

OFFICES FOR LEASE

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

\$2.75/SF NNN

3 OFFICE SUITES ACROSS FROM
NEW FRONTIERS MARKETPLACE

595 ALAMO PINTADO RD.

SOLVANG CALIFORNIA 93463

PRESENTED BY

SIERRA FALSO

805.869.2809

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CA LIC. 01276646



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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 \$2.75/SF NNN (\$0.80) \$3,960 Total Base + NNN
Suite D	±648 SF \$2.75/SF NNN (\$0.80) \$2,138.40 Total Base + NNN
Suite E	±830 SF \$2.75/SF NNN (\$0.80) \$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

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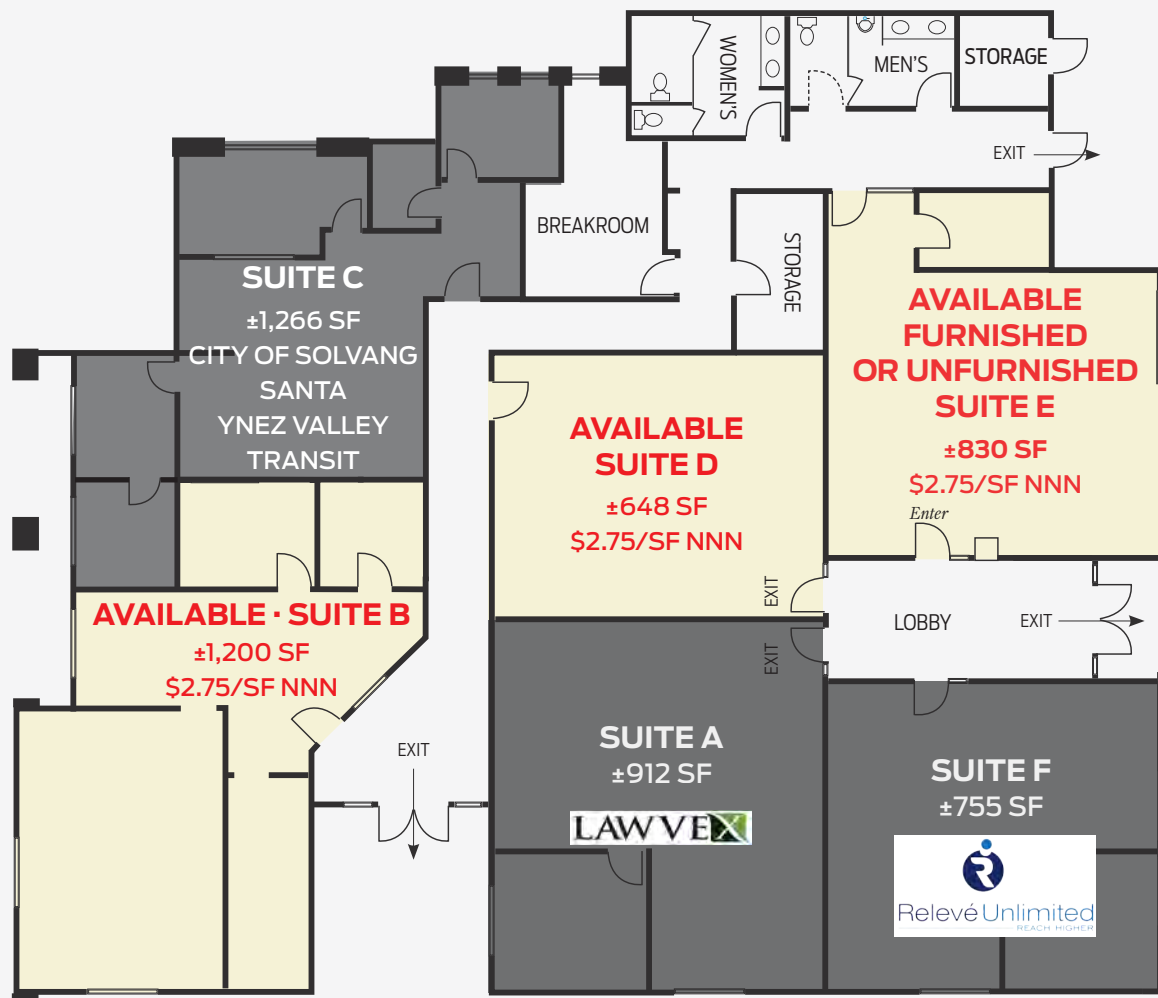
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Not to scale

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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:
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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