

405 Bell St  
LOS ALAMOS, CA



**For Sale** | Retail Building with Supermarket Business and FF&E | **4,752 SF**

*Experience. Integrity. Trust.*  
*Since 1993*

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'MAIN & MAIN'  
LOCATION IN WINE  
COUNTRY

Ferini Park

Bell Street

## PROPERTY SUMMARY

Situated in the center of Los Alamos's main thoroughfare among an emerging wine scene, Los Alamos Market is an iconic, high-identity building housing a recognizable and practical business. This offering is an ideal owner-user opportunity, comprised of the property, supermarket business, FF&E, inventory, and Type 21 Liquor License associated with the property. Surrounded by the shops, eateries and tasting rooms of Bell Street, and a short drive to the luxury lodging of the Skyview Hotel. Just half a mile to Highway 101.

**Price** Best Offer  
*(Includes business, all FF&E, all inventory, Type 21 Liquor License)*  
*Appraisal performed Feb '23 is available upon request*

**Building Size** 4,752 SF

**Land Size** 9,147 SF (.21 acre)

**Construction** Wood frame on concrete slab

**Zoning** CM-LA  
(Community Mixed-Use Los Alamos)

**Parking** 2 spaces (including 1 ADA) plus 14 adjacent street spaces

**HVAC** Central heating

**Restrooms** One ADA restroom

**Other Features** Refrigerated display cases, gas range and oven, security system, LED lighting, and more

**To Show** Do not disturb tenant; call listing agent

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 **Hayes**  
COMMERCIAL GROUP



11 mi to Los Olivos  
16 mi to Santa Ynez  
45 mi to Santa Barbara

## AREA OVERVIEW

TRAFFIC  
COUNT  
2,100 CPD



Bob's Well Bread

Post Office

Lo-Fi Wines

Alamo Motel

**SITE**

Bell's

Casa Dumetz Wines

1880 Union Hotel

Ferini Park

The Station

Sister's Antiques

Bell Street

## DEVELOPMENT POTENTIAL

The CM-LA zone aims to create a sense of place and provide certainty in the permitting process as to what is allowed within the Bell Street Commercial Core area. The result will be a vibrant mix of uses along Bell Street with retail on the ground floor fronting Bell Street and housing above and in buildings fronting secondary streets of the corridor. Permitted uses include community centers, health clubs, schools, art/dance studios, indoor theater, single- and multi-family residential, bar/taverns, convenience stores, gas stations, grocery stores, restaurants (indoor/outdoor), financial institutions, professional offices, medical/dental offices, day care centers, bed and breakfast inns, hotel/motels, personal services, and minor automotive repair.

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# LOS ALAMOS



## A Taste of the Old West

Named for “the cottonwoods” in Spanish, Los Alamos stands at the northern gateway to Santa Ynez Valley and is surrounded by farms, ranchland, and vineyards with beautiful mountain backdrops.

Bell Street, the city’s main thoroughfare, is dotted with high quality dining, cozy tasting rooms, thoughtful antique shops, and various boutique lodging, including the historic 1880 Union Hotel.

Founded in 1876 by two ranchers who combined their land to form the city center, Los Alamos is conveniently located at the junction of Highway 101 and State Route 135, just a half-hour drive from Vandenberg Air Force Base and the California Coast.

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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.



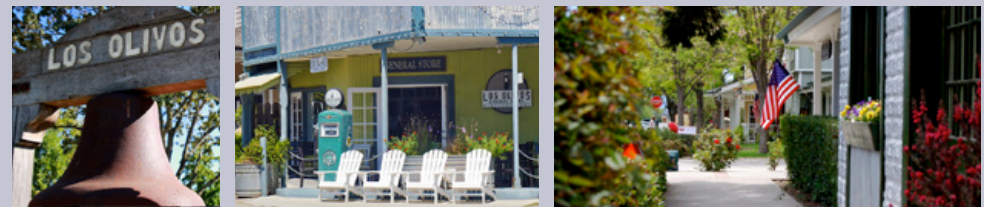
### SANTA YNEZ

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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