

# FOR LEASE

## Busy Retail/Office Complex

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# River Oak Plaza

## 240<sup>E</sup> Highway 246

Buellton, CA



### AVAILABLE SUITES

Call for availability.

River Oaks Plaza is located in the growing community of Buellton in the Santa Ynez Valley. It is positioned just a block from the 101 Freeway on busy Highway 246, which are traffic corridors leading to Santa Barbara, Santa Maria, the heart of Santa Ynez Valley, and Lompoc. The Plaza offers retail, office, and commercial suites. Next to Albertsons and CVS Shopping Center, just behind Burger King. Other tenants include Pattibakes, ONE Consignment, Oquist Dental, Innovative Learning, and Farmers Insurance.

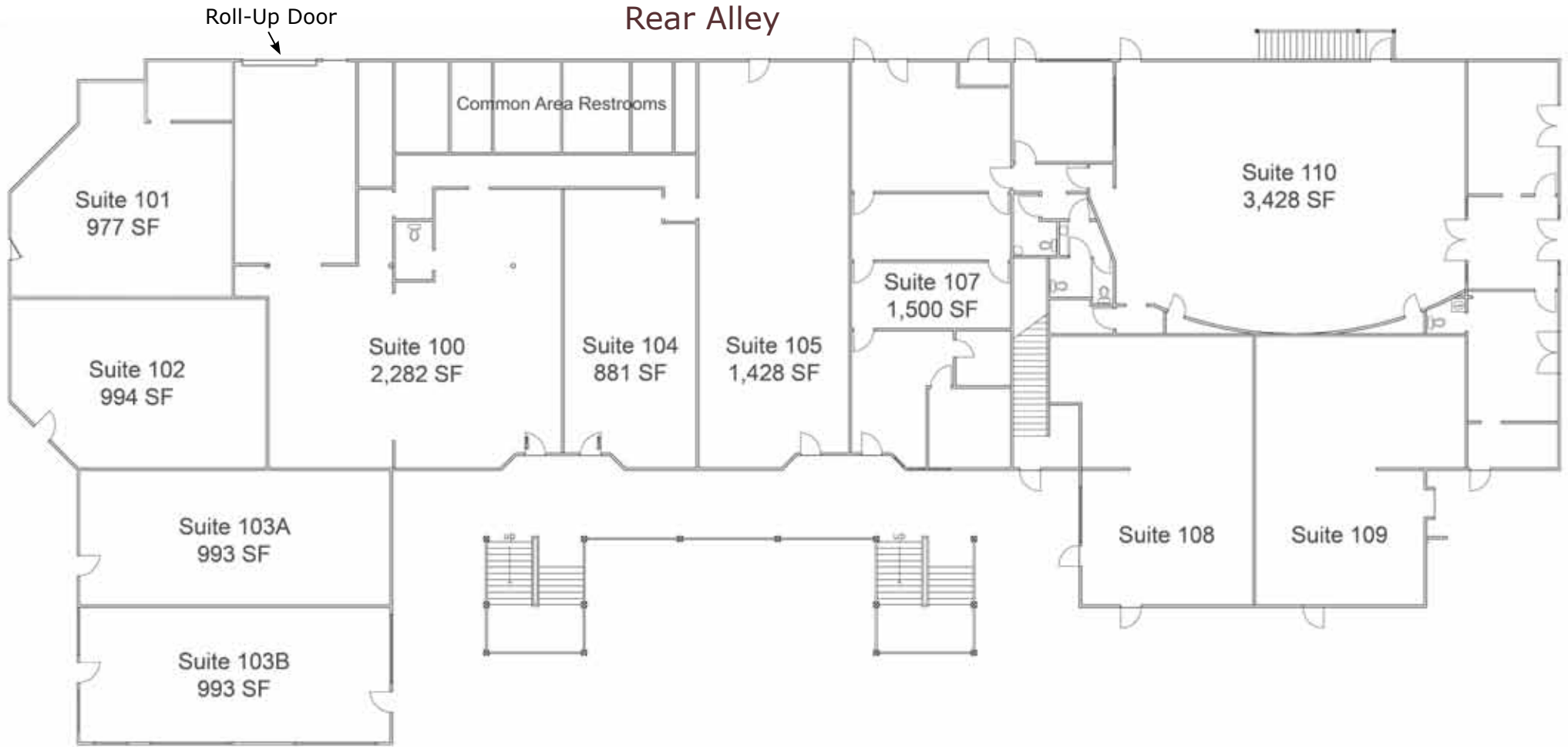
### PROPERTY DETAILS

Zoning: C2 General Commercial  
Lease Type: NNN  
Est. NNN Rate: \$0.34/SF  
Lease Term: 3-5 Years  
Restroom: Common M&W  
Parking: 3/1000  
CSO: 3%

Subject



The information contained in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we do not guarantee it.

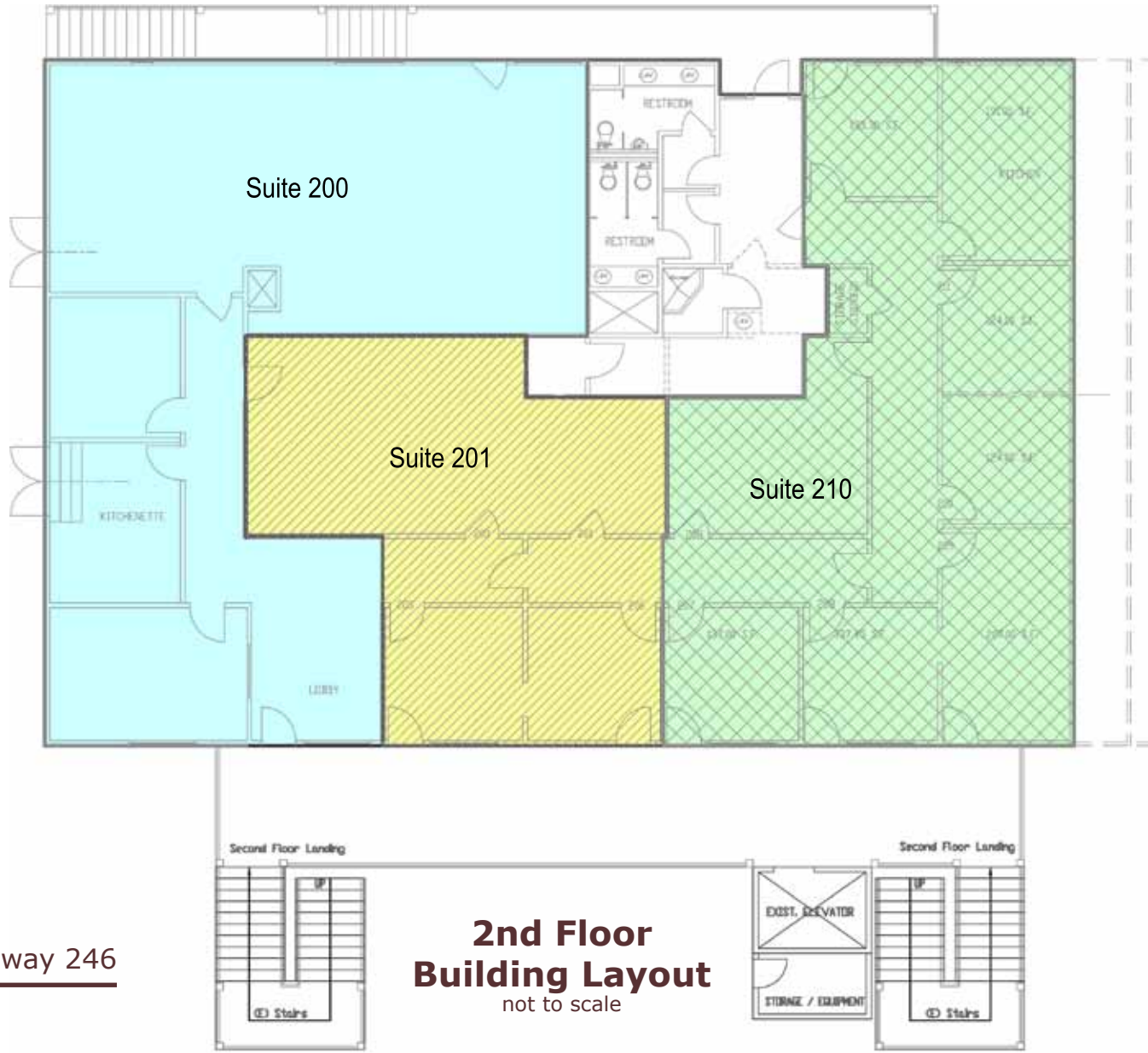


### 1st Floor Building Layout

not to scale

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*Note:  
This is a  
proposed layout.  
There is  
opportunity  
for various  
configurations.*



**2nd Floor  
Building Layout**  
not to scale

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