



610

MCMURRAY ST.
BUELLTON, CA

FOR SALE

**COMMERCIALLY ZONED
VACANT LAND**

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**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
CENTRAL CALIFORNIA

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PROPERTY OVERVIEW

A ±4.37-acre vacant commercial land site in Buellton, CA, zoned CS and CR. Situated in the heart of the Santa Ynez Valley with proximity to Highway 101 and the Avenue of Flags corridor, the property offers a rare opportunity to develop a significant commercial project in one of Santa Barbara County's fastest-growing communities. The parcel is ideally suited for investors or developers seeking to capitalize on Buellton's expanding tourism economy and limited commercial land supply. *(Buyer to verify usable square footage.)*

Offering Price: \$4,000,000

APNs: 137-170-068 & 137-170-069

Lot Size: ±190,357 SF (±4.37 AC)

Zoning: CS & CR



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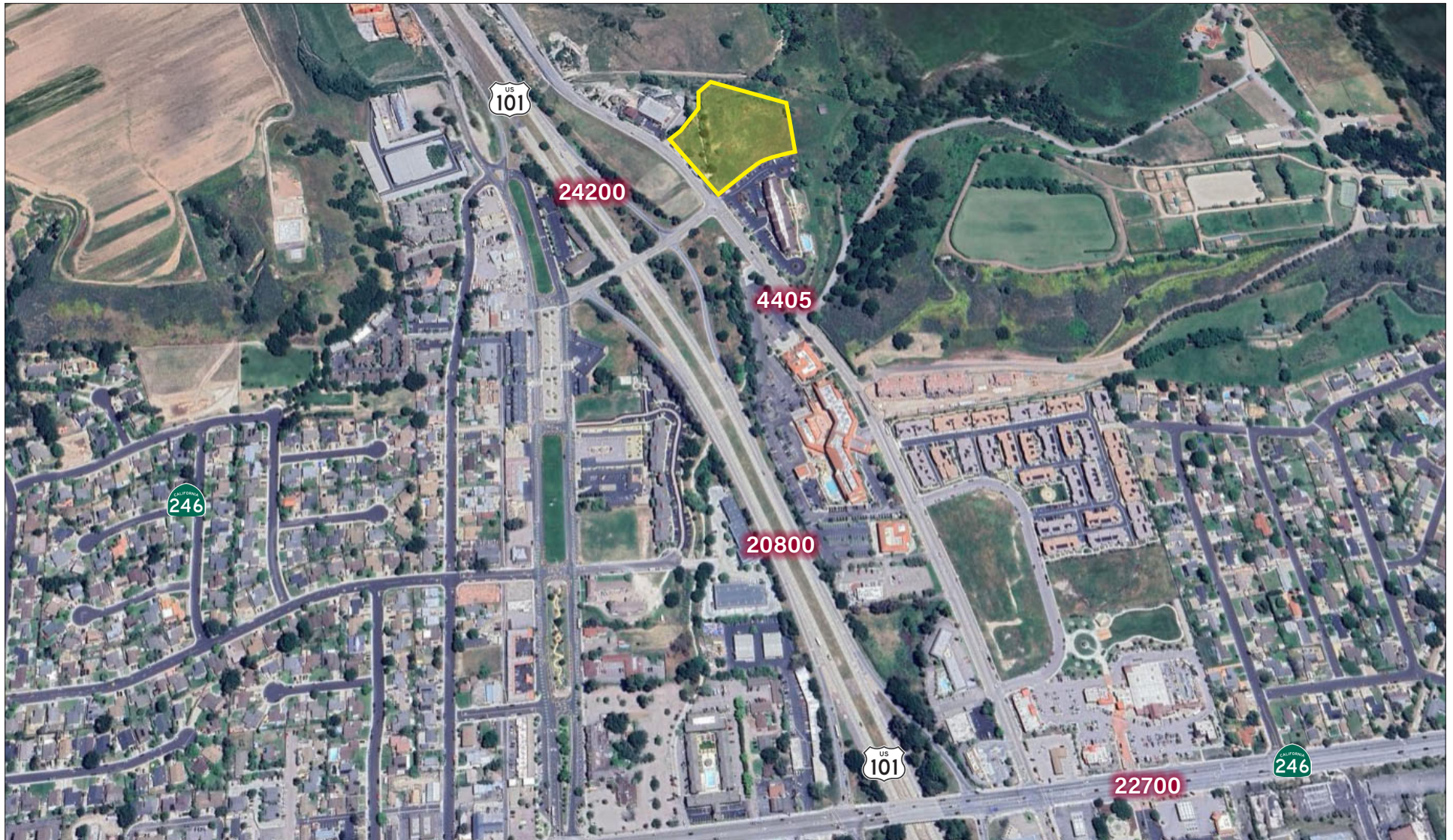
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RETAIL MAP



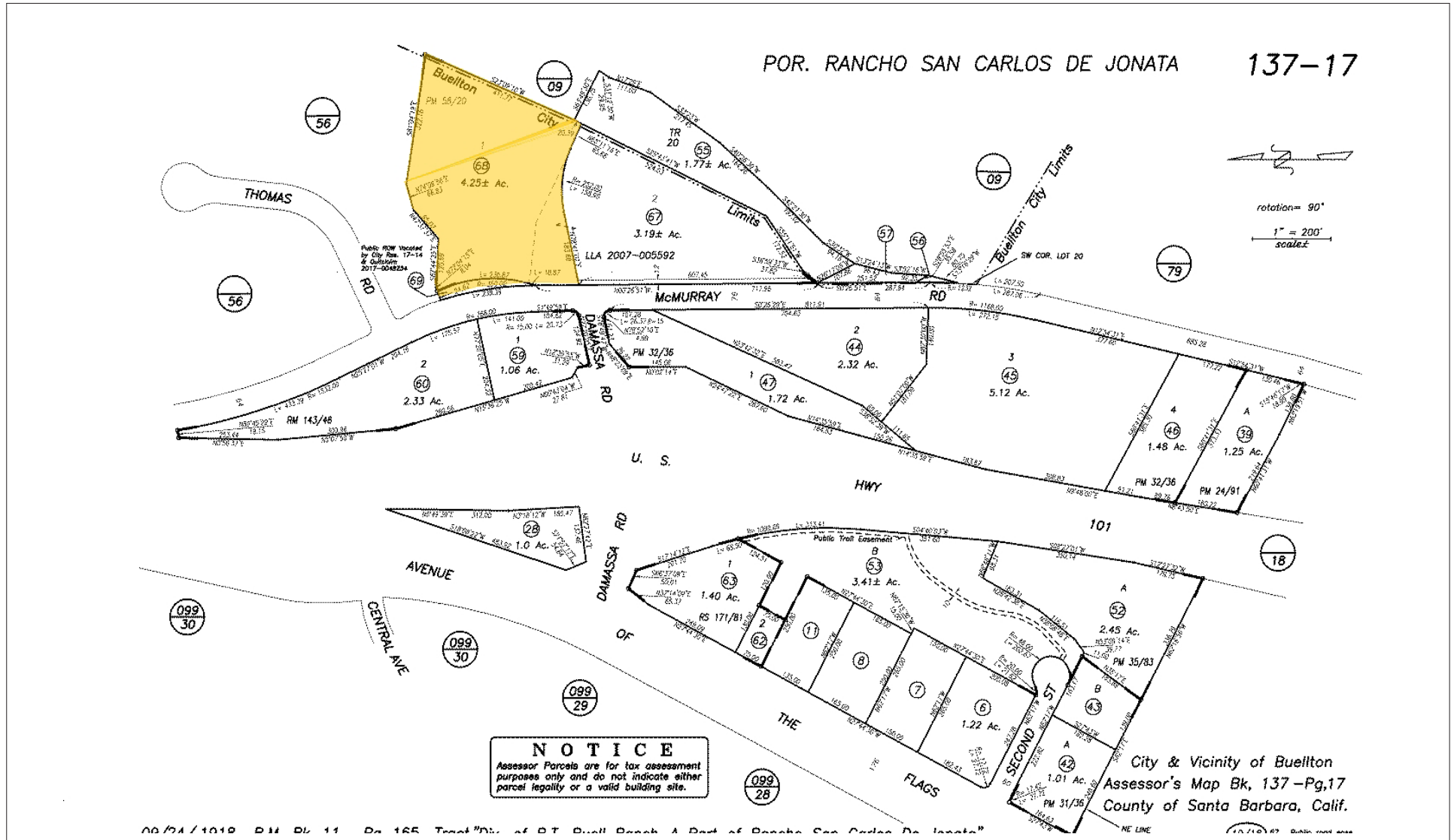
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AADT TRAFFIC COUNTS



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TAX MAP

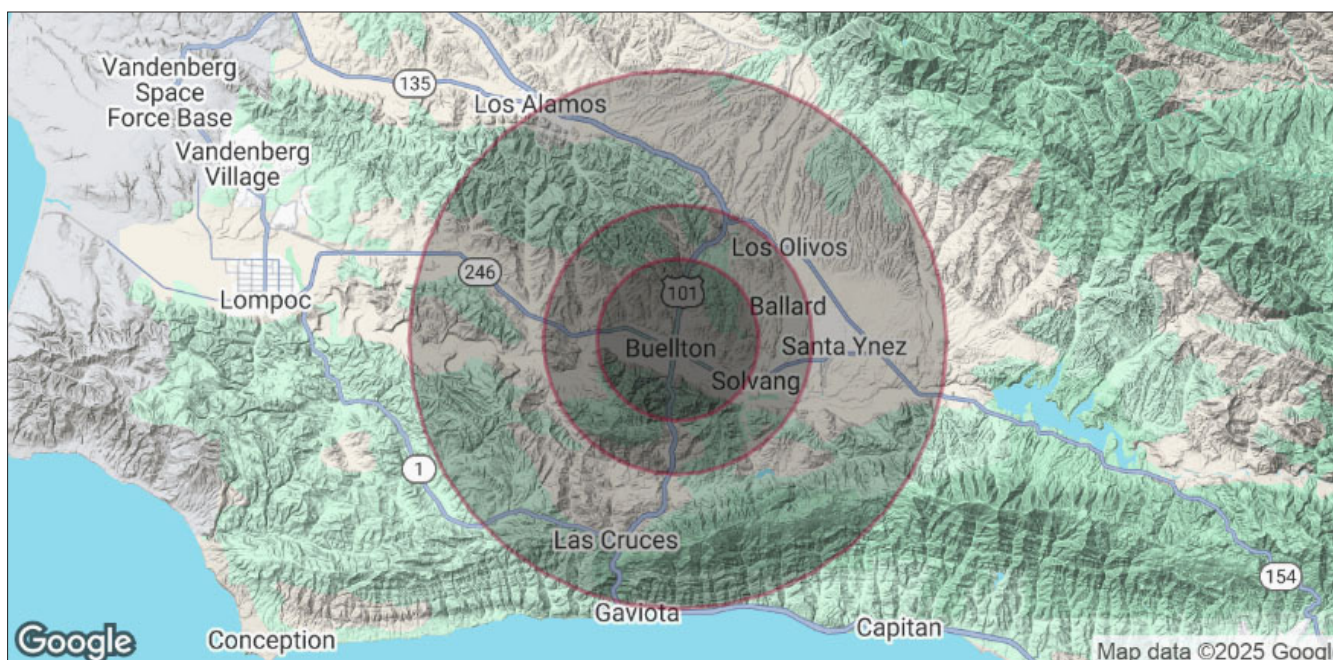


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DEMOGRAPHICS

DEMOGRAPHICS	3 MILES	10 MILES	15 MILES
POPULATION			
Total Population	8,583	13,399	22,633
Average Age	44	46	46
Average Age (Male)	43	44	45
Average Age (Female)	45	47	47
HOUSEHOLDS & INCOME			
Total Households	3,276	5,219	8,714
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$152,090	\$157,345	\$162,176
Average House Value	\$980,208	\$1,103,529	\$1,214,269

Demographics data derived from AlphaMap



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