

FOR LEASE

High Traffic Retail Suites

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270 E Highway 246

BUELLTON, CA



Gateway to Planned Bowling Alley

Prime retail space available with frontage on busy Hwy 246 in Buellton with over 18,000 trips per day. Buellton Shopping Center is home to O'Reilly Auto Parts and to high traffic restaurants such as Subway, Antonio's Pizza and China Panda as well as the gateway to the planned bowling alley. Three suites are available.

PROPERTY DETAILS

Zoning: CR General Commercial
Terms: 3-5 Years
Parking: Common
HVAC: Central AC
CSO: 3%



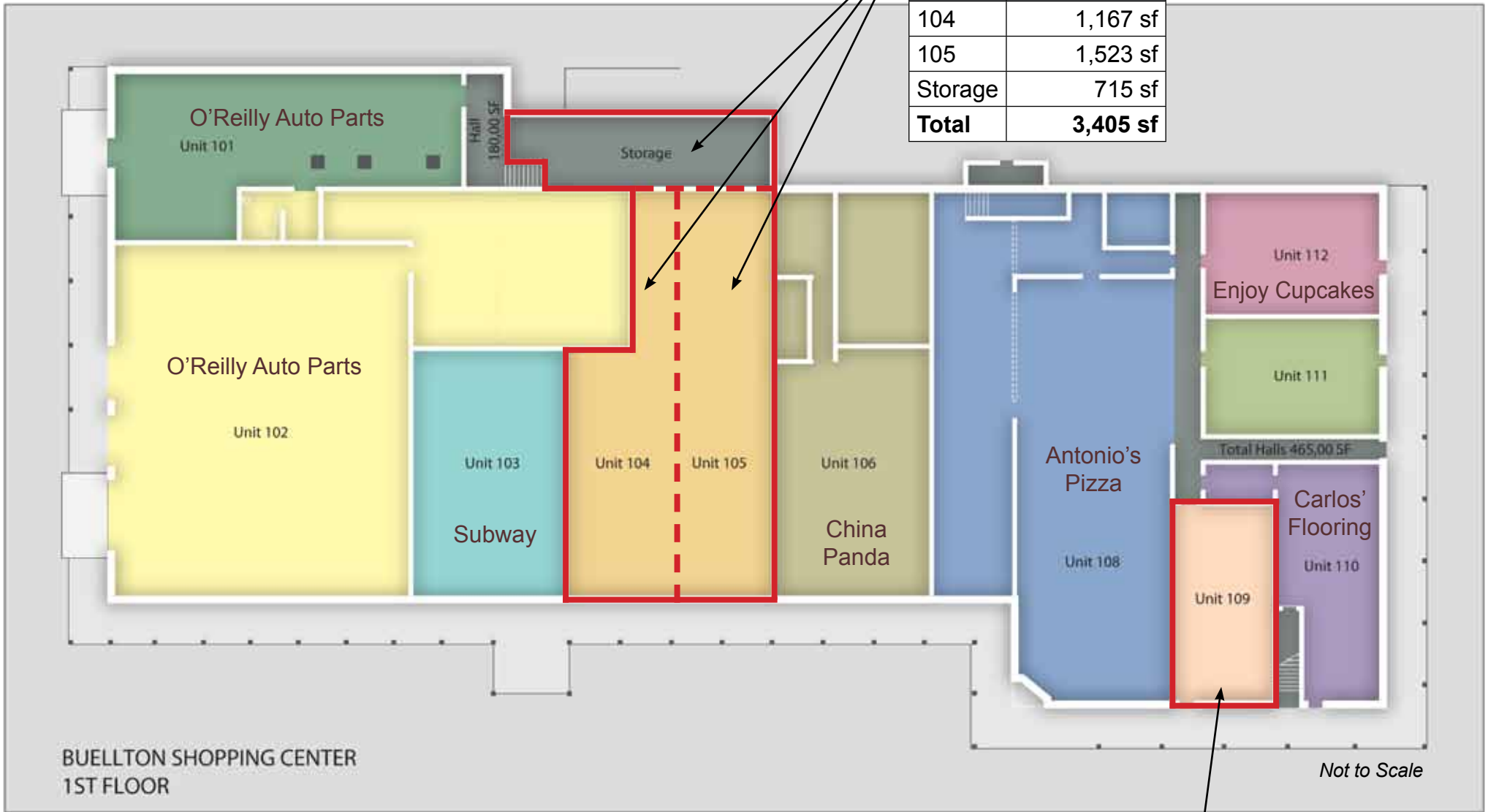
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Available Suites

Suite	Approx. Size
104	1,167 sf
105	1,523 sf
Storage	715 sf
Total	3,405 sf



Available Suite

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SUITE & LEASE DETAILS

Suite #	104 & 105	109
Suite Size	±1,167 - 3,405 SF (May be divided)	±760 SF
Lease Rate	\$1.15/SF	\$915/mo
Lease Type	NNN (\$0.28/SF est)	NNN (\$0.28/SF est)
TI Allowance	\$20/SF (with 5-year lease)	None



Entrance to Suite 109



Entrances to Suites 104 & 105

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