

425 First St  
**SOLVANG**

**OFFERING**  
Memorandum



Presented by



**Hooman Emanuel**

Emanuel Real Estate Group, Inc.

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DRE #01200237


**EREG**  
REAL ESTATE INVESTMENTS



DRE #01428774

# SUBJECT PROPERTY

425 First St



PROPERTY HIGHLIGHTS

425 First St

**22,899**

Building Size

**21,344**

Lot

**\$2,750,000**

Price

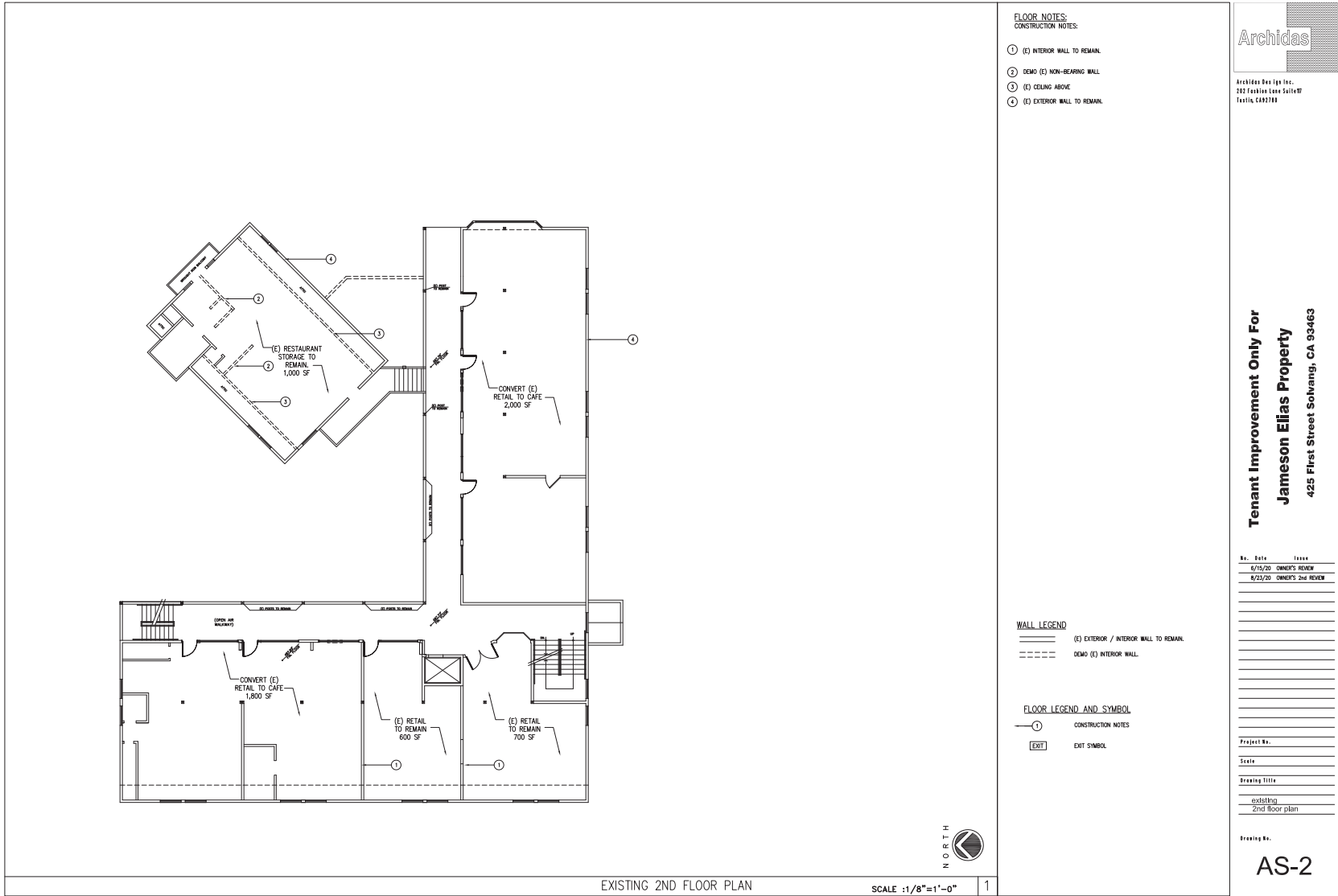
**139-192-024**

APN

**Tourist Related Commercial**  
Zoning







- FLOOR NOTES:**  
**CONSTRUCTION NOTES:**
- ① (E) INTERIOR WALL TO REMAIN.
  - ② DEMO (E) NON-BEARING WALL
  - ③ (E) CEILING ABOVE
  - ④ (E) EXTERIOR WALL TO REMAIN.

**Archidas**  
 Archidas Real Estate Inc.  
 102 Fashion Lane Suite 100  
 Irvine, CA 92618

**Tenant Improvement Only For  
 Jameson Elias Property**  
 425 First Street Solvang, CA 93463

No.	Date	Issue
6/15/20	OWNER'S REVIEW	
6/21/20	OWNER'S 2ND REVIEW	

**WALL LEGEND**

- (E) EXTERIOR / INTERIOR WALL TO REMAIN.
- - - - DEMO (E) INTERIOR WALL.

**FLOOR LEGEND AND SYMBOL**

- ① CONSTRUCTION NOTES
- EXIT EXIT SYMBOL

Project No. \_\_\_\_\_  
 Scale \_\_\_\_\_  
 Drawing Title \_\_\_\_\_  
 existing  
 2nd floor plan  
 Drawing No. \_\_\_\_\_

**AS-2**

EXISTING 2ND FLOOR PLAN SCALE :1/8"=1'-0" 1







# LOCATION

425 First St



Gigi's Cupcakes

Silvan's Candle Shop

435

2888 MH, N

**Nearby Merchants & Amenities**

- 1 Sunny Fields Park
- 2 Santa Ynez Valley Cottage Hospital
- 3 Rite Aid
- 4 Mission Santa Ines (Ynez)
- 5 New Frontiers Natural Marketplace
- 6 Montecito Bank & Trust
- 7 Union Bank
- 8 Hans Christian Andersen Museum
- 9 Casa Cassara Winery & Vineyard
- 10 Mortensen's Danish Bakery
- 11 Succulent Cafe
- 12 Wilding Museum
- 13 Upper School
- 14 Solvang Elementary School
- 15 Carivintas Winery
- 16 Cecco Ristorante
- 17 Solvang Park
- 18 Creekside Place Park



425 First St  
**SOLVANG**

**LOCATION**

## SOLVANG | “SUNNY FIELD”

Solvang is a city in southern California’s Santa Ynez Valley. It’s known for its Danish-style architecture and many wineries. The Elverhøj Museum of History & Art explores the city’s Danish heritage through personal stories and photographs. Solvang’s rich Danish heritage was founded by Danish immigrants in 1911 who traversed the plains from Iowa to establish a settlement in the golden state of California. The Solvang Vintage Motorcycle Museum exhibits dozens of classic American, Japanese and European motorbikes. The Old Mission Santa Inés is an early-1800s Franciscan church located near the town’s center.



Named by Sunset magazine as one of the “10 Most Beautiful Small Towns in the Western United States,” the area boasts authentic architecture, thatched roofs, Old World craftsmanship and traditional windmills. Solvang also offers chic Scandinavian-style lodging, chef-driven restaurants and great wine.



**EREG**  
REAL ESTATE INVESTMENTS

**KW**  
COMMERCIAL  
DRE #01428774



EST. 2004  
PATXI'S  
PIZZA

HOT COFFEE

BAKERY



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