

FOR SALE OR LEASE

Turnpike Rd. and Hwy 101, Santa Barbara
Highway Commercial Site
29,185 Square Feet

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OR LEASE



- Potential drive-through
- Freeway visibility to 121,000 cars/day
- Over \$600,000 in traffic mitigation fee credits

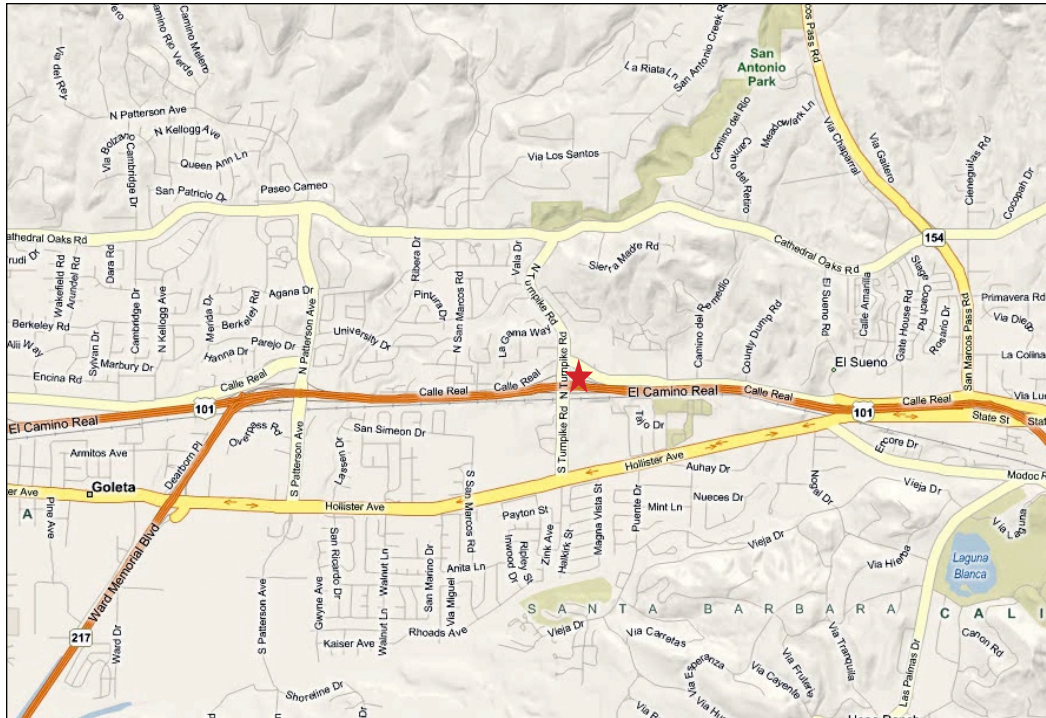
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Rarely available, this prime commercial property sits between a signalized intersection and the Hwy 101 on/off ramp at Turnpike Road. Located in the county with potential for a drive-through. Outstanding freeway visibility from the highly traveled Hwy 101 corridor through Santa Barbara with excellent on/off freeway access making it ideal for many commercial uses.

Due to its unique location in an unincorporated area between Santa Barbara and Goleta, this is one of the only sites on the entire South Coast that will permit a drive-through. Over \$600,000 dollars in traffic mitigation fee credits are available.

- Sale Price:** \$1,495,000
- Lease Rate:** \$115,000/yr NNN ground lease
- Location:** 4791 Calle Real, Goleta, CA. Hwy 101 at Turnpike Rd, approximately 90 miles north of Los Angeles
- Parcel Size:** 0.67 acres (29,185 SF)
- Zoning:** CH - Highway Commercial

Radius Demographics (2009)

Demographics	1 Mile	3 Mile	5 Mile
Residential Population	11,879	51,645	119,917
Average Household Income	\$101,465	\$98,869	\$88,722

Traffic Counts

Turnpike (at Hwy 101)	26,514 ADT
Highway 101	121,000 AADT



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