

# The Station

CENTRAL COAST DEVELOPMENT OPPORTUNITY  
BUELLTON, CALIFORNIA 93427



# Property Information:

Lee & Associates Central Coast is pleased to present the opportunity to purchase the fully entitled multi-tenant industrial project, **The Station**, in Buellton, CA.

This property is located at the end of Industrial Way, a street which has evolved into a vibrant destination of exciting businesses including Figueroa Mountain Brewery, Margerum Wine Company, Summerland Wine Company, Ascendant Spirits Distillery, Industrial Eats, Central Coast Group Project Winery and more. This thriving corridor combines businesses representative of a booming wine region with demand for additional space to accommodate the growth. The Station's beautifully designed building will be ideally positioned to capture the growing demand for quality industrial space for these varied businesses.

Salient Facts	
Price	\$2,900,000
APN	099-690-046
Parcel size	5.08 Acres
Building Area	Proposed building of 66,882 SF designed as a multi-tenant industrial building
Project Status	The subject property has Buellton Planning Commission approval and plans have been submitted for building permit approval
Zoning	M (Industrial and Manufacturing) and OS (Open Space)



- 1 Figueroa Mountain Brewing Co.
- 2 Margerum Wine Company
- 3 Summerland Wine Brands
- 4 Zaca Creek Golf Course
- 5 Buscador Winery & Tasting
- 6 Industrial Eats
- 7 Loring Wine Company
- 8 Ken Brown Wines
- 9 Pea Soup Andersen's
- 10 Shell Gas Station
- 11 Sideways Inn
- 12 CVS / Albertsons
- 13 Burger King
- 14 Starbucks
- 15 The Habit Burger Grill
- 16 Motel 6
- 17 McDonald's
- 18 Santa Ynez Valley Marriott



Highway 246



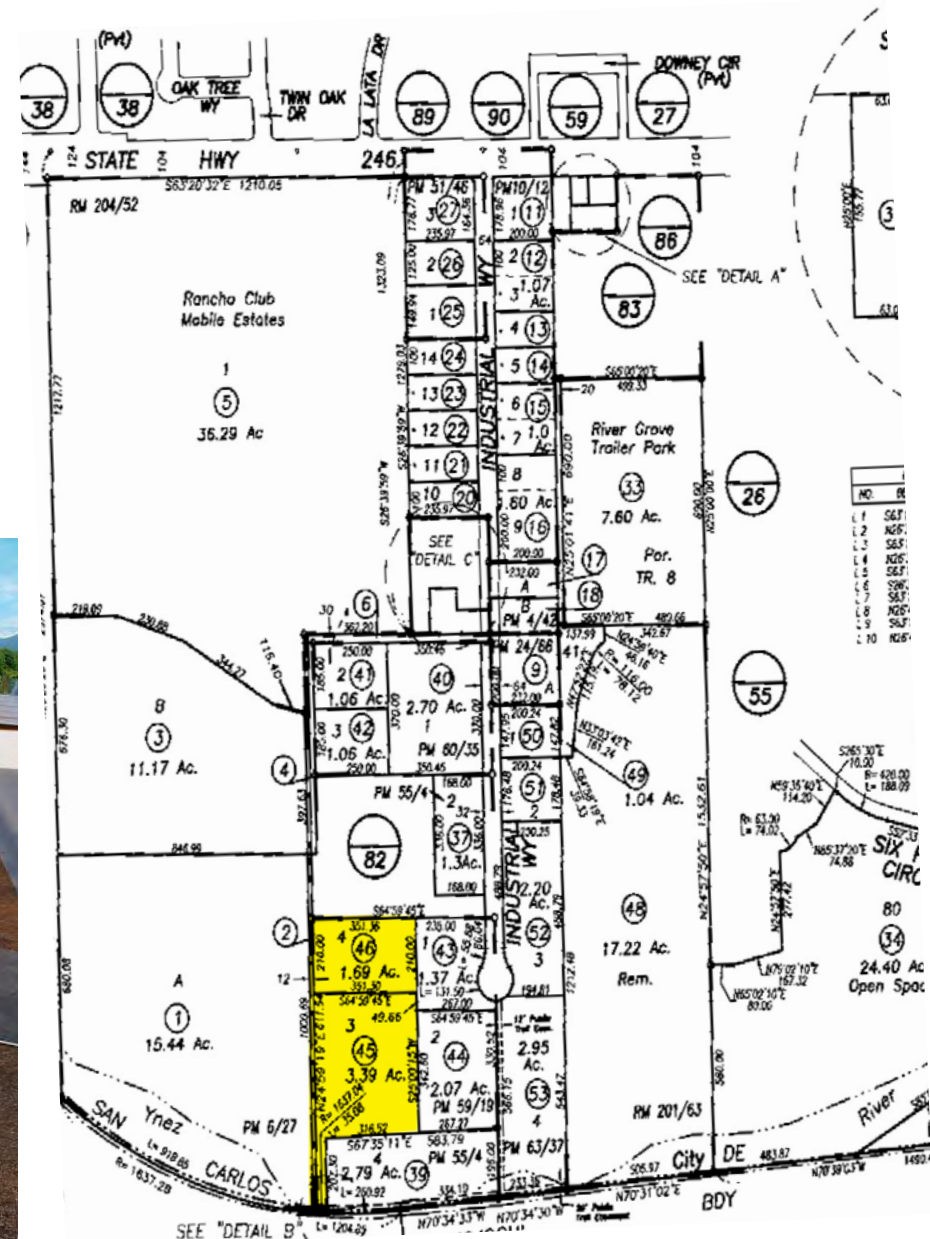
Industrial Way

Access Easement

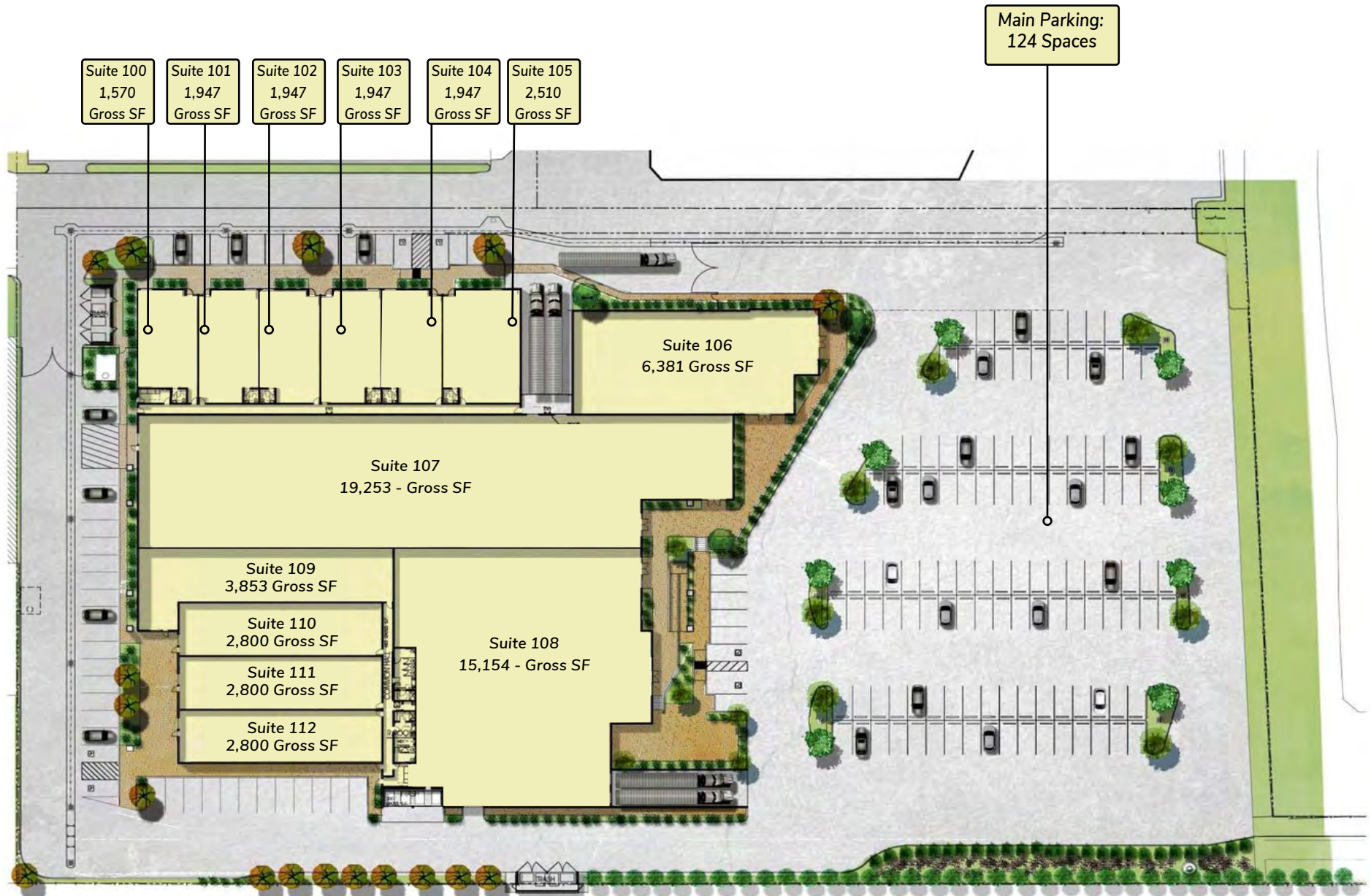
SITE



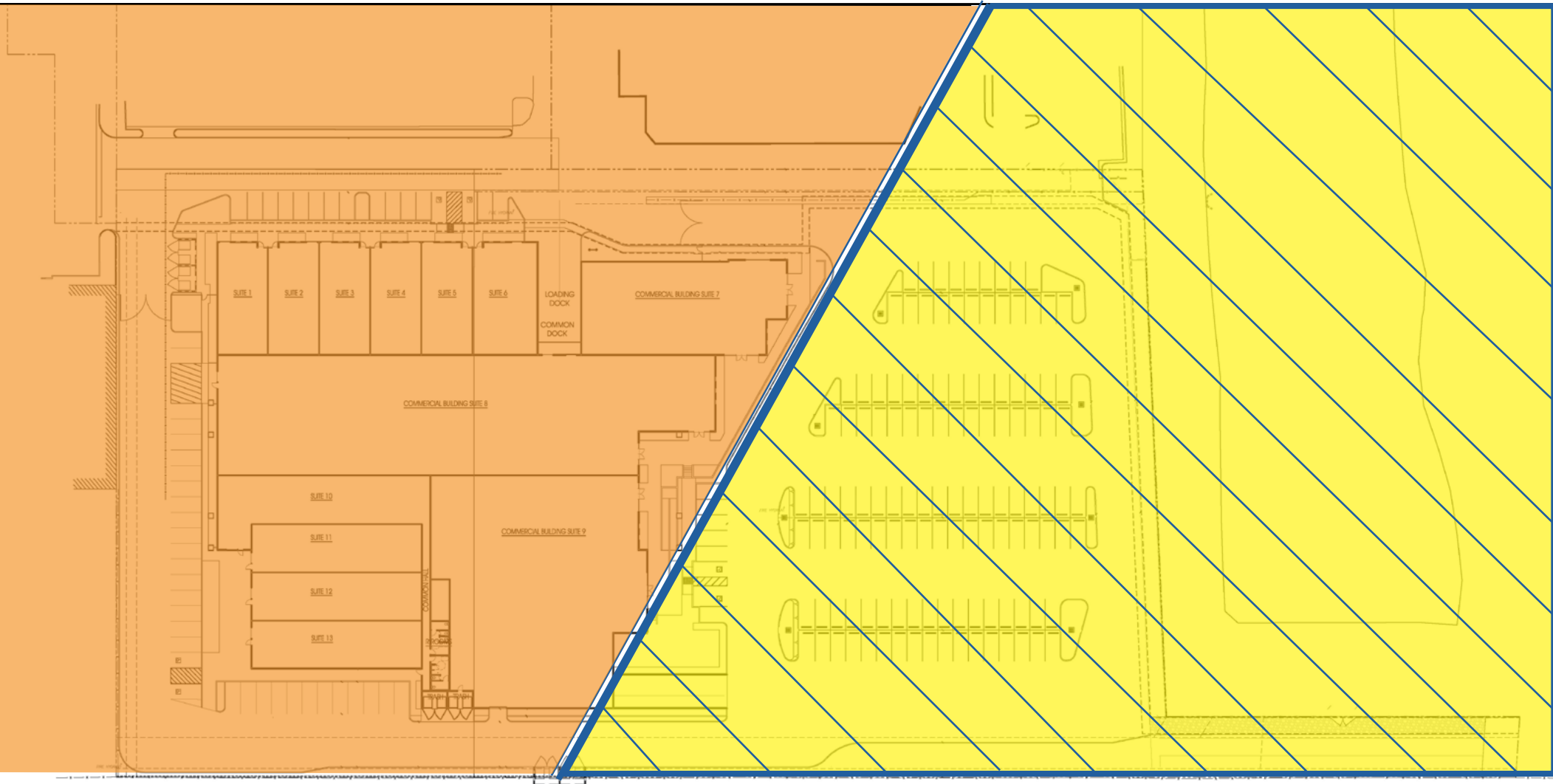
# Elevations, Plat Map:






# Site Plan:



# Site Zoning:



M Zoning	
OS Zoning	
In Flood Zone	

# Market Information:

## Chumash Casino

The Chumash Casino Resort is located approximately 7 miles away from The Station in Buellton, California. The Casino is equipped with 94,000 SF of gaming space which includes slot machines and table games, 320 hotel rooms, grandstand arena, spa, heated rooftop pool and 5 restaurants. They get over 3.5 million visitors annually and are AAA Four Diamond Awarded.



## Major Employers

- Chumash Casino Resort
- The Alisal Guest Ranch & Resort
- Hotel Corque
- City of Solvang
- Root 246
- Solvang Lutheran Home
- Albertsons
- New Frontiers Market



# Buellton Area Information:

Located in northern **Santa Barbara County**, within the Santa Ynez Valley, the City of Buellton is located 35 miles north of Santa Barbara, 125 miles up the coast from Los Angeles and 300 miles south of San Francisco. The region is easily accessible from U.S. Highway 101 and State Highways 154 & 246. Buellton has always been strategically located as the Gateway to the Santa Ynez Valley, feeding traffic north and south, east and west. In recent years, Buellton has been one of the fastest-growing cities within Santa Barbara County.

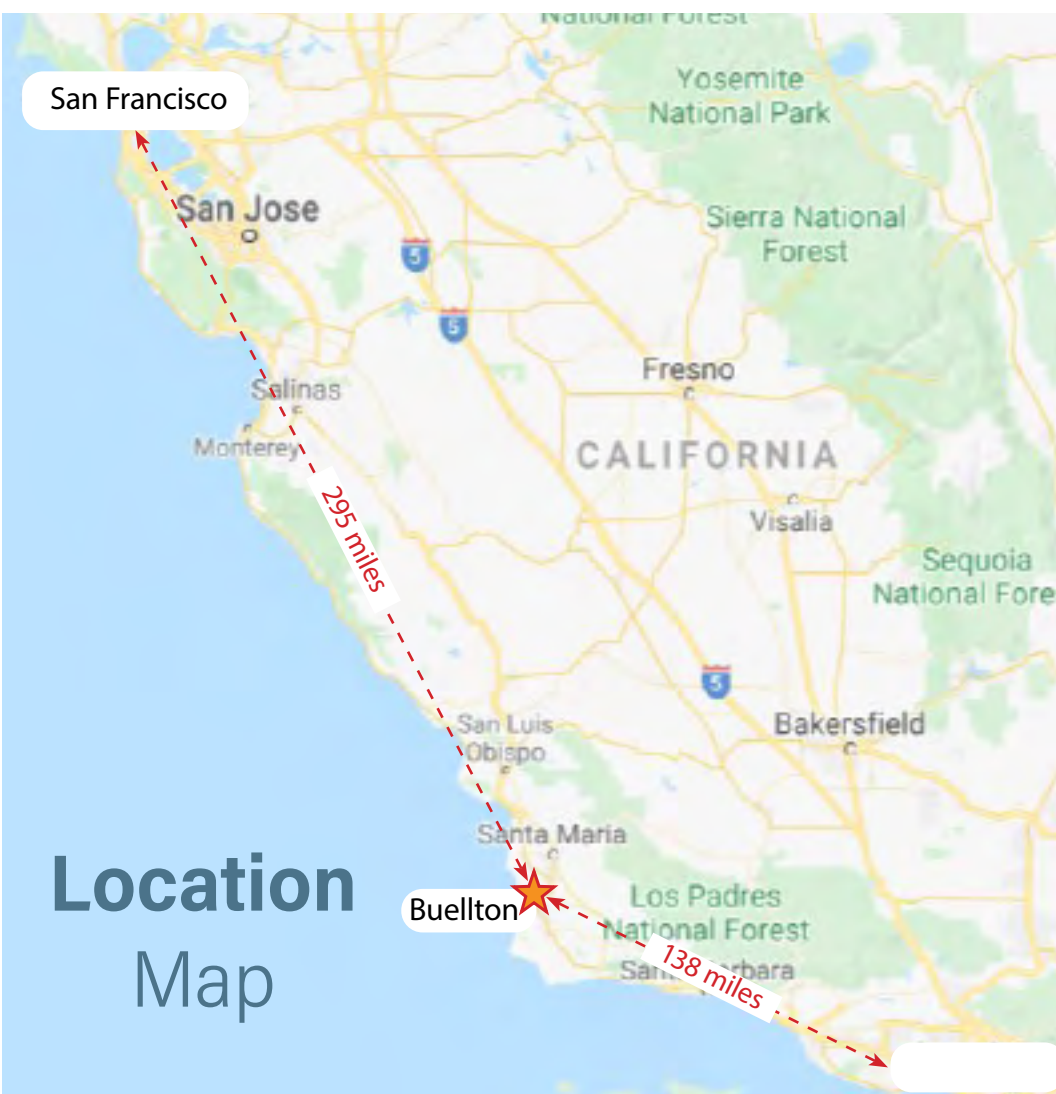
## Santa Ynez Valley Area

The towns of Ballard, Buellton, Los Alamos, Los Olivos, Santa Ynez and Solvang each have their own personalities and colorful histories of ranching and agriculture as well as Native American and Spanish influences. This rich heritage is celebrated across the Santa Ynez Valley. The small Valley community, with a total population of 20,000, aims to preserve the nature and charm of these 6 distinct towns and the residents that inhabit the area. The Valley offers everything from shopping and golfing to hiking, horseback riding and wine tasting.

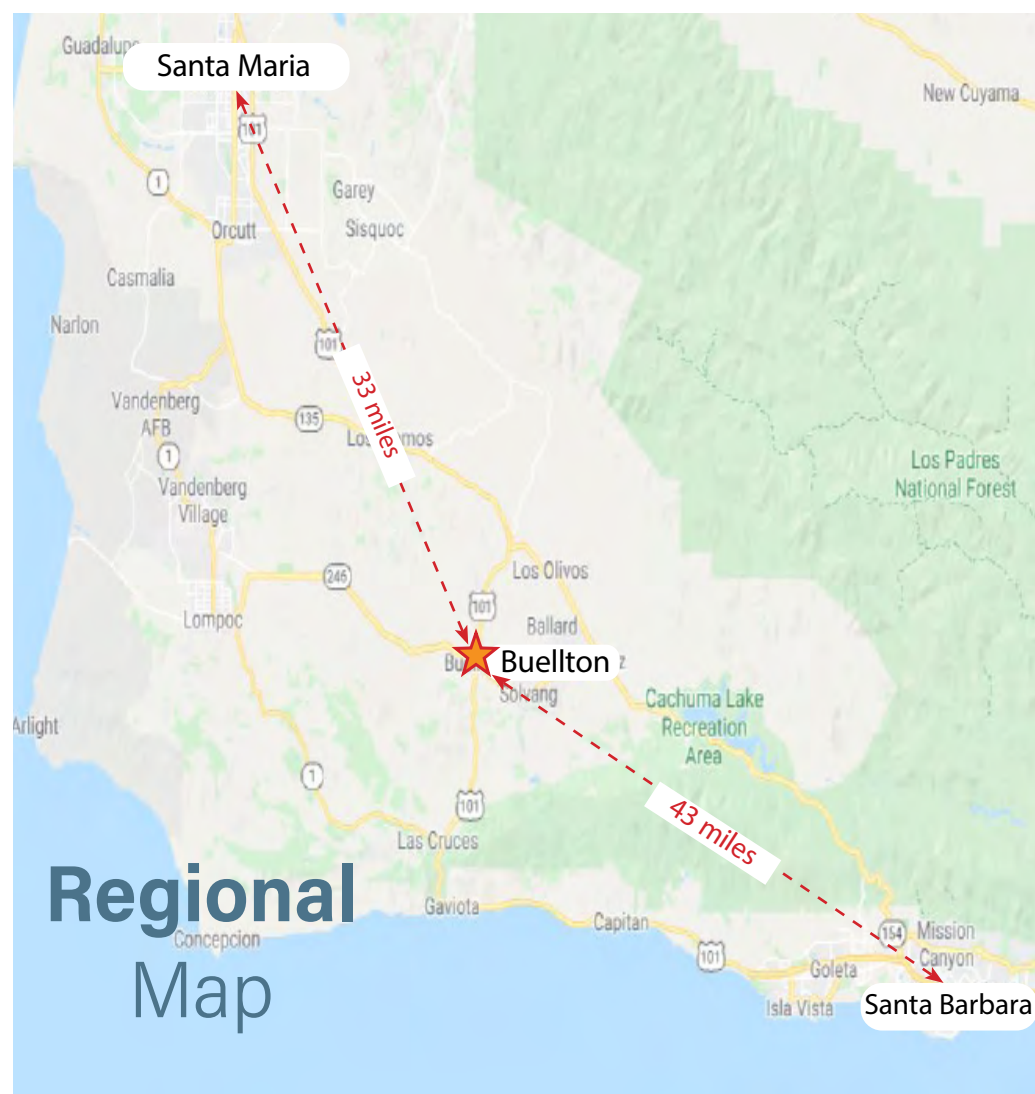
## Wine Country

The Santa Ynez valley produces some of the finest premium wines in the world. The Santa Barbara County wine industry has more than doubled in size since 1996. There are currently over 18,000 acres of grapevines and over 120 wineries producing over 1 million cases each year. The Santa Ynez wine country was popularized by the movie "Sideways" in 2004. Santa Ynez wine country is known for its Chardonnay and Pinot Noir but also produces Riesling, Sauvignon Blanc, Syrah, Cabernet Sauvignon and many other varietals.

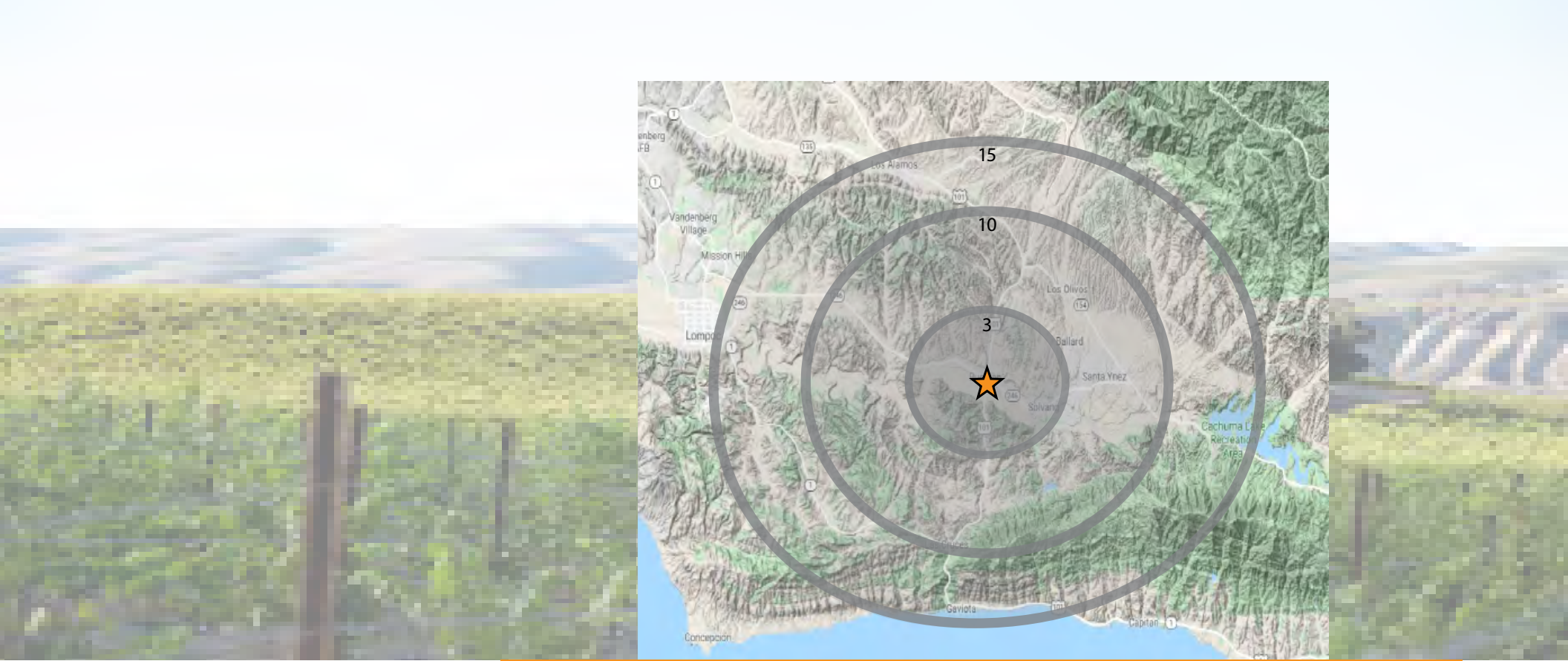




**Location**  
Map



**Regional**  
Map



DEMOGRAPHICS	3 Miles	10 Miles	15 Miles
Total Population (2019)	6,601	23,506	52,212
Total Population (2024 Est.)	7,459	24,788	53,819
Total Households (2019)	2,479	9,216	19,358
Total Households (2024 Est.)	2,800	9,763	20,084
Average HH Income (2019)	\$107,050	\$130,033	\$101,490
Average HH Income (2024 Est.)	\$120,457	\$146,898	\$115,487



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The Station

Central Coast Development Opportunity

OFFERING MEMORANDUM

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