



# EXCLUSIVE RETAIL PROPERTY FOR LEASE

**Arbor**

## 238 E HIGHWAY 246

BUELLTON, CA 93427

**Marketing Brochure**

[arcainc.us](http://arcainc.us)

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Arbor Realty Capital Advisors is pleased to present for lease 238 East Highway 246 in Buellton, California. This former free-standing quick-service drive thru restaurant building had prior to recent fire damage a 3,240 square foot building situated on a +/- 36,155 SF land parcel, featuring a drive-thru prominent pylon signage, and ample on-site parking.

The property is positioned along Highway 246 with direct visibility from U.S. 101, capturing both strong local traffic and consistent tourist demand from the Santa Ynez Valley/Los Olivos wine county. Surrounding national retailers include Starbucks, McDonalds, Carl's Jr., Taco Bell, Panda Express, Wingstop, CVS, and Albertsons, creating a high-volume retail and dining destination. The property is ideally suited for a restaurant, fast casual concept, or other retail user seeking a high-profile location with excellent demographics and strong co-tenancy.

## PROPERTY HIGHLIGHTS

- Former restaurant building featuring a drive-thru occupied by Burger King.
- Ground lease opportunity.
- High-visibility commercial corridor in Buellton, with strong dense concentration of national brand neighbors.
- Approximately 29,264 vehicles/day on E Hwy 246.
- Approximately 26,093 vehicles/day along US-101 near E HWY 246.
- Located across from a drive-thru Starbucks and surrounded by national brands such as Taco Bell, Carl's Jr., McDonald's, Subway, Jack in the Box, Wingstop, Panda Express, CVS, Albertsons, and The Habit Burger.

## OFFERING SUMMARY

Ground Rent:	\$200,000   NNN
Lot Size:	0.83 Acres
Current Building Footprint:	3,240 SF

**Matthew Dobson**  
Managing Partner / Broker Officer  
CA License #01768556  
mdobson@arcainc.us  
323.515.8306

**Joshua Levy**  
Managing Partner  
CA License #01068569  
jlevy@arcainc.us  
323.515.8307

Arbor Realty Capital Advisors | CA Lic. #01980430 | arcainc.us | 323.515.8302

DISCLAIMER: The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Owner or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent or the Owner shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

**Arbor**



## AREA OVERVIEW



### AREA OVERVIEW

Buellton is a cozy city nestled at the crossroads of U.S. Route 101 and State Route 246, making it a prime stop for travelers traversing California's scenic Central Coast. This city serves as the "Gateway to the Santa Ynez Valley" - a hub of both heritage and modern-day charm.

Solvang attracts over one million visitors annually, drawn by its unique Danish-inspired charm, vibrant hospitality scene, and strong tourism base.

In addition, the Santa Barbara County wine industry continues to thrive, reporting approximately 1.1 million tourists visiting its wineries each year. This steady influx of both local and international travelers creates a high-traffic environment, making the property ideally positioned for a wide range of retail, dining, or hospitality uses seeking to capitalize on Solvang's year-round tourism economy.

**Matthew Dobson**

Managing Partner / Broker Officer

CA License #01768556

mdobson@arcainc.us

323.515.8306

**Joshua Levy**

Managing Partner

CA License #01068569

jlevy@arcainc.us

323.515.8307

Arbor Realty Capital Advisors | CA Lic. #01980430 | arcainc.us | 323.515.8302

DISCLAIMER: The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Owner or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent or the Owner shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

**Arbor**