

OFFICES FOR LEASE

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

$2.50/SF NNN

595 ALAMO PINTADO RD.

SOLVANG CALIFORNIA 93463

PRESENTED BY

SIERRA FALSO
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RADIUS Commercial Real Estate

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RADIUSGROUP.COM

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 $2.50/SF NNN ($0.80) $3,960 Total Base + NNN
Suite D	±648 SF $2.50/SF NNN ($0.80) $2,138.40 Total Base + NNN
Suite E	±830 SF $2.50/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

Note: Entire building consisting of ±8,111 SF feet could become available in the near future. Call for pricing and details.

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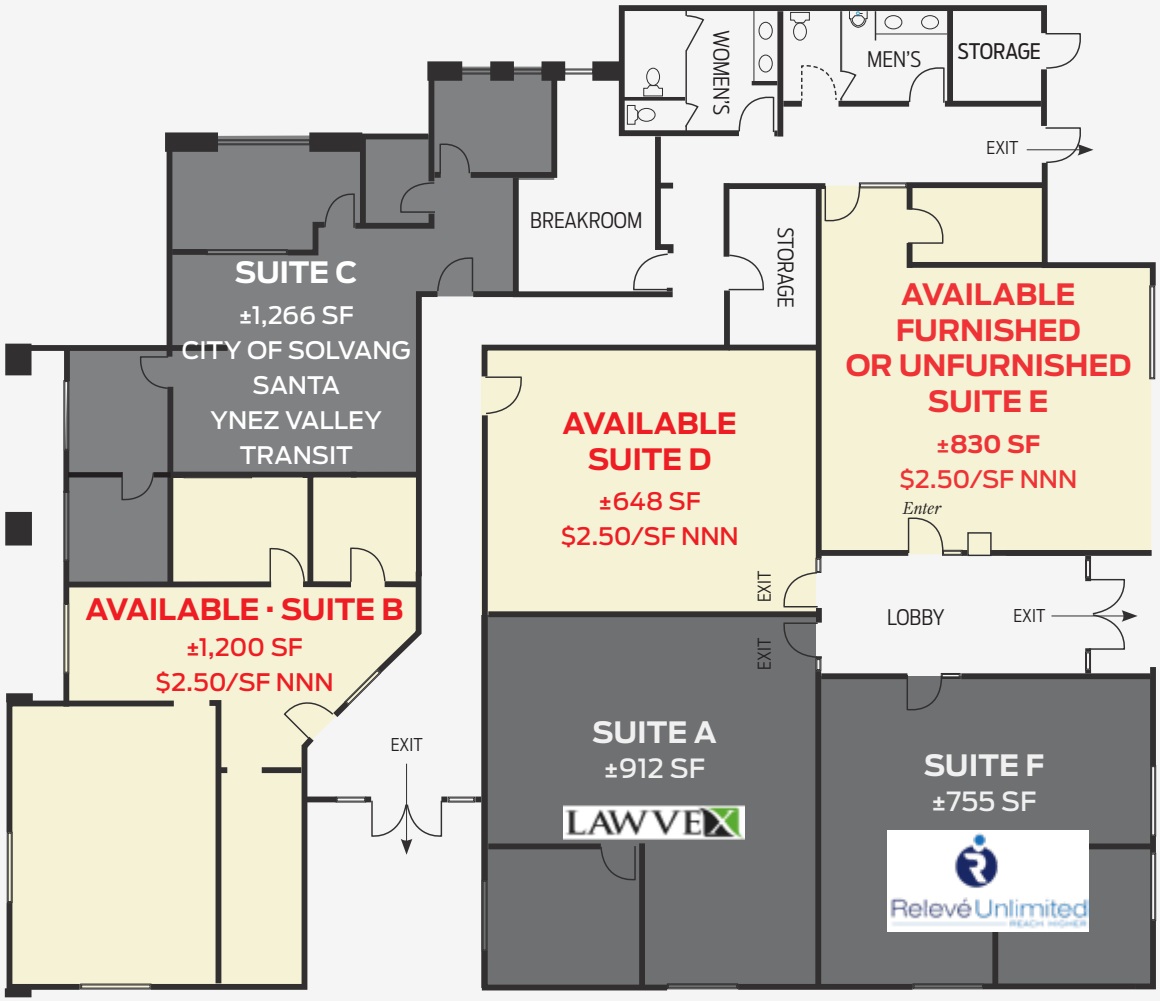

Not to scale



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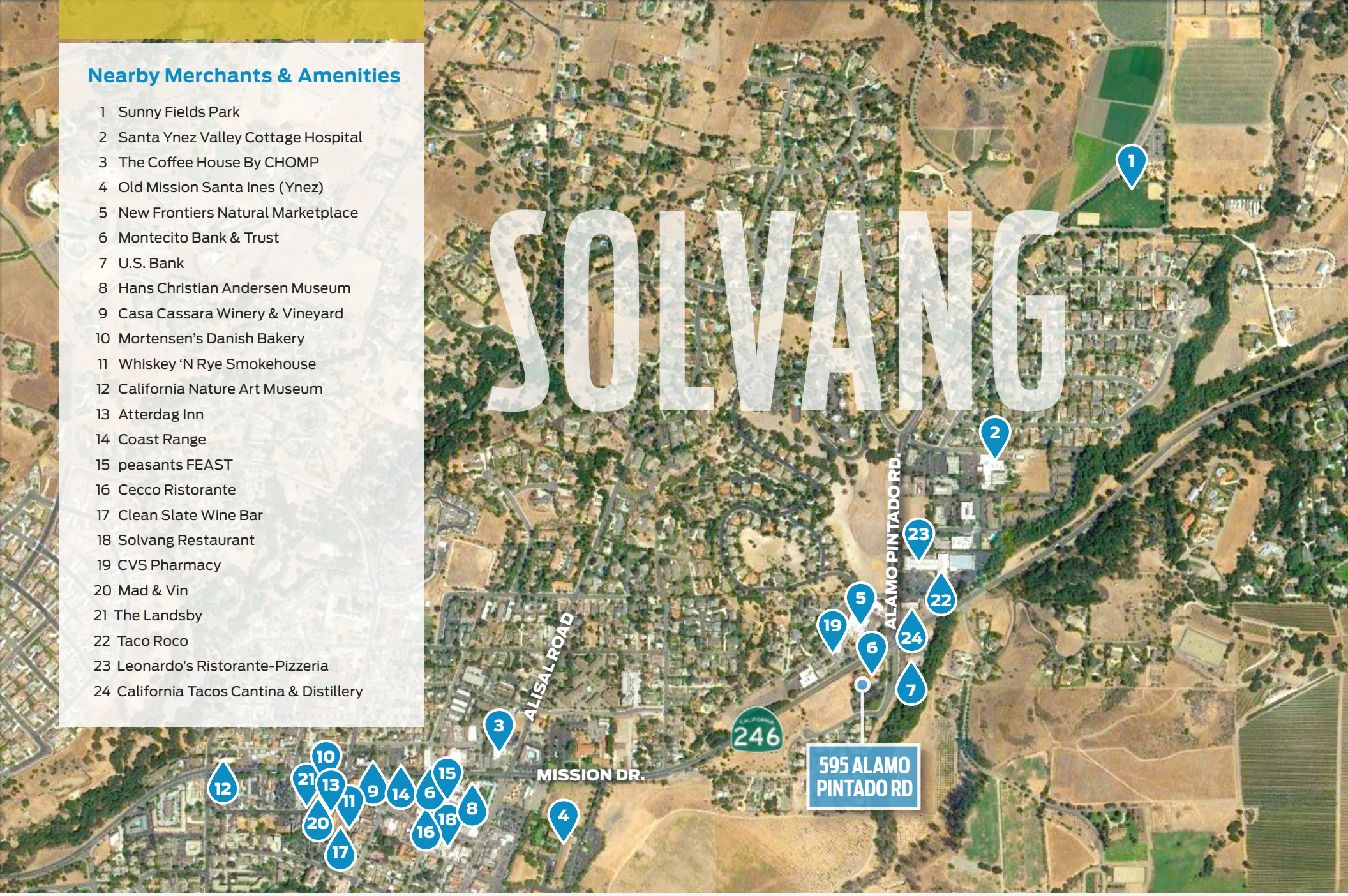
Nearby Merchants & Amenities

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



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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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