

205 E Highway 246, Buellton, CA 93427



# RETAIL COMMERCIAL BUILDING FOR LEASE

1,900 SF  
Available

## MARK HONG

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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

[www.korusre.com](http://www.korusre.com)





# Aerial Map

205 E Highway 246  
Buellton, CA 93427



US  
101

(+24,937 CPD)

246



205 E Highway 246  
Buellton, CA 93427



246

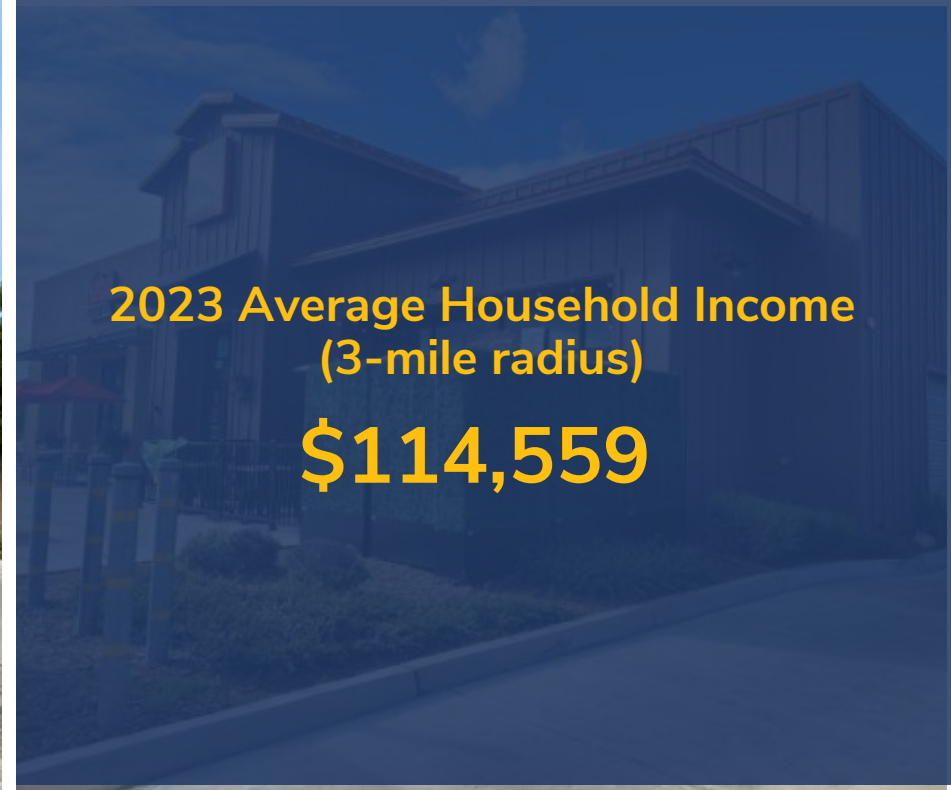


US  
101

VILLAGE PARK

E HIGHWAY 246 (+18,714 CPD)












2023 Average Household Income  
(3-mile radius)

**\$114,559**



## Property Information

	<b>ADDRESS</b>	205 E Highway 246 Buellton, CA 93427		<b>LAND SIZE</b>	30,056 Sq. Ft.
	<b>LEASE RATE</b>	\$3.25 + NNN		<b>BUILT</b>	2015
	<b>AVAILABILTY</b>	1,900 Sq. Ft.		<b>Walk Score/ Transit Score</b>	Walker's Paradise (96) Excellent Transit (79)
	<b>BUILDING SIZE</b>	3,900 Sq. Ft.			

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# PROPERTY HIGHLIGHTS

205 E Highway 246, Buellton, CA 93427



1,900 SF



\$3.25 + NNN



ACCESS to  
101 FWY  
& 246 HWY

- Available for food use (former restaurant space)
- Freestanding pad within the Crossroads at Buellton Village, a 100,000 sq ft shopping center.
- Retail hub within the Santa Ynez Valley.
- Directly off the 101 Freeway - Hwy 246 (Lompoc & Solvang exit).
- Frontage directly on Highway 246 and co-tenancy with The Habit Burger Grill.
- Highway 246 leads directly to the City of Solvang, Chumash Casino Resort, and Cachuma Lake.

- Co-tenancy with:



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# Site Plan

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# Demographics

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## MILES 2023 AVERAGE HOUSEHOLD INCOME

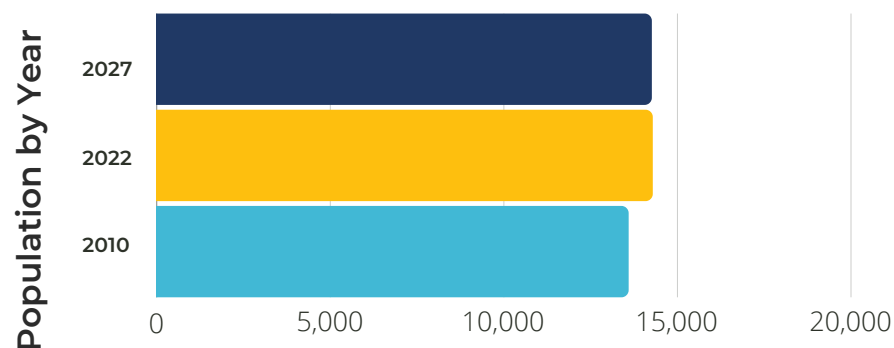
1 MILE	\$103,555
3 MILES	\$114,559
5 MILES	\$120,624

## MILES 2023 MEDIAN HOUSEHOLD INCOME

1 MILE	\$96,502
3 MILES	\$90,496
5 MILES	\$94,281

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### 5 - Mile Summary



POPULATION	1 MILE	3 MILES	5 MILES
2023 Population	4,316	9,521	14,263
2028 Population	4,348	9,568	14,290
2010 Population	3,984	8,917	13,595



HOUSEHOLD	1 MILE	3 MILES	5 MILES
2023 Households	1,571	3,593	5,469
2028 Households	1,581	3,606	5,471
2010 Households	1,455	3,385	5,257