

2330 LILLIE AVENUE

SUMMERLAND CA 93067

SUMMERLAND
SWEET SPOT

OFFERED AT

\$5,300,000

±5,932 SF Trophy Mixed-Use
Asset w/ 2 Commercial &
2 Residential Units



One of Summerland's best-built
properties, right at the
center of it all

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2330 SUMMERLAND
CALIFORNIA
93067
LILLIE AVE



Summerland's Sweet Spot

Trophy Mixed-Use Asset at the Center of It All

Positioned in the heart of Summerland, 2330 Lillie Ave presents a rare opportunity to acquire **one of the area's highest-quality mixed-use assets**. Widely regarded as one of the best-built buildings in Summerland, the property is in exceptional condition and **offers flexibility for an owner-user or investor**.

A standout feature is the expansive outdoor patio areas, which enhance both the residential and commercial components—creating an **elevated lifestyle experience and highly attractive retail setting** in this sought-after coastal market.

The building includes two well-designed 2-bedroom, 2-bath residential units—ideal for long-term tenants or premium short-term rentals—alongside two ground-floor commercial suites that can be leased separately or combined. This **versatile layout supports multiple income strategies**.

Currently vacant, the property offers a true “blank slate” for an investor to establish market rents or for an owner-user to occupy all or part of the building. Ample on-site parking, including two private two-car garages, further enhances tenant appeal.

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INVESTMENT HIGHLIGHTS

Offered at
\$5,300,000

Building Size
±5,932 SF
Includes building interior, patios and storage.
(Buyer to verify.)

Land Size
±11,731 SF

Number of Units
2 Residential (Most recently rented as vacation rentals)
2 Commercial (Vacant; could be 1 unit)

Unit Mix
(2) 2BD/2BA

APN
055-182-008

Legal Address
2325 Varley St

Zoning
C-1 (Limited Commercial Zone)

Parking
7 Covered Commercial Spaces
(2)2 Car Garages For Residential

Restrooms
One (1) Commercial

Floors
2

Elevators
None

Other
Expansive 1st & 2nd Floor Patio Spaces

CSO
2%



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2330 LILLIE AVENUE

BEACH CLUB ATHLETICS

SUMMERLAND BEACH CAFE

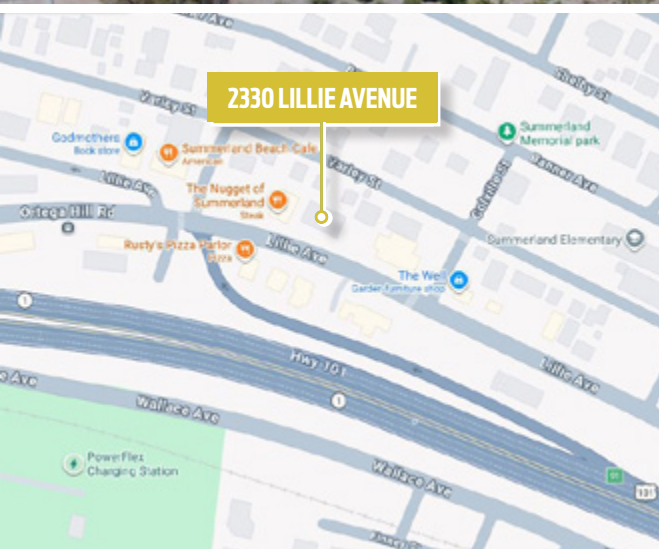
THE WELL COMPLEX

**GODMOTHERS
BOOKS · CAFE · GATHERING SPACE**

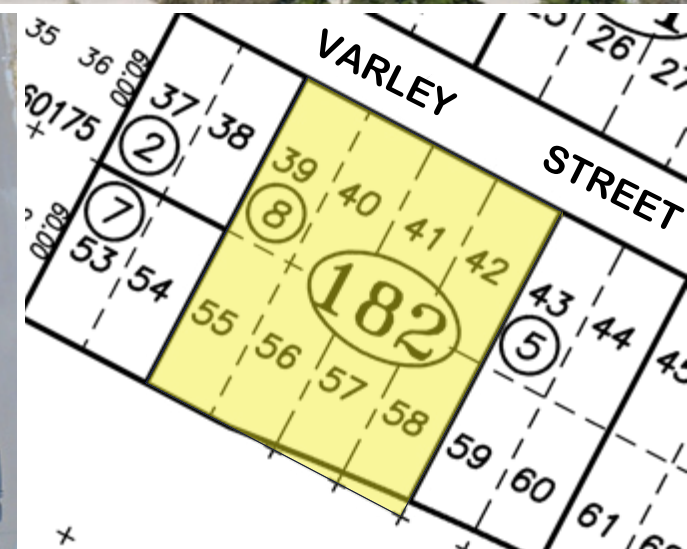
**THE NUGGET
STEAK HOUSE**

**PORCH
HOME GOODS STORE**

TENNIS & BASKETBALL COURTS



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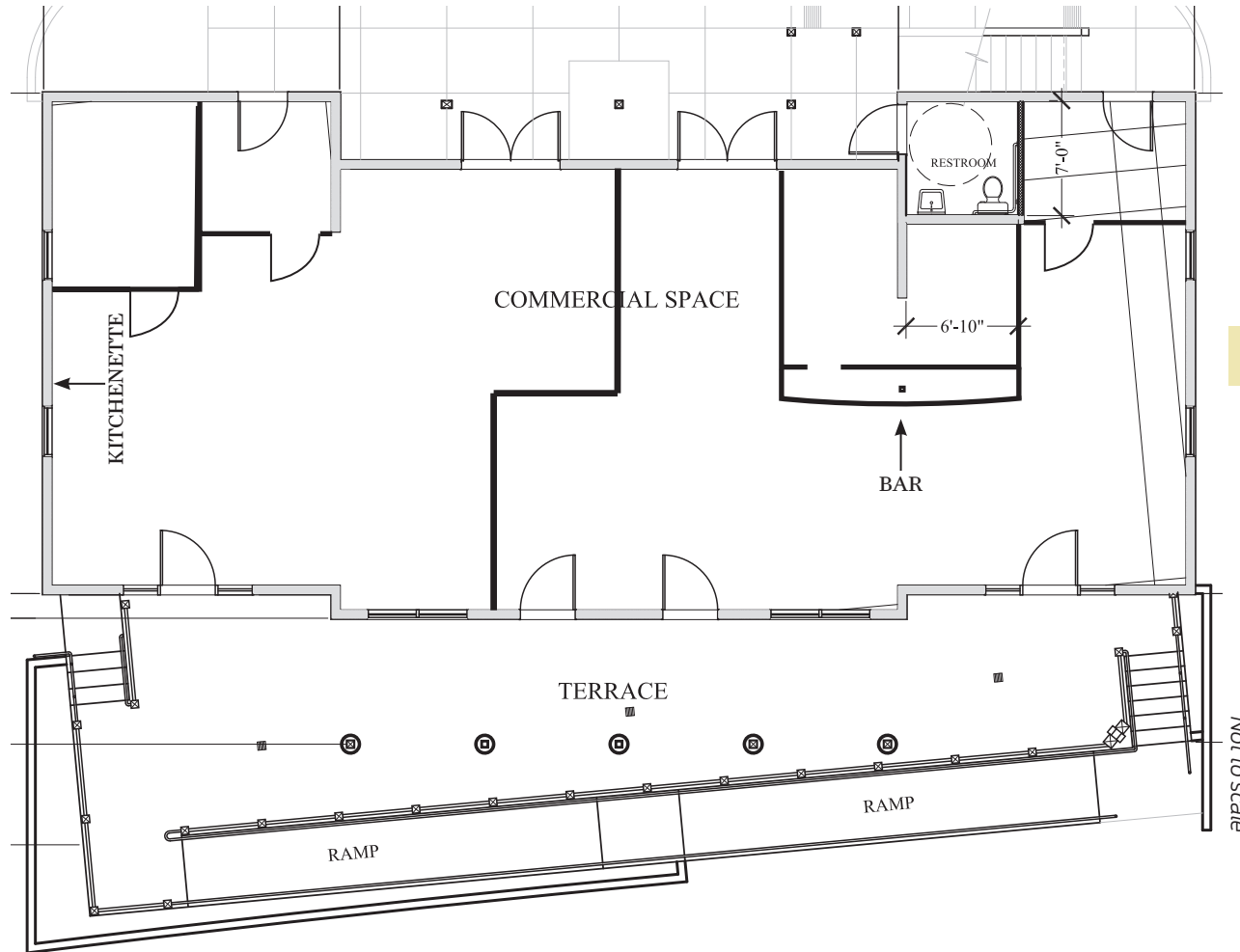
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Floor Plan - First Floor



Note: Interior walls can be removed

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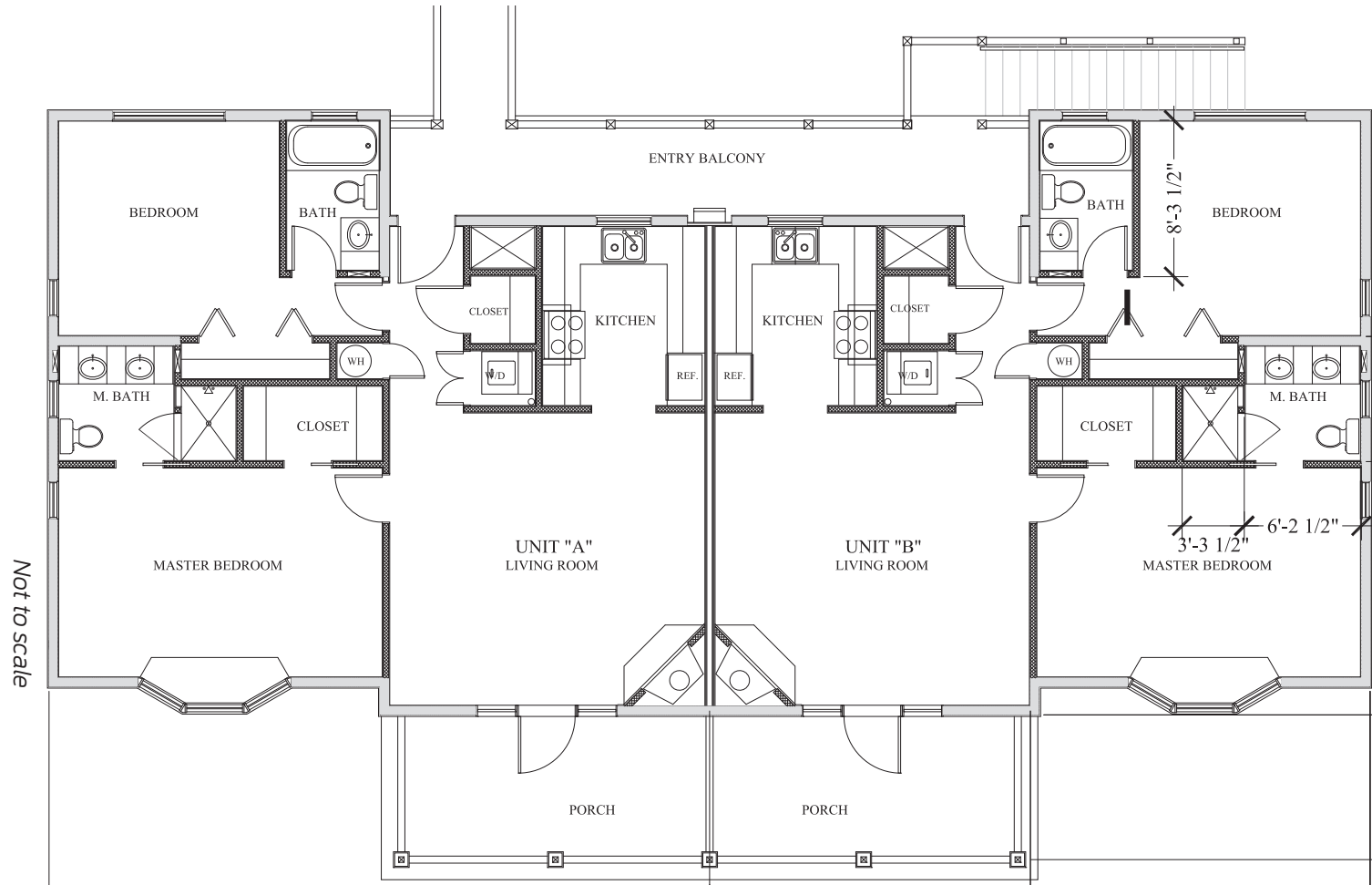
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right at the center of it all

Floor Plan - Second Floor



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**First Floor
COMMERCIAL UNIT**



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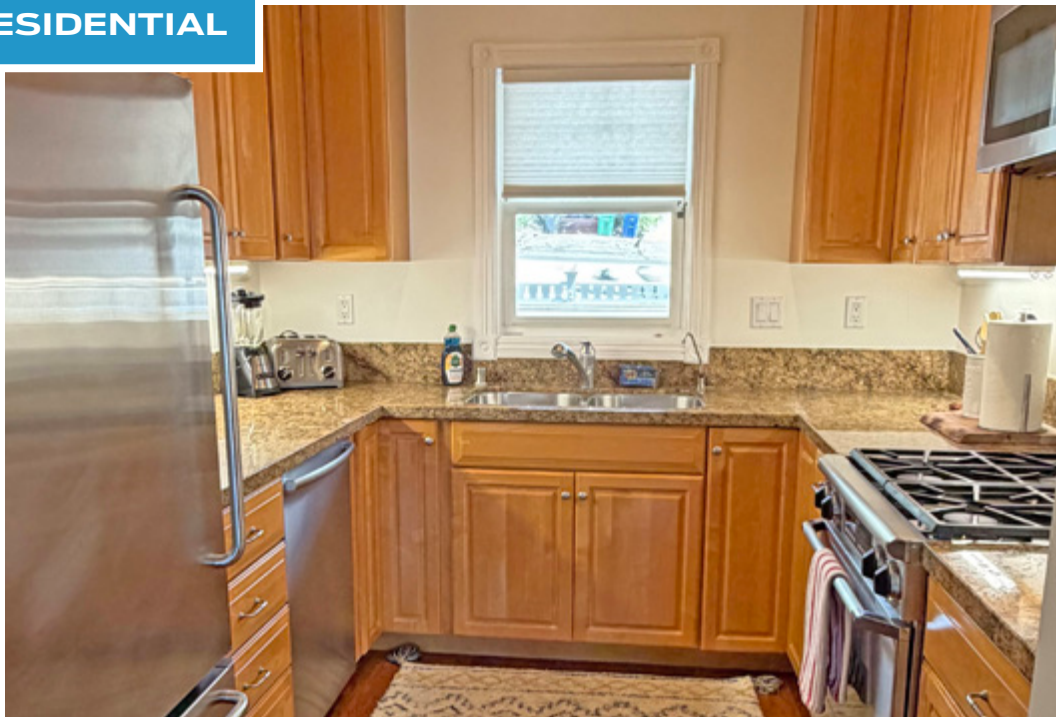
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**Second Floor
2BD/2BA RESIDENTIAL**



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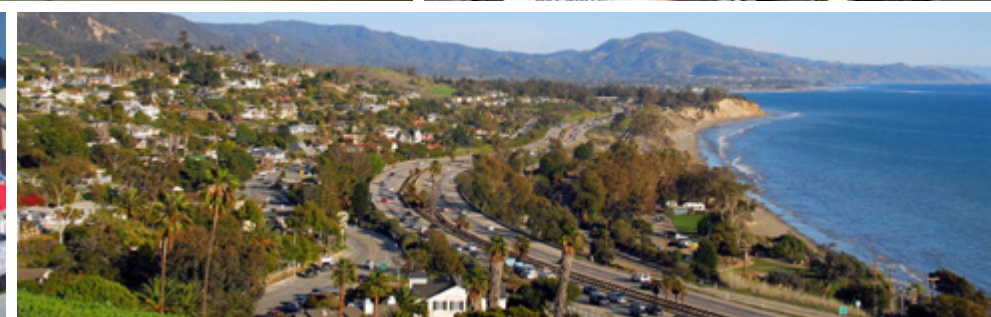
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Simply Summerland

Perched above the Pacific just minutes from Santa Barbara and Montecito, Summerland has quietly evolved into one of the Central Coast's most compelling coastal destinations—where ocean views, walkability, and a curated mix of lifestyle retail converge along Lillie Avenue. At the center of it all, 2330 Lillie Ave is surrounded by a dynamic collection of sought-after draws, including Godmothers—a beloved bookstore café just steps away—alongside local favorites like The Nugget, Summerland Beach Café, and the design destinations that define the area's elevated yet relaxed character. With Lookout Park and the beach just moments away, this location offers immediate access to the very best of Summerland's vibrant, walkable coastal lifestyle—placing it firmly at the heart of the community's energy and appeal.



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2330 LILLIE AVENUE

**PORCH
HOME GOODS STORE**

**THE NUGGET
STEAK HOUSE**

THE WELL COMPLEX

SUMMERLAND BEACH CAFE

**GODMOTHERS
BOOKS · CAFE · GATHERING SPACE**

BOTANIK

BEACH CLUB ATHLETICS

RUSTY'S PIZZA

LILLIE AVENUE

**SUMMERLAND FUEL DEPOT
& THE POINT MARKET**

**SANDPIPER
LIQUOR STORE**

RED KETTLE COFFEE

**21 Miles
SOUTH
TO VENTURA**

**6.5 Miles
NORTH
TO DOWNTOWN
SANTA BARBARA**

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