

SECOND GENERATION RESTAURANT - **FOR LEASE**

205 E HIGHWAY 246

UNIT 101B, BUELTON, CA 93427

1,900 Sq. Ft.
AVAILABLE



Mark Hong | CAL DRE 01067529 | 213-251-9000 | markhong@korusre.com

KORUS
REAL ESTATE

AERIAL MAP



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.

205 E HIGHWAY 246 Unit 101B , BUELTON, CA 93427



Property Information



ADDRESS

205 E Highway 246 Unit
101B
Buellton, CA 93427



LEASE RATE

\$3.25 + NNN



AVAILABILTY

1,900 Sq. Ft.



BUILDING SIZE

3,900 Sq. Ft.



LAND SIZE

30,056 Sq. Ft.



BUILT

2015



**Walk Score/
Transit Score**

Walker's Paradise (96)
Excellent Transit (79)

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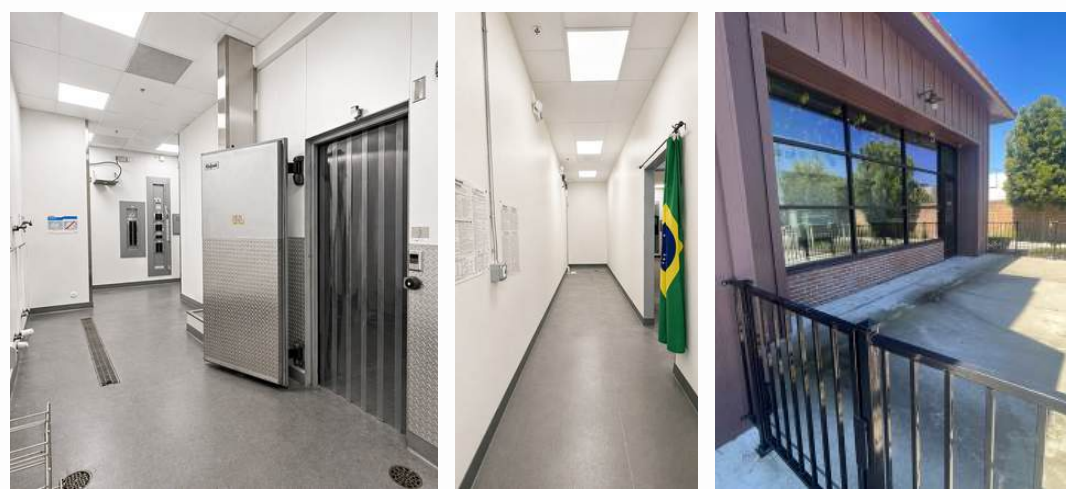
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www.korusre.com

PROPERTY HIGHLIGHTS

205 E Highway 246, Buellton, CA 93427

- Second Generation 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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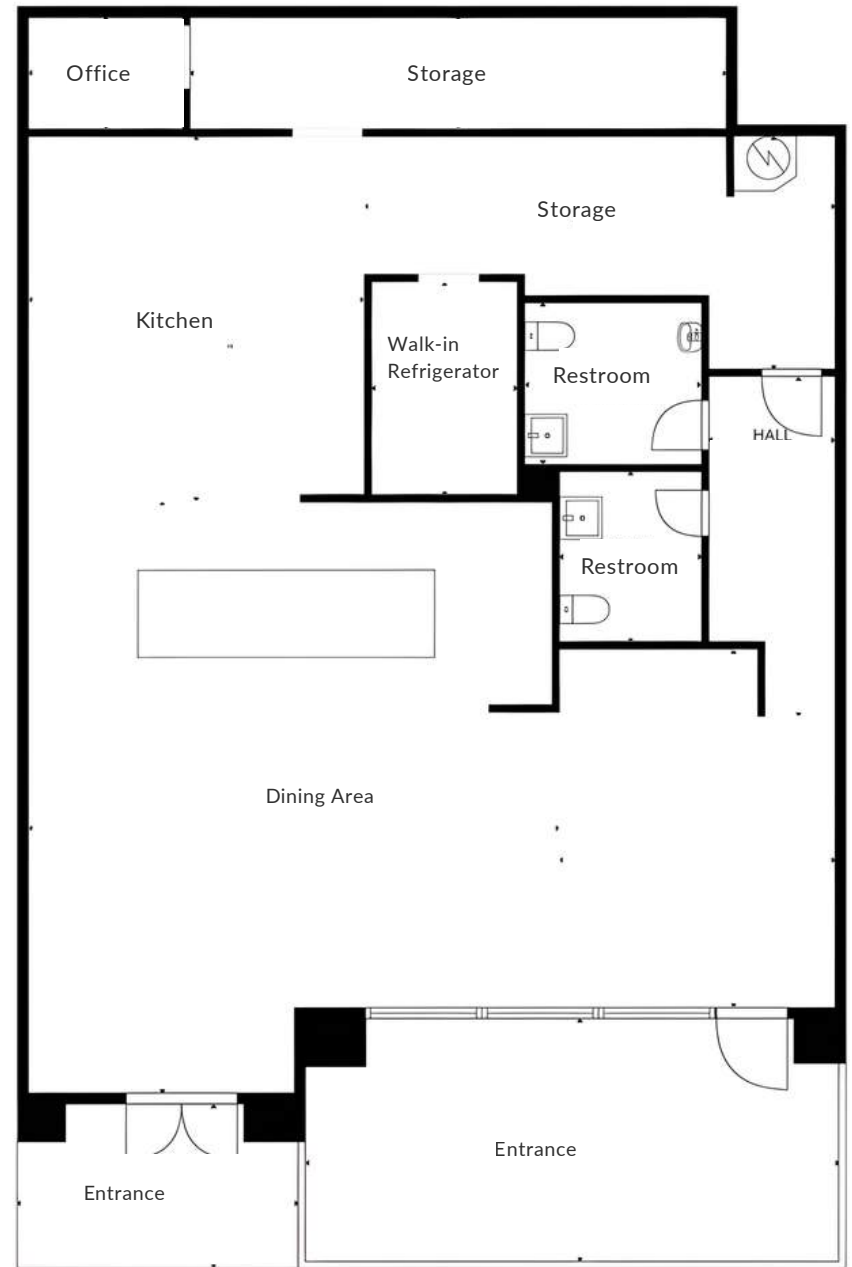
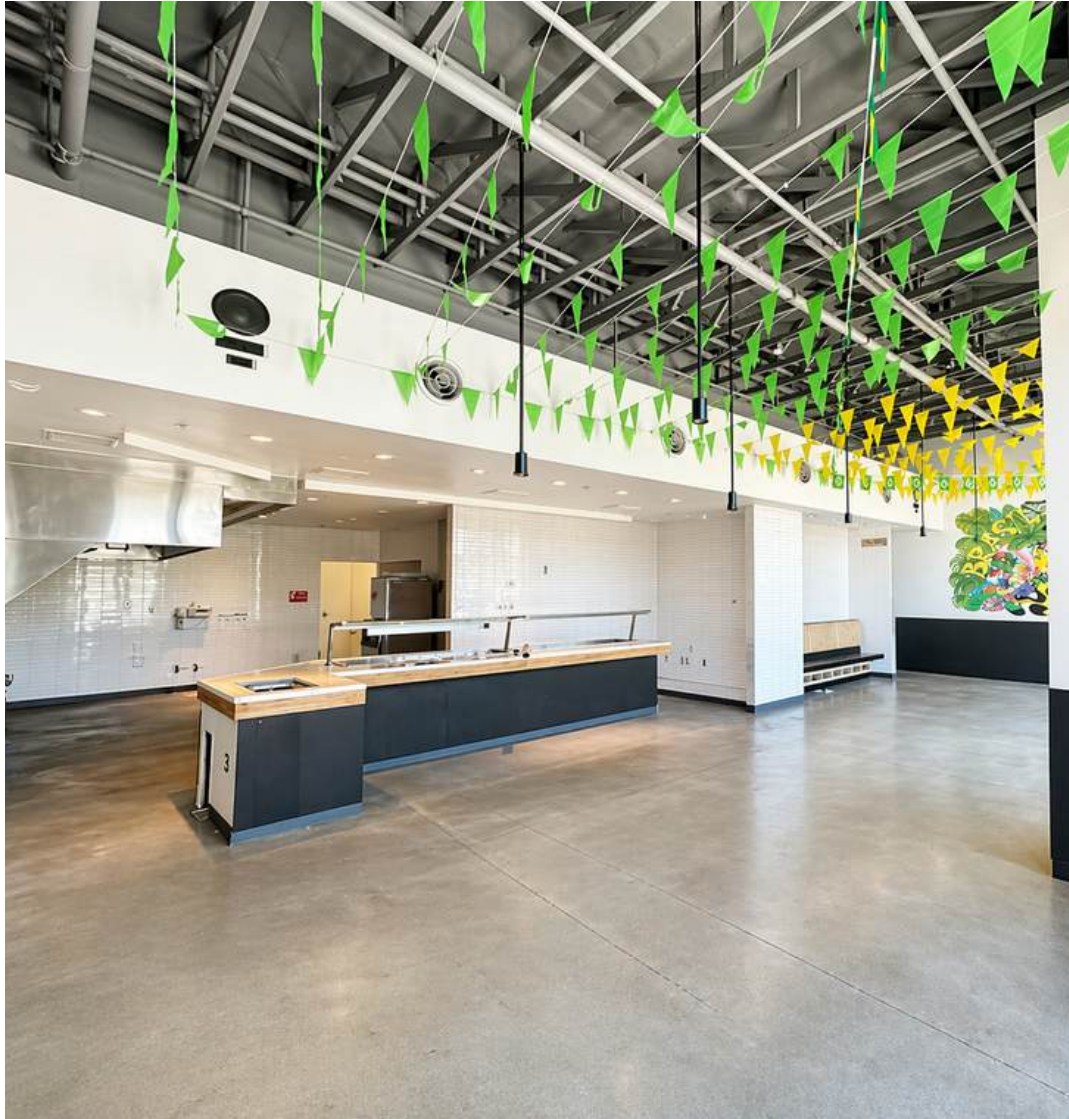
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AREA SITE PLAN



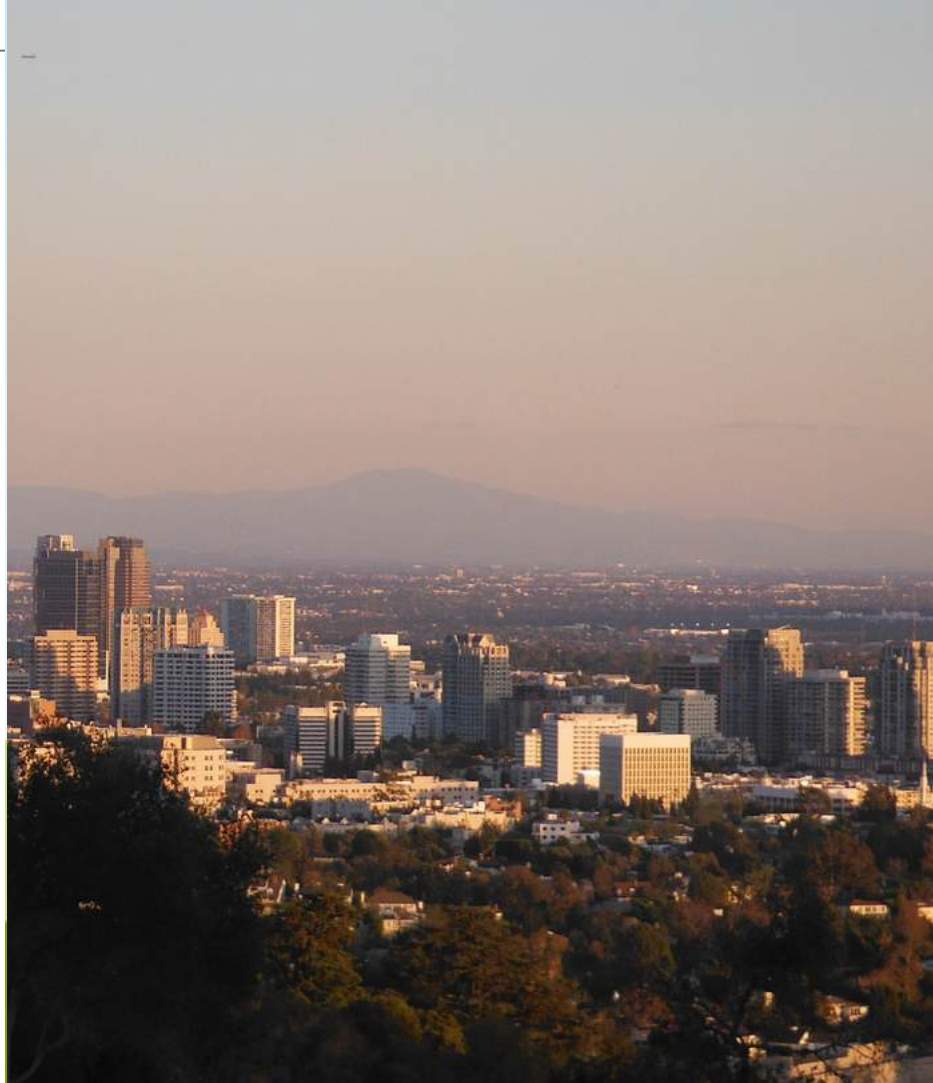
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AVAILABILTY 1,900 Sq. Ft.



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population			
2025 Estimated Population	3,768	8,544	12,997
2030 Projected Population	3,641	8278	12,563
2020 Census Population	4,283	9,617	14,760
Households			
2025 Estimated Households	1,415	3,275	5,051
2030 Projected Households	1,367	3,169	4,876
2020 Census Households	1,609	3,695	5,755
Income			
2025 Estimated Average Household Income	\$117,849	\$130,797	\$136,316
2025 Median Household Income	\$95,221	\$109,067	\$111,774



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