2449 BASELINE AVENUE

BALLARD, CALIFORNIA | SUITE 104

A RARE OPPORTUNITY IN BALLARD

Adjacent to Bob's Well Bread & Bilancia Pilates Studio. Directly across the street from the Ballard Inn. This space is perfect for wellness, beauty, professional services, studio, boutique retail, specialty retail, art gallery, or another complimentary small-business concept.

APPROX. 478 SF COMMERCIAL SPACE

$2,150 / MONTH

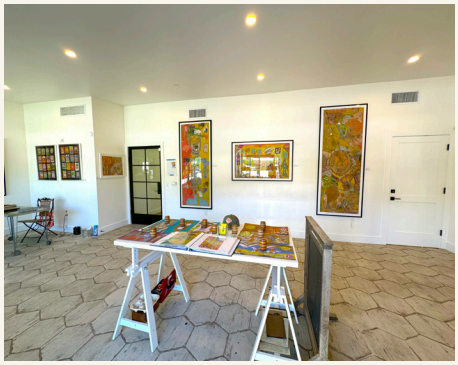
MODIFIED GROSS | AVAILABLE OCTOBER 1, 2026

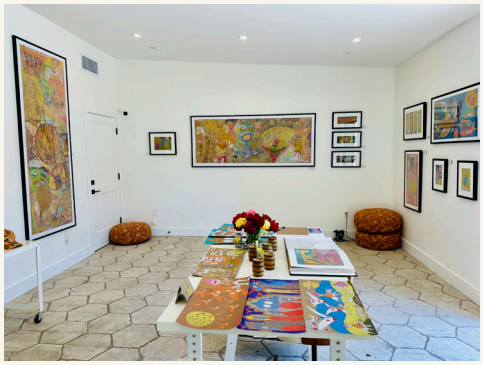
FOR LEASE - CONTACT: ROB @ 805-697-4411 | theballardstore@gmail.com

THE SPACE

DISTINCTIVE, COMPACT AND WELL POSITIONED

Rare approx. 478 SF ground-floor commercial space (with the ability to add an additioal 1200 SF basement) at Ballard's main intersection, with large windows, a versatile floor plan and convenient on-site and street parking. The suite is immediately adjacent to Bob's Well Bread at the Ballard Store and Bilancia Pilates Studio, and directly across the street from the Ballard Inn - an established destination location serving Santa Ynez Valley residents and visitors.





POTENTIAL FIT FOR

Boutique retail | Wellness | Beauty | Professional services | Studio | Specialty concepts

PROPERTY DETAILS

SUITE	104
SIZE	Approx. 478 SF (potential to add 1,200 SF unfinished basement with almost 10’ ceilings)
ASKING RENT	$2,150 / month
LEASE STRUCTURE	Modified Gross
AVAILABILITY	October 1, 2026
PARKING	2 unreserved on-site spaces + street parking
HVAC	Dedicated thermostat
RESTROOM	Shared common area
ZONING	CN
BUILDING	Fully renovated in 2020

PROPOSED MODIFIED-GROSS STRUCTURE

Ordinary building operating expenses and utilities included in monthly rent; tenant pays internet/communications. Extraordinary utility consumption attributable to a particular use may be charged separately under the lease.

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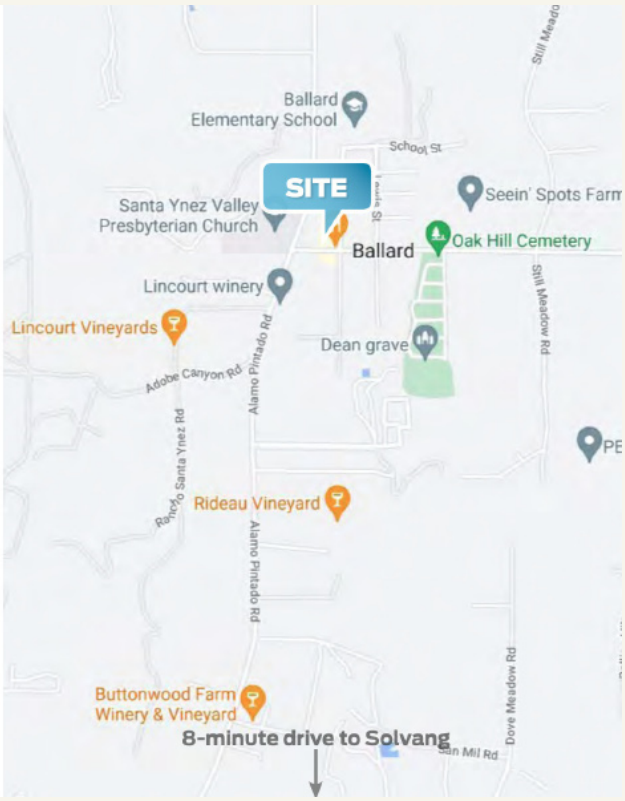
THE LOCATION

SUITE 104 | APPROX. 478 SF

Located in the center of the Santa Ynez Valley, 5 minutes from Los Olivos, Solvang and Santa Ynez.



AT THE HEART OF BALLARD

- Bob's Well Bread at the Ballard Store
- Bilancia Pilates Studio
- Ballard Inn - directly across the street
- Ballard's main intersection
- Convenient access to Los Olivos, Santa Ynez and Solvang

BASELINE AVE + COTTONWOOD ST

AVAILABLE OCTOBER 1, 2026 $2,150/month - Modified Gross

s.

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Information believed reliable but not guaranteed. Prospective tenants should independently verify suitability and permitted use