

**291 Industrial Way
Buellton, CA 93427
Offered at \$1,895,000**



0.97 Acres Service Commercial Land. Buellton, CA



Highly Visible Service Commercial parcel at the signalized corner of State Hwy 246 and Industrial Way. Excellent opportunity to build a shopping center, stand alone owner user building, or other mixed use. Near the center of the friendly City of Buellton. Industrial Way is the vibrant and growing funk-zone home to a regional micro-brewer, distiller, wine makers, specialty restaurants, work out gyms, and other light industrial uses. Address number is approximate for mapping purposes.

The logo for Santa Ynez Valley Real Estate Company. It features a dark blue banner at the top with the text "SANTA YNEZ VALLEY" in white, serif, all-caps font. Below this is a large, stylized "REAL ESTATE" in a dark blue, serif font with a yellow outline. At the bottom, the word "COMPANY" is written in white, serif, all-caps font on a dark blue background. The entire logo is enclosed in a thin red border.

BRE#01132470

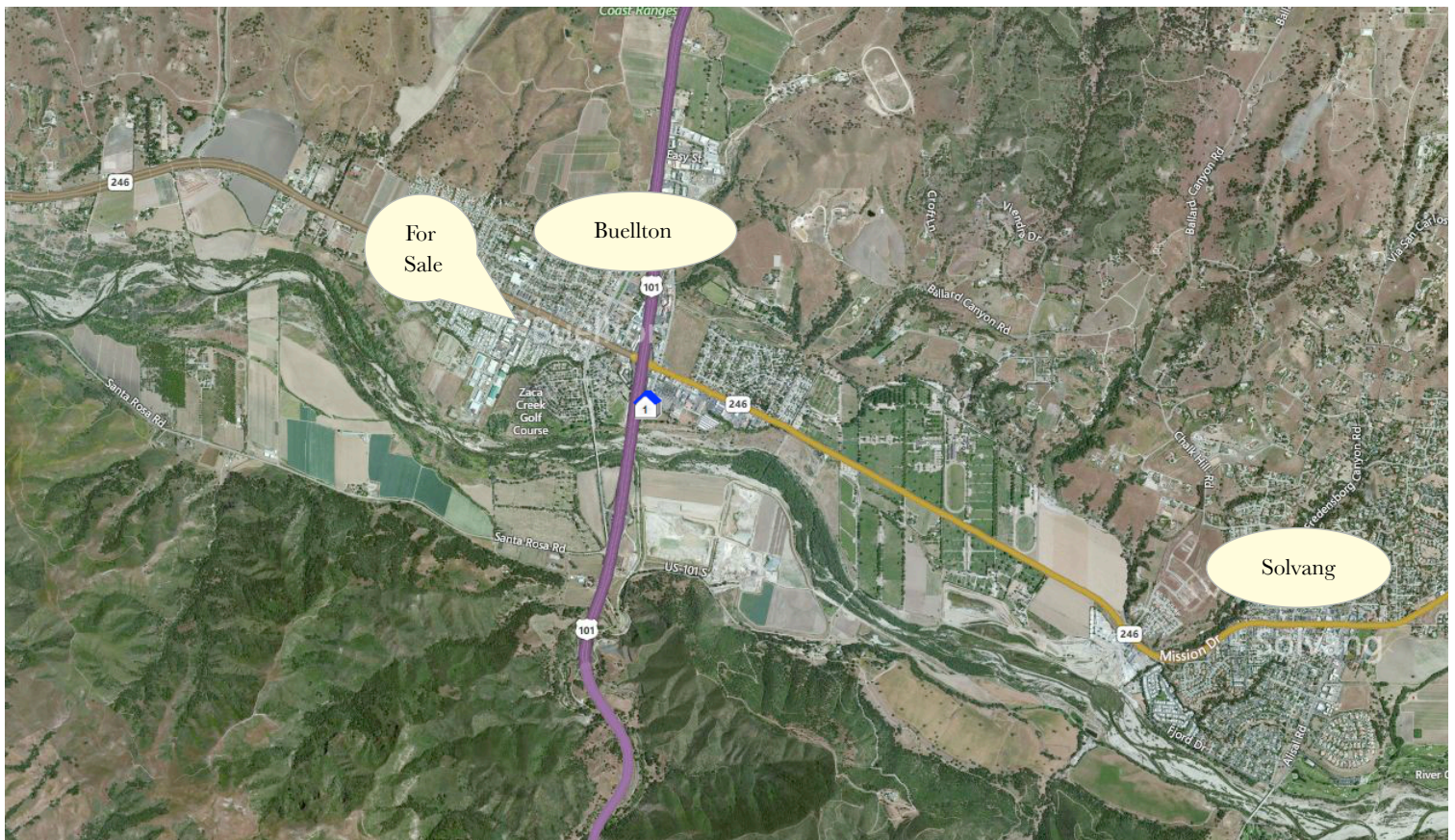
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City of Buellton Zoning - Municipal Code

CS (Service Commercial). The CS zoning district provides areas for commercial establishments that involve extensive outdoor activities or the sale of large products. Such uses can include lumber yards and appliance sales, in addition to wholesale service and business facilities with ancillary offices and inside storage areas. The intent is to provide for more intensive commercial uses, while ensuring compatibility with and the protection of neighboring land uses from undesirable noise, odor, lighting, traffic, or visual impacts. The CS zoning district is consistent with the service commercial designation of the general plan. Mixed use projects with a residential and/or industrial component are permitted subject to the regulations contained in Chapter 19.18 of this title.

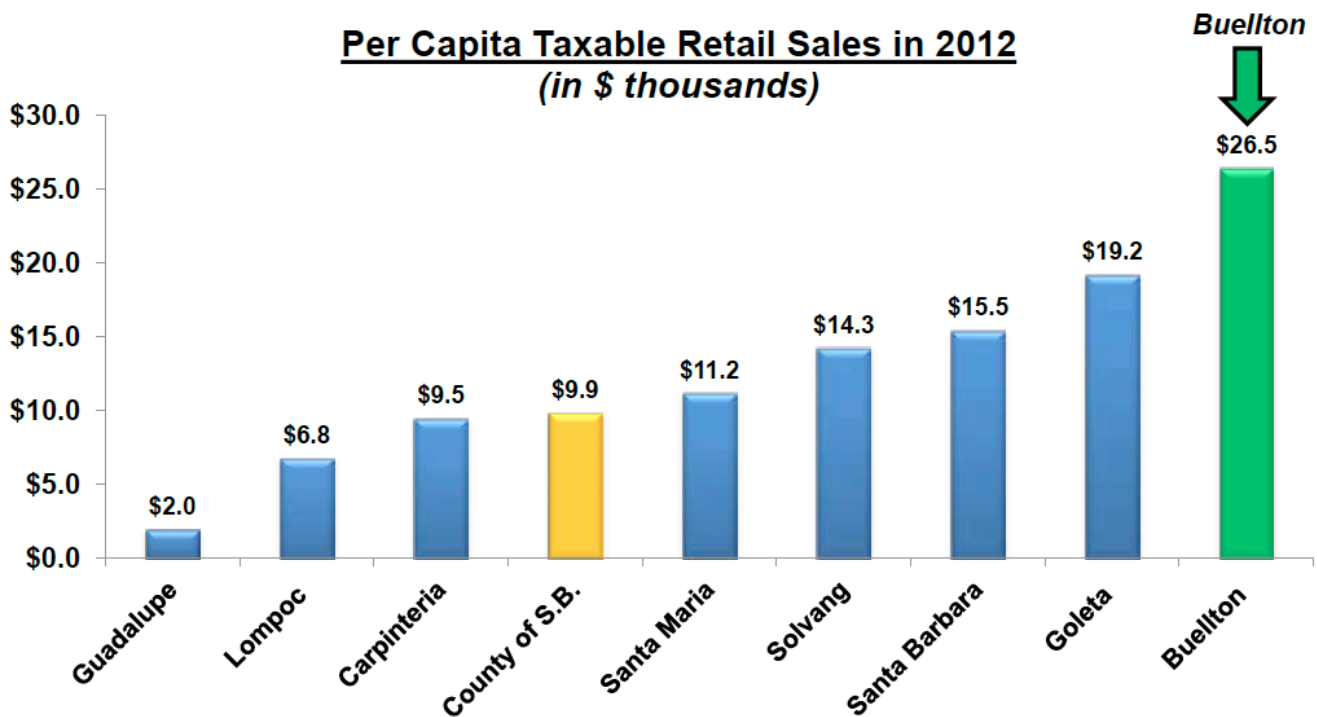
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Per Capita Taxable Retail Sales Buellton & Comparison Regions



2012 Population (000s):

7.1	42.9	13.1	427.3	100.2	5.3	89.1	29.9	4.9
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Source: California State Board of Equalization; California Department of Finance (2013)

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[Buellton, CA Demographics](#)

Population in July 2009: 4,306. Population change since 2000: +12.5%

Males: 2,137 (49.6%)

Females: 2,169 (50.4%)

Median resident age: 37.8 years

California median age: 33.3 years

Zip codes: [93427](#).

Estimated median household income in 2009: \$74,585 (it was \$48,490 in 2000)

Buellton: \$74,585

California: \$58,931

Estimated per capita income in 2009: \$28,353

[Buellton city income, earnings, and wages data](#)

Estimated median house or condo value in 2009: \$527,757 (it was \$235,300 in 2000)

Buellton: \$527,757

California: \$384,200

Mean prices in 2009: All housing units: \$512,078; Detached houses: \$701,605; Townhouses or other attached units: \$567,212; In 3-to-4-unit structures: \$282,262; In 5-or-more-unit structures: \$689,973; Mobile homes: \$128,147; Occupied boats, RVs, vans, etc.: \$76,088

Median gross rent in 2009: \$1,596

Source: city-data.com