



LEE &
ASSOCIATES®

COMMERCIAL REAL ESTATE SERVICES

2990 Grand Avenue
Los Olivos, CA 93441
805.922.2415

leecentralcoast.com

MERITAGE

Senior Living Development
SANTA BARBARA COUNTY
Fully Entitled ±12.6 Acres



PROPERTY OVERVIEW

MERITAGE SENIOR LIVING is fully entitled development opportunity designed as an upscale retirement community for seniors providing the full range of lifestyle choices and health support.

The community will have up to 247 units dedicated for independent living, assisted living, memory care and skilled nursing. Meritage will provide the proper level of care in a campus setting to ensure quality of life for seniors as they enjoy their golden years.

This opportunity is directed to the experienced operator who has the resources and skill to build the facility and manage the business. Similar to other successful ventures in Santa Barbara County, the Meritage will be a top choice for seniors who are considering residential care options in the beautiful Santa Ynez Valley.

LOCATION OVERVIEW

Buellton is located approximately 40 miles north-west of affluent Santa Barbara with convenient access to Santa Barbara Municipal Airport.

The region is easily accessible by car via US Highway 101 and 35 miles south of Santa Maria on US Highway 101. Lompoc, Vandenberg Air Force Base and Vandenberg Village are all approximately 17 miles to the west along US Highway 246. Los Angeles is roughly two hours south of Buellton on US Highway 101. Located roughly 15 minutes from the coast, Buellton's elevation is a bit above sea level, at 358'.

Surrounded by the Santa Ynez mountains, Buellton is known for its many vineyards, cattle and horse ranches, and wineries. Because of its natural beauty and relatively close proximity to many of the regions major employers and exceptional quality of life, Buellton has become a very popular place to live and work.



Price: \$12,000,000

Property Type: Senior Living Development

Building Size: 288,665 SF

Combined Lot Size ±12.6 Acres
Four (4) New Lots (3, 4, 5, 6 - see page 8)

Number of Units: 247

Zoning: CR (General Commercial)

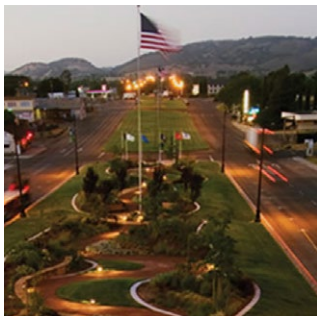
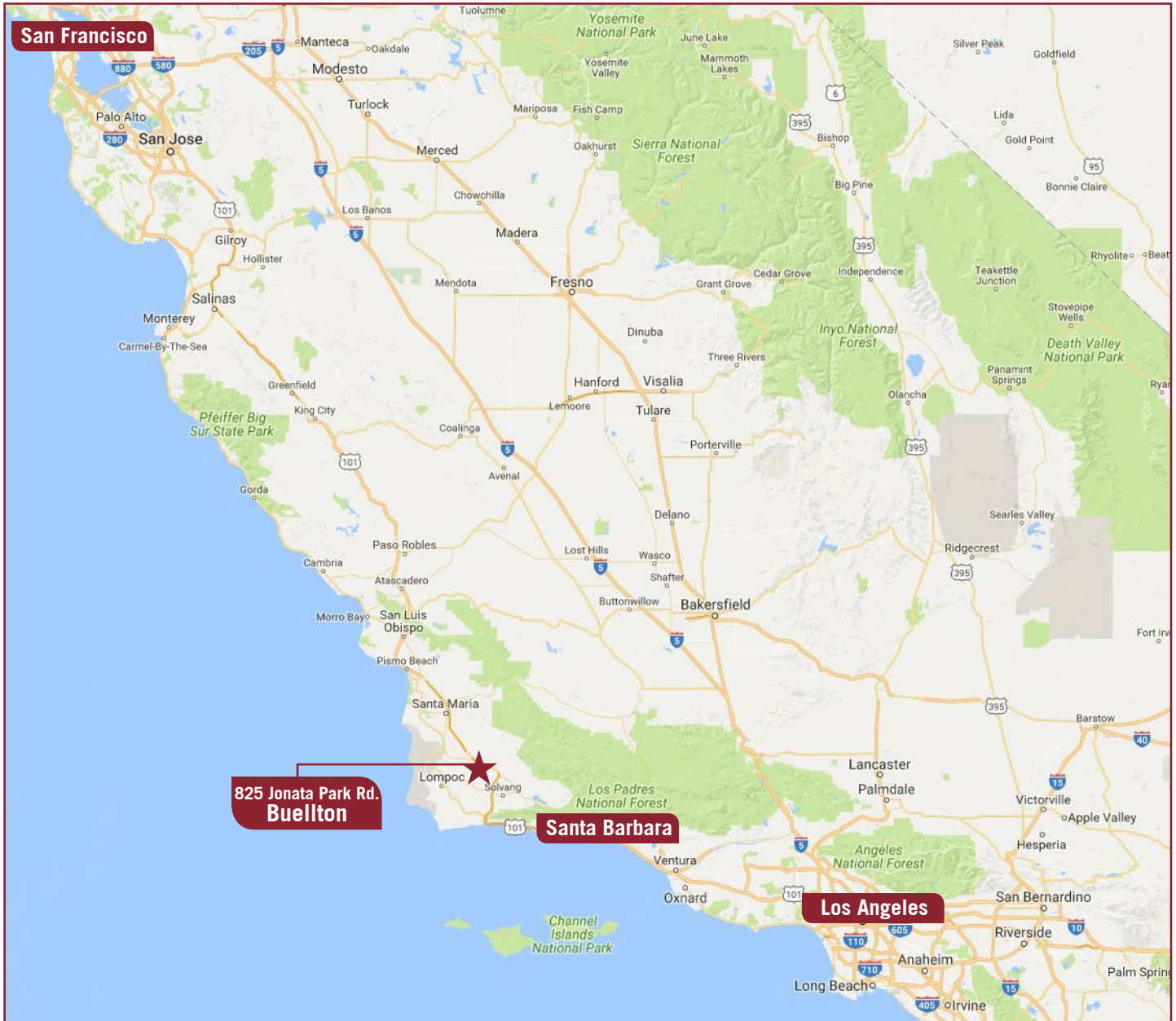
Stories: 1,2 & 3 stories

Landscape Area: 38% (208,310 SF)

Hardscape Area: 34% (186,000 SF)

Building Footprint Area: 28% (154,110 SF)

Meritage Senior Living Development ±12.6 Acres 825 JONATA PARK RD., BUELLTON, CA 93427



The information contained herein has been obtained from sources that have been deemed reliable. While we have no reason to doubt its accuracy we do not guarantee it.

Anthony Kuhns
805.922.2415 x 14
akuhns@lee-associates.com
Lic. #00843308

Clarice Clarke
805.962.6700 x 102
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Lic. #943106

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sleider@lee-associates.com
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FOR
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RENDERINGS



Monument Sign



Meritage Senior Living Development ±12.6 Acres

825 JONATA PARK RD., BUELLTON, CA 93427

UNIT MIX SUMMARY

Just as the Meritage wine is a blend of select grapes, this facility will have a blend of health care levels designed to serve a range of seniors considering residential community choices. Meritage Senior Living will offer independent living along side full-service assisted living and personalized memory care.

TOTAL 247 Units

4-Plex Cottages	21,860 SF
12-Plex Cottages	84,944 SF
Assisted Living Buildings	121,296 SF
Memory Care Buildings	32,360 SF
Skilled Nursing Building	22,575 SF
Community Building	3,130 SF
Enclosed Garages	5,500 SF
TOTAL SF	288,665 SF

UNIT MIX SUMMARY

	COUNT	TOTAL%
4-Plex Cottages	20	8.1%
12-Plex Apts	72	29.1%
Assisted Living Bldg	91	36.8%
Memory Bldg	40	16.2%
Skilled Nursing Bldg	24	9.7%
Totals / Averages	247	100%

MASTER PLAN

This development plan is for two (2) parcels of land totaling 12.6 acres. The two existing parcels will be split into six (6) separate lots. Parcels 3, 4, 5 and 6 are planned as part of the Meritage Senior Living development.

FOOTPRINT

Building Footprint Area	28%
Landscape Area	38%
Hardscape Area	34%

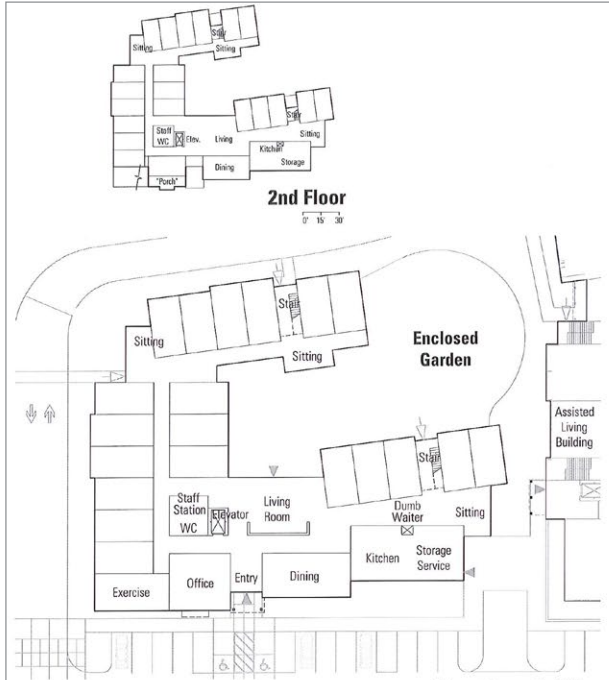
OPERATOR

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FLOOR PLANS



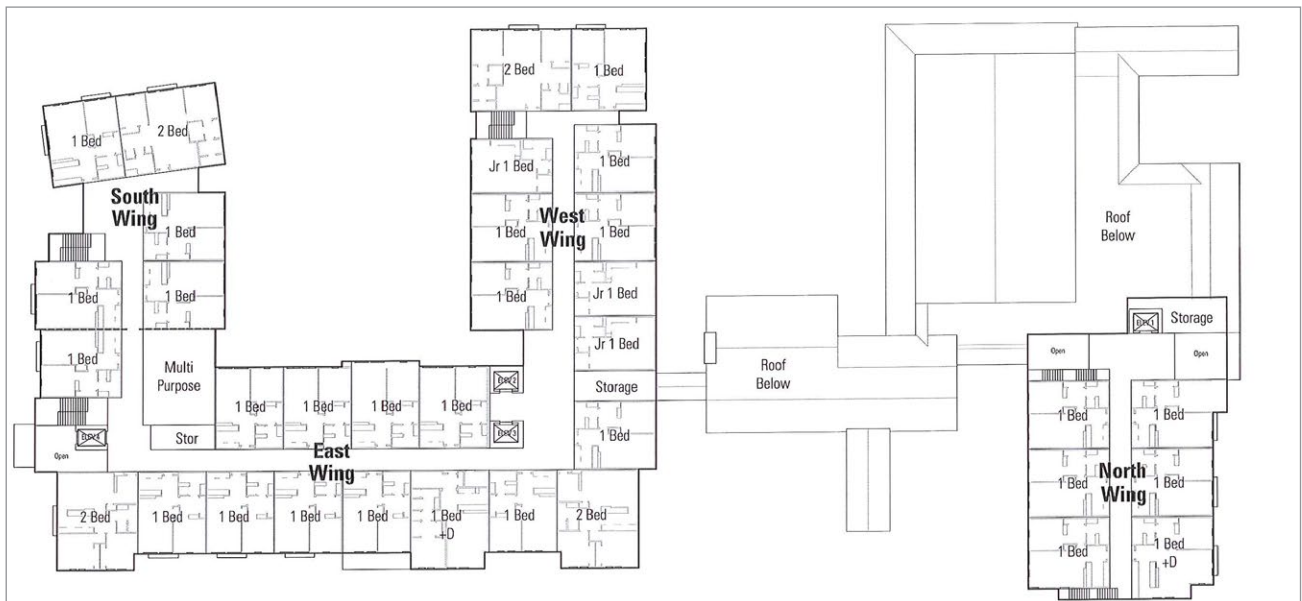
Memory Building - 1st Floor



Assisted Living - 1st Floor



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Assisted Living - 2nd Floor

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DEVELOPMENT PLAN



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★
SUBJECT PROPERTY
★

825 Jonata Park Road
Buellton, CA 93427

NUMBER OF UNITS: 247

Survey of Senior Living Sites



1
MERRILL GARDENS

1220 Suey Road
Santa Maria, CA 93454

NUMBER OF UNITS: 242
YEAR BUILT: 2007
LICENSE TYPE: IL/AL/ALZ

DISTANCE FROM SITE: 32 miles



2
MERIDIAN SENIOR LIVING

1420 W North Avenue
Lompoc, CA 93436

NUMBER OF UNITS: 100
YEAR BUILT: 1997
LICENSE TYPE: IL/AL/ALZ

DISTANCE FROM SITE: 27 miles



3
SANTA MARIA TERRACE

1405 E Main Street
Santa Maria, CA 93454

NUMBER OF UNITS: 110
YEAR BUILT: 1985
LICENSE TYPE: AL

DISTANCE FROM SITE: 28 miles



4
ATTERDAG VILLAGE

636 Atterdag Road
Solvang, CA 93463

NUMBER OF UNITS: 137
YEAR BUILT: 1953
LICENSE TYPE: CCRC

DISTANCE FROM SITE: 5 miles



5
MARAVILLA

5486 Calle Real
Santa Barbara, CA 93111

NUMBER OF UNITS: 363
YEAR BUILT: 2002
LICENSE TYPE: IL/AL/ALZ

DISTANCE FROM SITE: 37 miles



6
CASA DORINDA

300 Hot Springs Road
Santa Barbara, CA 93108

NUMBER OF UNITS: 291
YEAR BUILT: 1970
LICENSE TYPE: IL/AI/ALZ

DISTANCE FROM SITE: 48 miles

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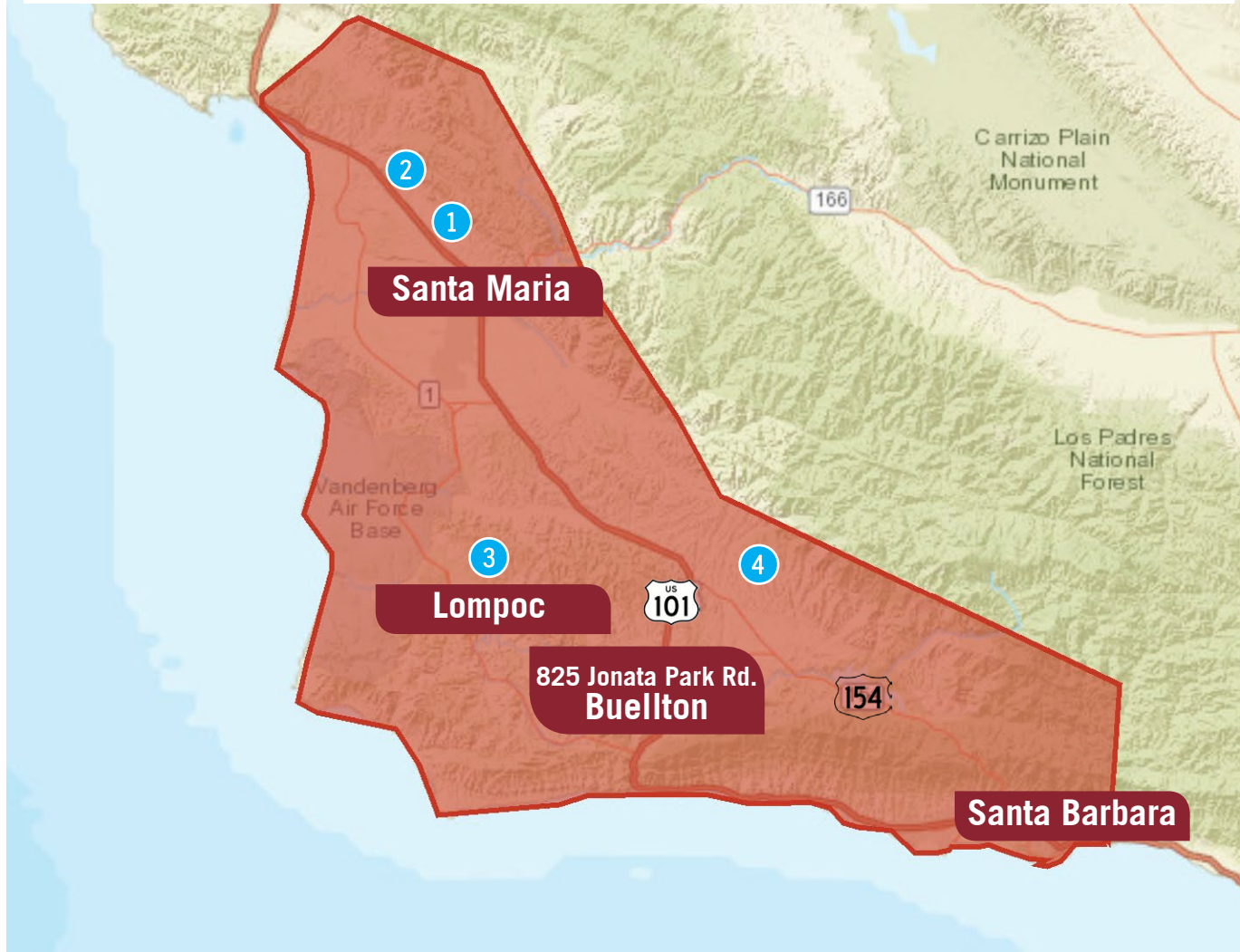
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Demographic Summary 2016

- Total Population **491,618**
- Total Population **65+** **74,691**
- 2016 Average HH Income Age of Householder **65+** **\$91,915**



Polygon 7 Prepared by Esri

HOSPITALS / MEDICAL CENTERS NEAR BUELLTON

- 1 MARIAN REGIONAL MEDICAL CENTER** - approx. **30 miles** away
Specialty(s) include: Oncology, cancer center, kidney dialysis, and cardiovascular services; emergency services available.
- 2 ARROYO GRAND COMMUNITY HOSPITAL** - approx. **46 miles** away
Specialty(s) include; Emergency/critical care; emergency services available.
- 3 LOMPOC VALLEY MEDICAL CENTER** - approx. **17 miles** away
Specialty(s) include: Critical care, obstetrics, and skilled nursing; emergency services available.
- 4 SANTA YNEZ VALLEY COTTAGE HOSPITAL** - approx. **6 miles** away
Specialty(s) include: Radiology, wound care, and nutrition counseling; emergency services available.



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Demographics Report



POPULATION	5 MILES	10 MILES	50 MILES
TOTAL POPULATION	9,216	18,769	608,690
MEDIAN AGE	44.0	43.6	35.5
MEDIAN AGE (MALE)	40.1	40.5	34.6
MEDIAN AGE (FEMALE)	47.1	46.3	36.5

HOUSEHOLDS & INCOME	5 MILES	10 MILES	50 MILES
TOTAL HOUSEHOLDS	3,552	6,936	208,248
# OF PERSONS PER HH	2.6	2.7	2.9
AVERAGE HH INCOME	\$100,099	\$106,453	\$80,875
AVERAGE HOUSE VALUE	\$737,157	\$736,841	\$612,161

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Total households	3,552	6,936	208,248
Total persons per hh	2.6	2.7	2.9
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AREA INFORMATION

Santa Ynez Valley

The towns of Ballard, Buellton, Los Alamos, Los Olivos, Santa Ynez and Solvang each have their own personalities and colorful histories of ranching and agriculture as well as Native American and Spanish influences. This rich heritage is celebrated with many festivals across the Santa Ynez Valley. The small Valley community, with a total population of approximately 20,000, aims to preserve the nature and charm of these 6 distinct towns and the residents that inhabit the area.

An abundance of sun-drenched days and mild temperatures year round make it an ideal location for all activities. The Valley offers everything from shopping and golfing to hiking, horseback riding and wine tasting, all within the stunning backdrop of sage-green and golden oak-studded foothills of the Santa Ynez mountain ranges. There are plenty of options around the Santa Ynez Valley.

Area Recreation

Wine Tasting: Take a tour at one of the 120+ wineries in the area. Stroll through vibrant vineyards or visit tasting rooms in town. World class wines are produced in this region.

Shopping: More than 200 independent and family-owned boutiques are available throughout the Valley. Experience local artisans' wares, jewelry, apparel, antique galleries and crafts from contemporary to vintage.

Restaurants: An array of restaurants spot-lighting local character, family-friendly pancake houses, alfresco dining options, romantic getaways, wine from the valley's award-winning vineyards and locally-brewed beers.

Solvang Village Farmers Market: Shop the produce in the weekly farmers marketplace. View the beautiful display of colorful bounty of agricultural products grown right in the Santa Ynez Valley. Seasonal diversity is available year round.

Golfing: With five golf courses nearby and excellent temperate climate year-round, you can golf almost every single day of the year here.



Pea Soup Andersens - Buellton



Zaca Golf Course - Buellton

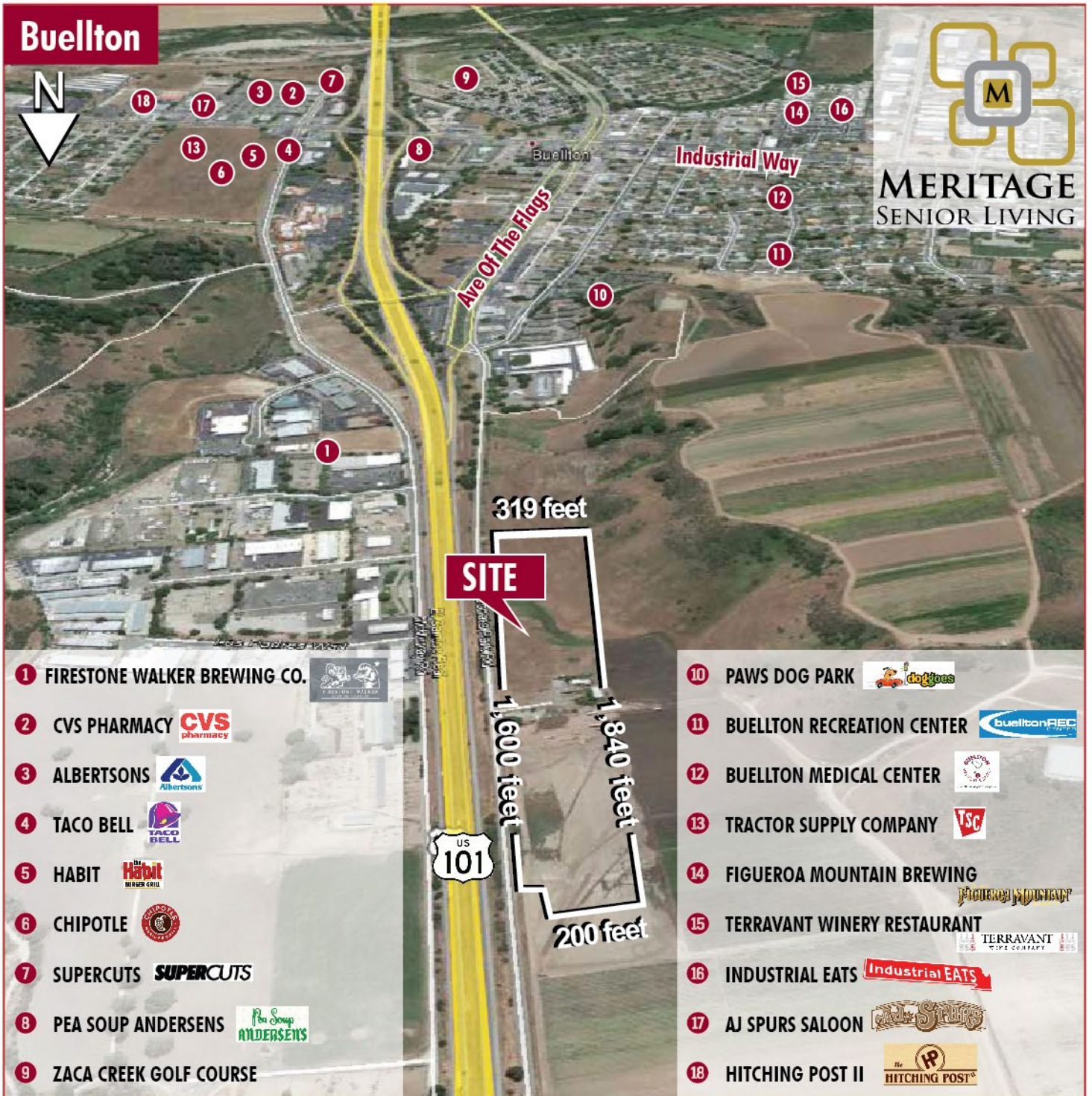


Terravint Winery & Restaurant - Buellton



River View Park - Buellton

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Lee & Associates (Central Coast) in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY:

ANTHONY KUHNS

Associate

T 805.922.2415 x 13

akuhns@lee-associates.com

CLARICE CLARKE

President

T 805.962.6700 x 102

claricec@lee-associates.com

STEPHEN LEIDER

Principal

T 805.962.6700 x 103

sleider@lee-associates.com



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