



1925 & 1927 Windmill Lane



FOR SALE

LIST PRICE	\$1,795,000 (\$21.73 psf)
LAND SIZE	1.9 Acres (82,608 sq ft)
APN NUMBERS	1395413, 1395414
UTILITIES	Electricity, Gas, Water (no meter) stubbed to site
DAILY TRAFFIC	20,700 Highway 246
ZONING	Professional Office (P-O) Approved uses include professional, medical offices or clinics; banks; business schools; government buildings; and health/fitness clubs, senior housing with conditional use permit

CROSBY SLAUGHT

DRE Lic. No. 01939629
805.690.1017
crosby@investecre.com

HIGHLIGHTS

Exceptional 1.9 acre development opportunity along Highway 246 in Solvang. Entitlements available for mixed use development. High visibility site near intersection of Highway 246 and Alamo Pintado.

PROPERTY ADDRESS

1925 & 1927 Windmill Road
Solvang, CA
93463

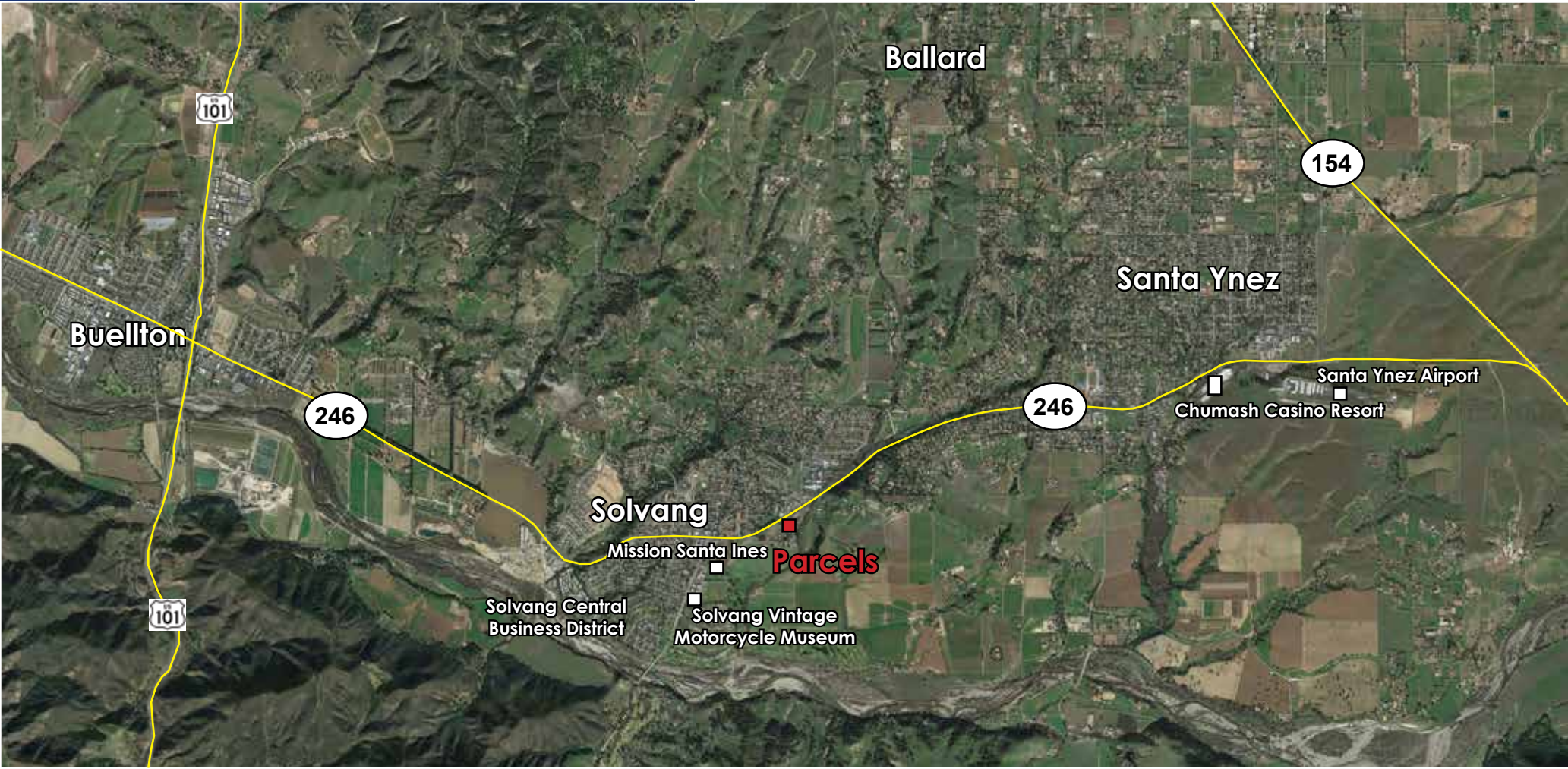
200 E. Carrillo Street, #200
Santa Barbara, CA 93101
www.investecre.com



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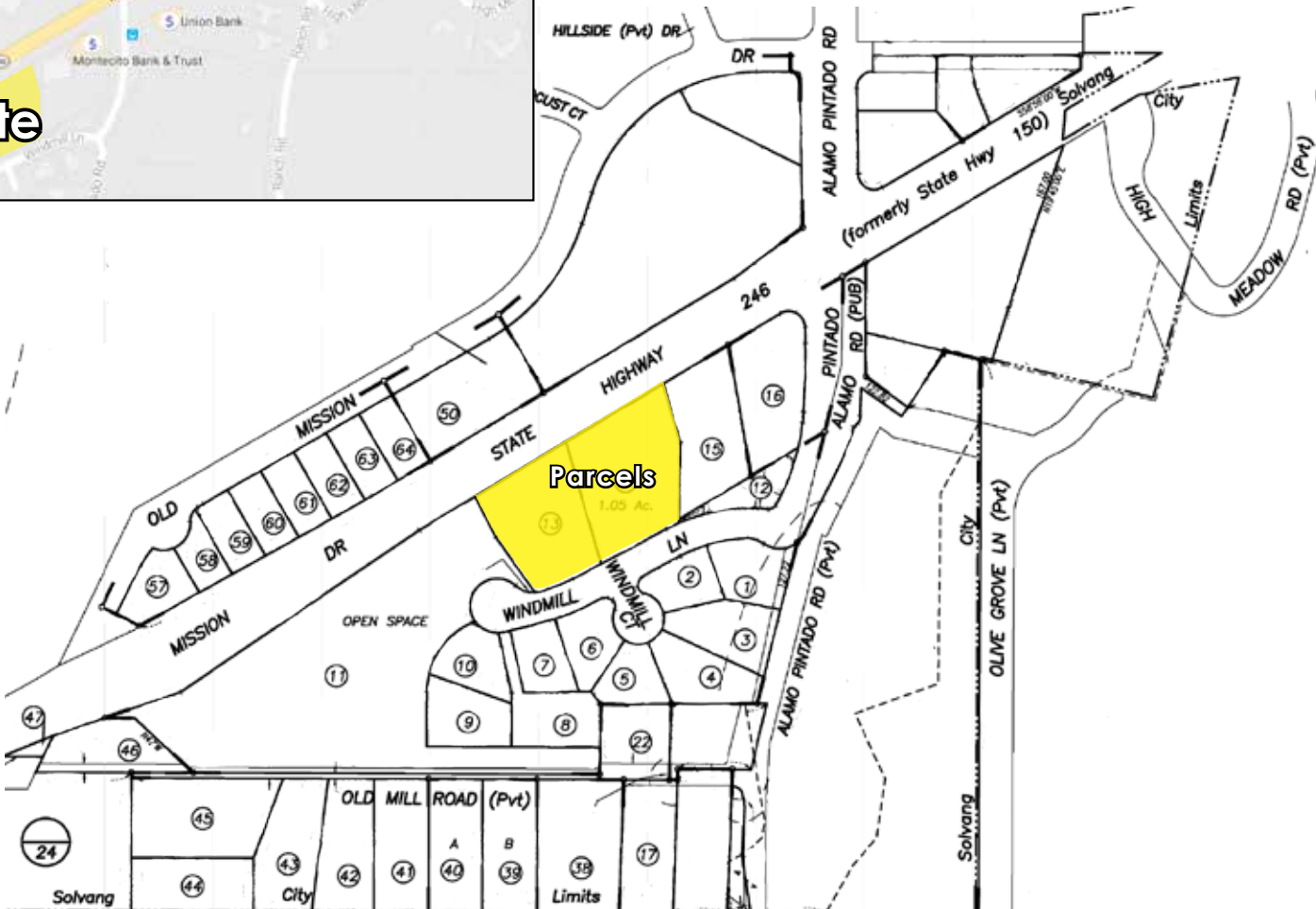




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 = Subject Properties



DEMOGRAPHIC INFORMATION

1 Mile
 Daytime Population: 6,755
 Median Age: 44
 Households: 1,973
 Average Income: \$94,677

3 Mile
 Daytime Population: 14,026
 Median Age: 47
 Households: 3,661
 Average Income: \$104,571

5 Mile
 Population: 22,299
 Median Age: 45
 Households: 6,813
 Average Income: \$111,210

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