

# 545 Avenue of the Flags BUELLTON, CA

Flexible retail/industrial building  
in the heart of wine country



Also available — CLA

**SUBJECT**

Also available — CLA

**For Sale or Lease** | Owner-User or Adaptive Re-Use Opportunity | **9,136 SF on .46 acre**

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Since 1993

**Dylan Ward**  
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lic. 01472452



## PROPERTY SUMMARY

Incredible winery or brewery Owner-User or Adaptive Re-Use opportunity available for purchase or lease on Buellton's Avenue of the Flags, located in the heart of the Santa Ynez Valley. This landmark 9,136 sf building, the former "Monighetti's Feedstore" includes approx. 8,663 sf of commercial space and one 500 sf 1BD apartment on a .46 acre CR (General Commercial) zoned lot with ample parking and outdoor space. All leases are shorter-term, providing a great opportunity for an owner-user or creative developer within the rapidly growing City of Buellton. **Note:** Parcel lines depicted are subject to lot line adjustment. Vacant parcels on either side of the subject property are also potentially available for sale. Call listing agent for details.



Also available — CLA

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**SUBJECT**

<b>Price</b>	\$2,650,000
<b>Lease Rate</b>	\$1.65 MGR
<b>Lot Size</b>	0.46 acre
<b>Building Size</b>	8,636 sf commercial; 500 sf apartment
<b>APN</b>	099-282-013
<b>Zoning</b>	CR (General Commercial)
<b>To Show</b>	Call listing agent

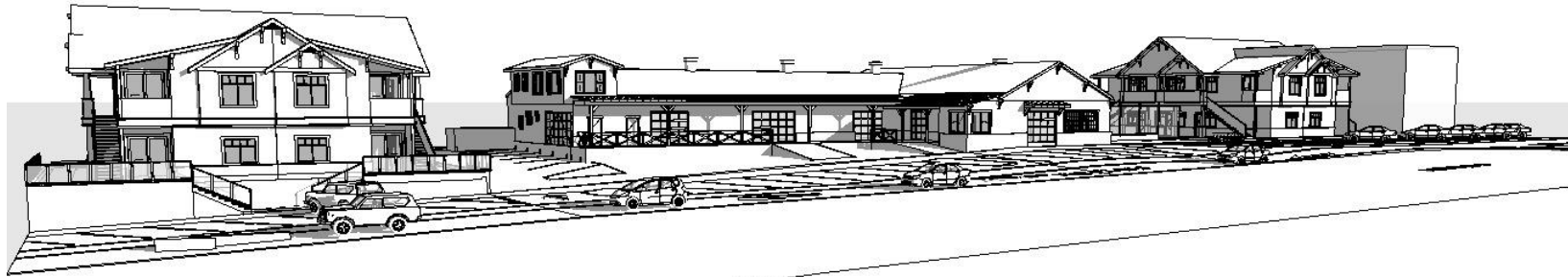
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# RENDERINGS

The two buildings on either side of the subject property are proposed "hospitality" buildings.



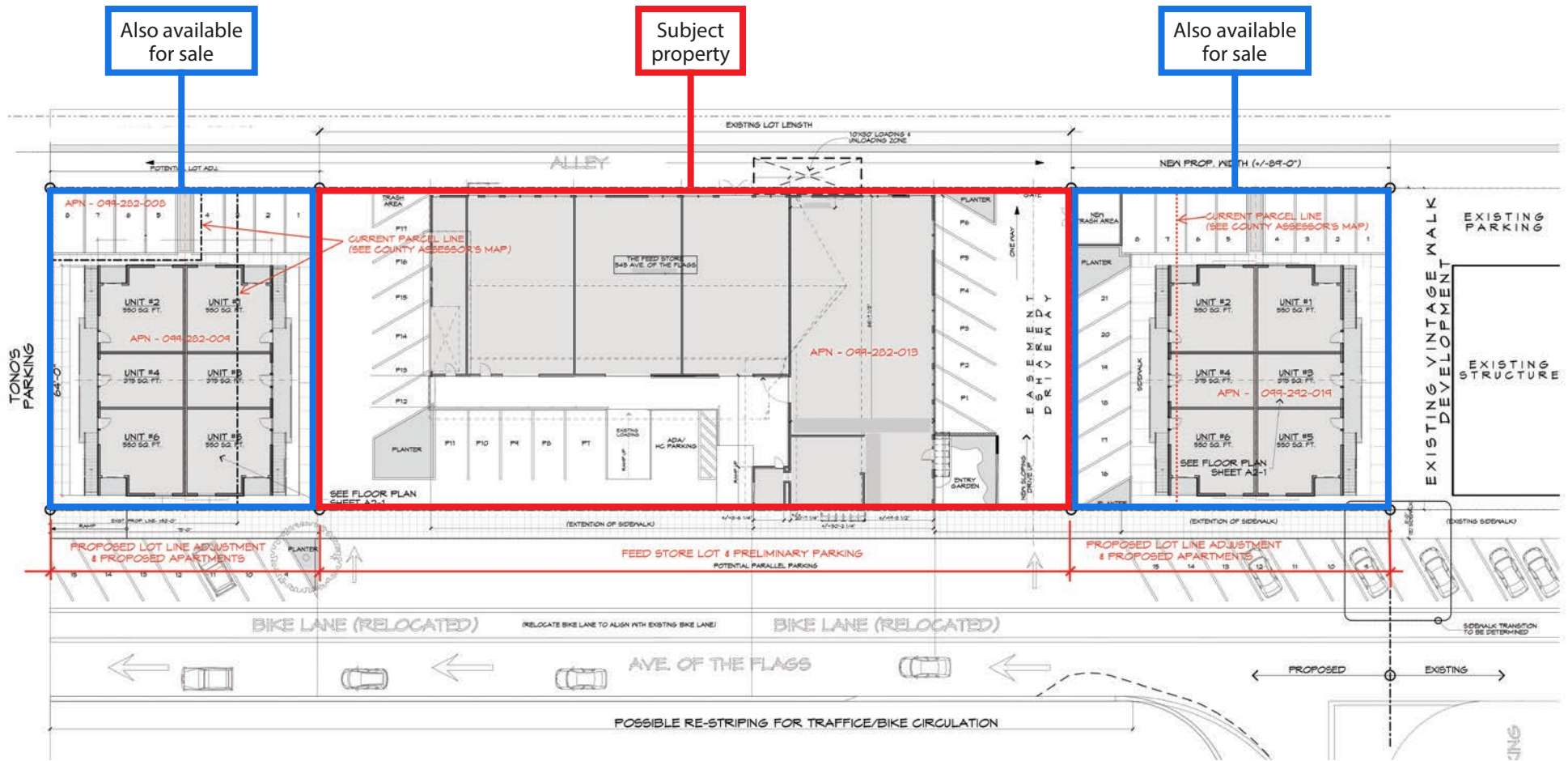
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# CONCEPTUAL SITE PLAN

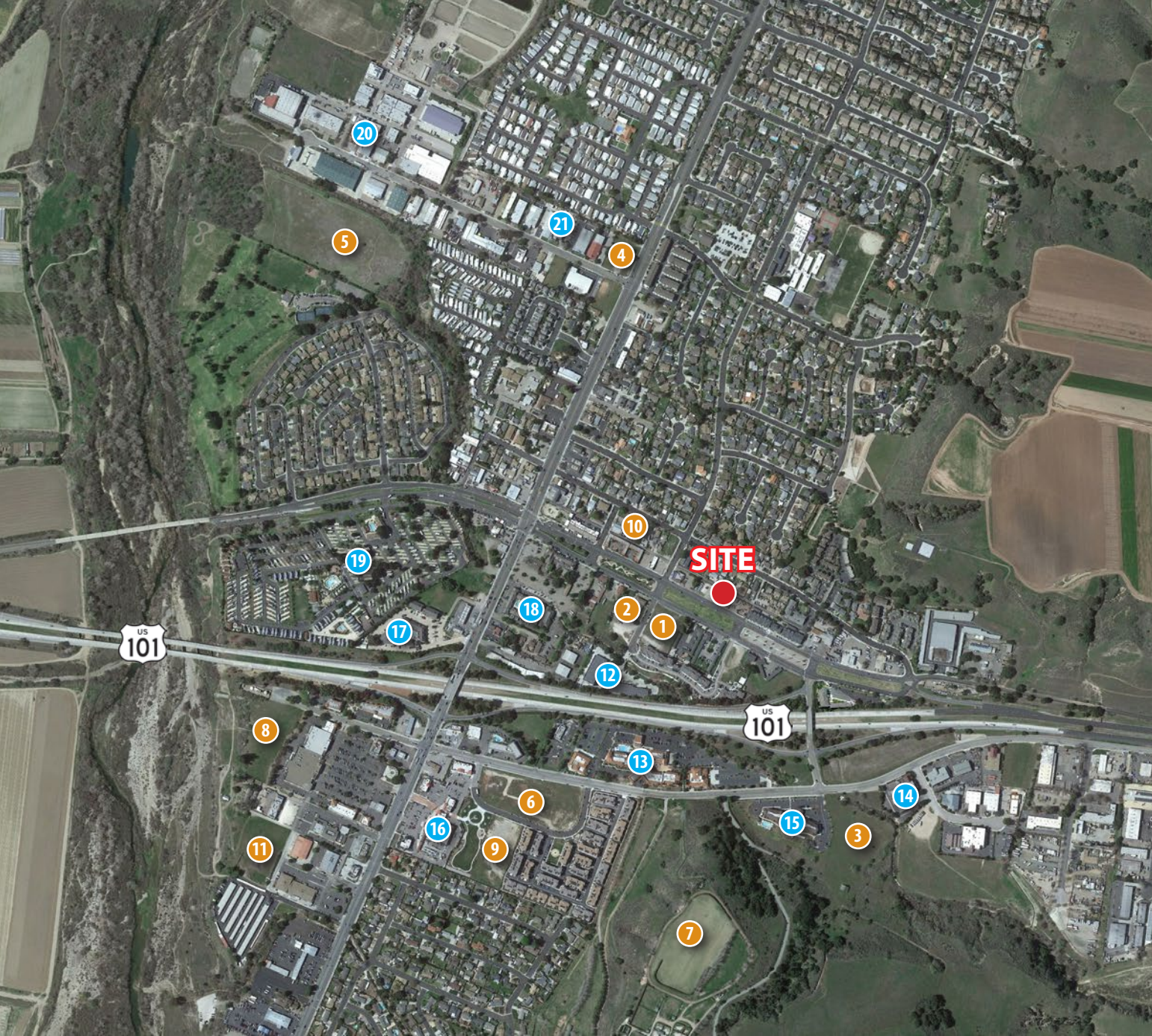
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## APPROVED DEVELOPMENTS ●

- 1 **"The 518"** - 48 units + 5,500 sf commercial
- 2 **Creskide Village** - 64 units + 10k sf commercial
- 3 **The Commons at Zaca Creek** - 53k sf retail/commercial, warehousing
- 4 **Chanin Wine Company** - 16,510 sf wine production, tasting room
- 5 **Buellton Hub** - 72k sf industrial/office, 54 units
- 6 **Cambria Hotel** - hotel and meeting room 4,400 sf
- 7 **Polo Village** - 49 units; 100% affordable
- 8 **Buellton Garden Apartments** - 89 units; 100% affordable; Peoples Self-help housing
- 9 **Village Senior Apartments** - 50 units, 100% senior affordable
- 10 **Central Ave Duplexes & ADU** - 4 multifamily, 2 residential)
- 11 **The Waypoint (Live Oak Lanes)** - 41K sf bowling & entertainment

## POINTS OF INTEREST ●

- 12 Zaca Creek Business Park
- 13 Marriott Santa Ynez Valley (163 rooms, \$255 ADR)
- 14 Firestone Brewery
- 15 Hampton Inn & Suites
- 16 Tractor Supply
- 17 Sideways Inn
- 18 Andersen's Inn
- 19 Flying Flags RV Resort & Campground
- 20 Figueroa Mountain Brewing Co.
- 21 Industrial Eats

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# Wine Country

OF NORTH COUNTY

## SOLVANG

Famous for its old-world Danish architecture and delicious bakeries, Solvang remains a popular tourist destination for visitors from around the globe. But it's not just about the charming buildings and ebelskivers — this quaint town also offers plenty of boutique shopping and over 20 wine tasting rooms, as well as an array of local events.



## SANTA YNEZ

Sometimes referred to as the “sophisticated cowboy town,” this sparsely populated gem is marked by its vintage false-front buildings and 1800s flavor. Shops, saloons, feed stores, and the occasional hitching post make Santa Ynez a rewarding spot for those interested in history and a laid-back ranch lifestyle. Or, for those who want a little more spice, the Chumash Casino sits on the edge of town and hosts a variety of entertainment options. And of course tasting rooms are never far away as well.



## LOS OLIVOS

Small-town charm is packed into this wine tasting oasis in a big way! The extremely walkable and culturally rich Los Olivos was originally part of the stage coach route running from San Francisco to San Diego. Today it offers a wealth of antiques, local art, restaurants, festivals and — of course — wine tasting.



## BUELLTON

Buellton is surrounded by miles and miles of wide-open space and borders the Santa Ynez River to the south. Conveniently situated at the junction of Hwy 101 and State Route 246, this charming town is a great stop for travelers — especially those seeking a bowl of famously delicious pea soup.



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