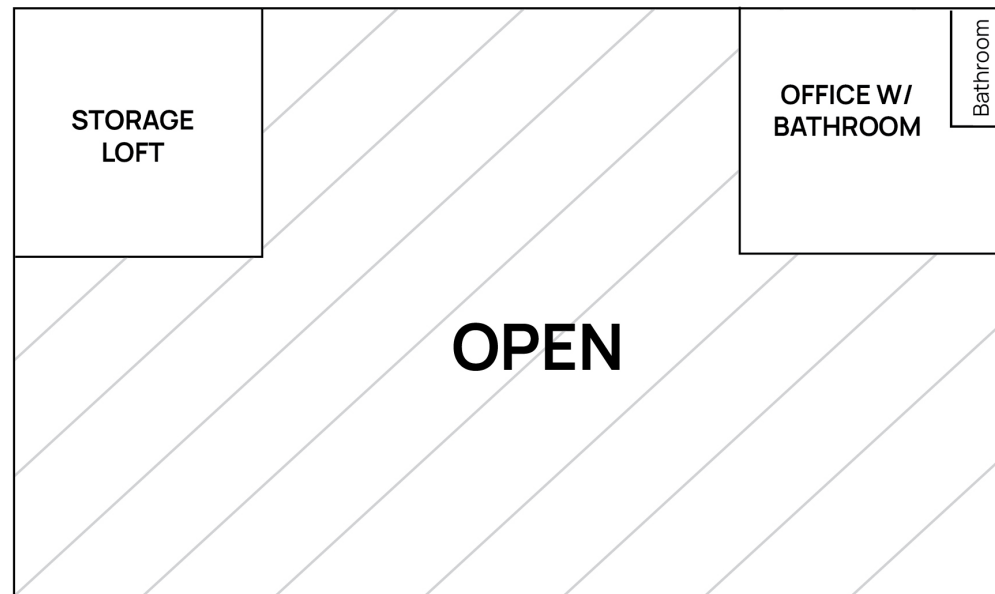
Traffic Pattern	Left
Runway Heading	264 Magnetic, 278 true
Markings	Basic
Markings	Excellent
Latitude	34-36-22.554N
Longitude	120-04-15.379W
Elevation	671.0 ft.
Threshold Crossing Height	20 ft. AGL
Visual Glide Path Angle	3.40 Degrees
Visual Slope Indicator	2-box VASI on Left



## 1ST FLOOR



## 2ND FLOOR







## ABOUT ROBERT

Robert Rauchhaus is a licensed real estate broker who specializes in commercial real estate and business brokering. Robert has helped clients buy, sell, and lease commercial real estate in all asset classes, including retail, industrial, office, medical, multi-family, assisted living, hospitality, ranch, and raw land. He has worked with clients in a variety of industries including hotel/hospitality, assisted living/senior care, defense-aerospace, energy, telecom, entertainment, food, transportation, agriculture, and retail. While Robert works across asset classes and industries, he is especially committed to commercial real estate in the Santa Ynez Valley, and hospitality realty statewide.



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