

## OFFICES FOR LEASE

±648 SF, ±830 SF & ±1,200 SF spaces  
located at a signalized intersection  
adjacent to Niensens Shopping Center  
& New Frontiers Marketplace

**\$2.50/SF NNN**

3 OFFICE SUITES ACROSS FROM  
NEW FRONTIERS MARKETPLACE

# 595 ALAMO PINTADO RD.

SOLVANG CALIFORNIA 93463

PRESENTED BY

SIERRA FALSO

805.869.2809

[sfalso@radiusgroup.com](mailto:sfalso@radiusgroup.com)

CA LIC. 01276646



**RADIUS**<sup>®</sup>  
Commercial Real Estate

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[RADIUSGROUP.COM](http://RADIUSGROUP.COM)

# 595 ALAMO PINTADO RD

SOLVANG CALIFORNIA 93463



## FOR LEASE

Prime Solvang office suites in a high visibility location.

Well positioned office complex located at Mission Drive and Alamo Pintado in Solvang. Offering strong business synergy and visibility ideal for professional offices. Tenants include Montecito Bank & Trust, Lawvex, Relevé Unlimited, Life Chiropractic, and Valley Christian Fellowship. Across the street, New Frontiers Natural Marketplace, Leonardo's Ristorante & Pizzeria, and Valley Fresh Market attract steady local traffic. Three suites are available: ±648 SF, ±830 SF, and ±1,200 SF. The ±830 SF unit is available now and may be leased furnished or unfurnished. All suites are well-maintained, and set in a beautifully landscaped, professional setting.

### Offering Specifics

|             |   |
|-------------|---|
| Suite B     | ±1,200 SF<br>\$2.50/SF NNN ( \$0.80)<br>\$3,960 Total Base + NNN  |
| Suite D     | ±648 SF<br>\$2.50/SF NNN ( \$0.80)<br>\$2,138.40 Total Base + NNN |
| Suite E     | ±830 SF<br>\$2.50/SF NNN ( \$0.80)<br>\$2,739 Total Base + NNN    |
| Available   | Immediately   |
| Term        | 3–5 Years   |
| Adjustments | 3%  |
| Options     | Negotiable  |
| Zoning      | Z2  |
| HVAC        | Yes   |
| Restrooms   | Common Area   |
| Floors      | Single Story  |
| Parking     | 37 On-site Spaces   |
| Signage     | Monument & Exterior   |

*Note: Entire building consisting of ±8,111 SF feet could become available in the near future. Call for pricing and details.*

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**SANTA YNEZ VALLEY MEDICAL CAMPUS**

- Cottage Santa Ynez Valley Cottage Hospital
- PACIFIC DIAGNOSTIC LABORATORIES
- Quest Diagnostics
- JOHNSON FAMILY DENTAL
- VNAHealth
- Ridley-Tree Cancer Center
- SANTA BARBARA ALTA ORTHOPAEDICS
- sansum CLINIC now part of Sutter Health

**NIELSENS SHOPPING CENTER**

- VALLEY FRESH MARKET
- LEONARDO'S CUCINA ITALIANA
- TACO ROCCO



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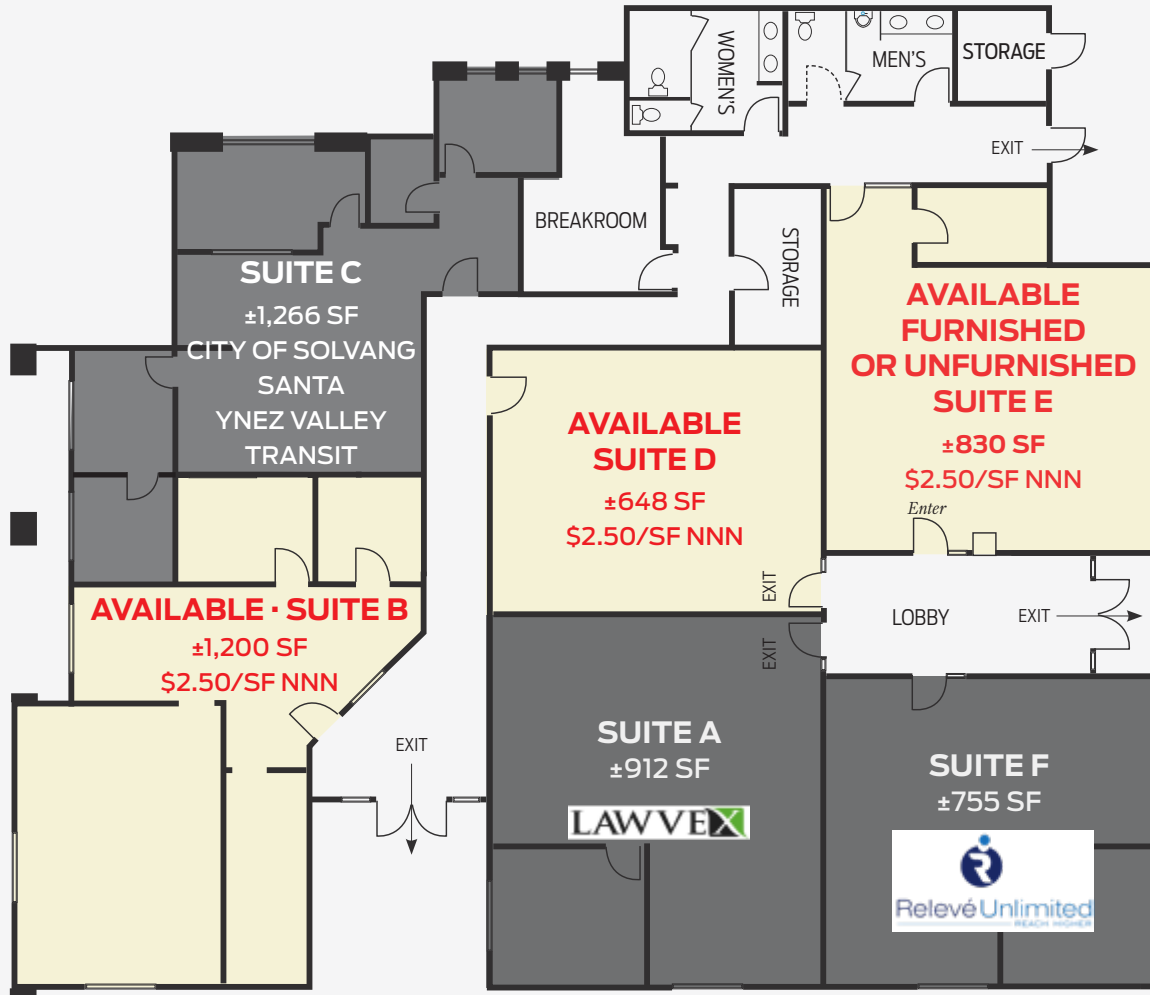
**SIERRA FALSO**  
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# 595 ALAMO PINTADO RD SOLVANG CALIFORNIA 93463

FOR LEASE

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Not to scale



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## Nearby Merchants & Amenities

- 1 Sunny Fields Park
- 2 Santa Ynez Valley Cottage Hospital
- 3 The Coffee House By CHOMP
- 4 Old Mission Santa Ines (Ynez)
- 5 New Frontiers Natural Marketplace
- 6 Montecito Bank & Trust
- 7 U.S. Bank
- 8 Hans Christian Andersen Museum
- 9 Casa Cassara Winery & Vineyard
- 10 Mortensen's Danish Bakery
- 11 Whiskey 'N Rye Smokehouse
- 12 California Nature Art Museum
- 13 Atterdag Inn
- 14 Coast Range
- 15 peasants FEAST
- 16 Cecco Ristorante
- 17 Clean Slate Wine Bar
- 18 Solvang Restaurant
- 19 CVS Pharmacy
- 20 Mad & Vin
- 21 The Landsby
- 22 Taco Roco
- 23 Leonardo's Ristorante-Pizzeria
- 24 California Tacos Cantina & Distillery

# SOLVANG



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# SOLVANG - DENMARK'S GOLDEN OUTPOST

Full of Scandinavian charm, Solvang (Danish for Sunny Field) is known for its month-long celebration every December attracting scores of holiday shoppers and tourists. “Julefest” is a winter fair of lights, pagentry and culinary delights.

Surrounded by vineyard dotted hills and picturesque backdrops, SOLVANG is a town in southern California's Santa Ynez Valley known for its Danish style architecture and many wineries. A community that is built on traditions; making it a popular destination for visitors to enjoy its festivals, fashion, music and cuisines. Paying tribute to its cultural heritage is a bronze statue of Hans Christian Andersen's *The Little Mermaid*, nestled on the grounds of Founders Market. Named by *the New York Post* and *Reader's Digest* as “Best Christmas Town”, the area boasts chic Scandinavian-style lodging, numerous quaint shops, chef-driven restaurants and, of course, great wine.



| TRAFFIC COUNTS  |            |
|---|------------|
| Average Vehicle Traffic:<br>Mission Dr. & Alamo Pintado Rd. | 37,942 ADT |
| 2025 Traffic Counts from Sites USA                          |            |

| 2025 DEMOGRAPHICS             | 1 MILE    | 2 MILE    | 3 MILE    |
|-------------------------------|-----------|-----------|-----------|
| Average Household Income:     | \$176,418 | \$174,352 | \$183,614 |
| Population:                   | 3,963     | 8,240     | 12,087    |
| Daytime Population:           | 4,300     | 6,942     | 9,870     |
| 2025 Estimates from Sites USA |           |           |           |

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