

*±5 Acres Near More Mesa  
Beach & Preserve*

# 1385 ANDERSON LN

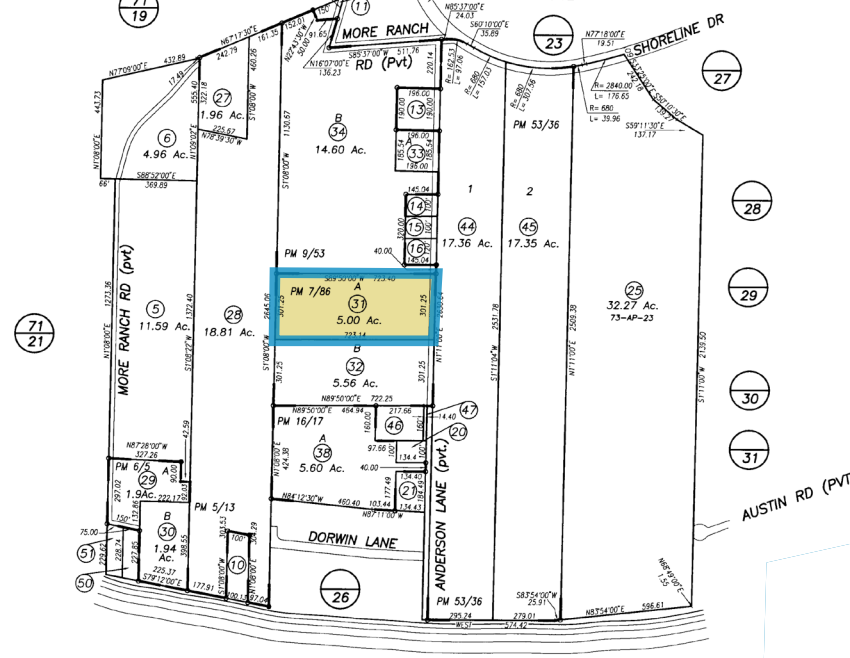
SANTA BARBARA 93111 • COMMERCIAL NURSERY/GREENHOUSE FOR SALE • OFFERED AT \$4,850,000

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3.22.23

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# COMMERCIAL NURSERY/ GREENHOUSE PROPERTY SANTA BARBARA CA 93111

**FOR SALE · ±5 FLAT ACRES**

This 5 Acre Commercial Greenhouse Property has income from nursery tenant and cell site. Property has a loading dock and includes office trailer, shed and cooler and is in close proximity to the beach, hospital, Santa Barbara Airport and the University of California Santa Barbara.

The word is out that there are changes afoot at the County level which will result in the increased economic viability of Ag-zoned parcels in the unincorporated areas. The Agricultural Enterprise Ordinance and the Recreational Master Plan are both working their ways through the planning process (the Farmstay Ordinance Amendments have been incorporated into the Agricultural Enterprise Ordinance planning process). This is a moment of unique opportunity for existing owners and buyers of commercial ag land to submit projects while this process is occurring:

<https://www.countyofsb.org/728/Agricultural-Enterprise-Ordinance>    <https://www.sbcreplan.com/>

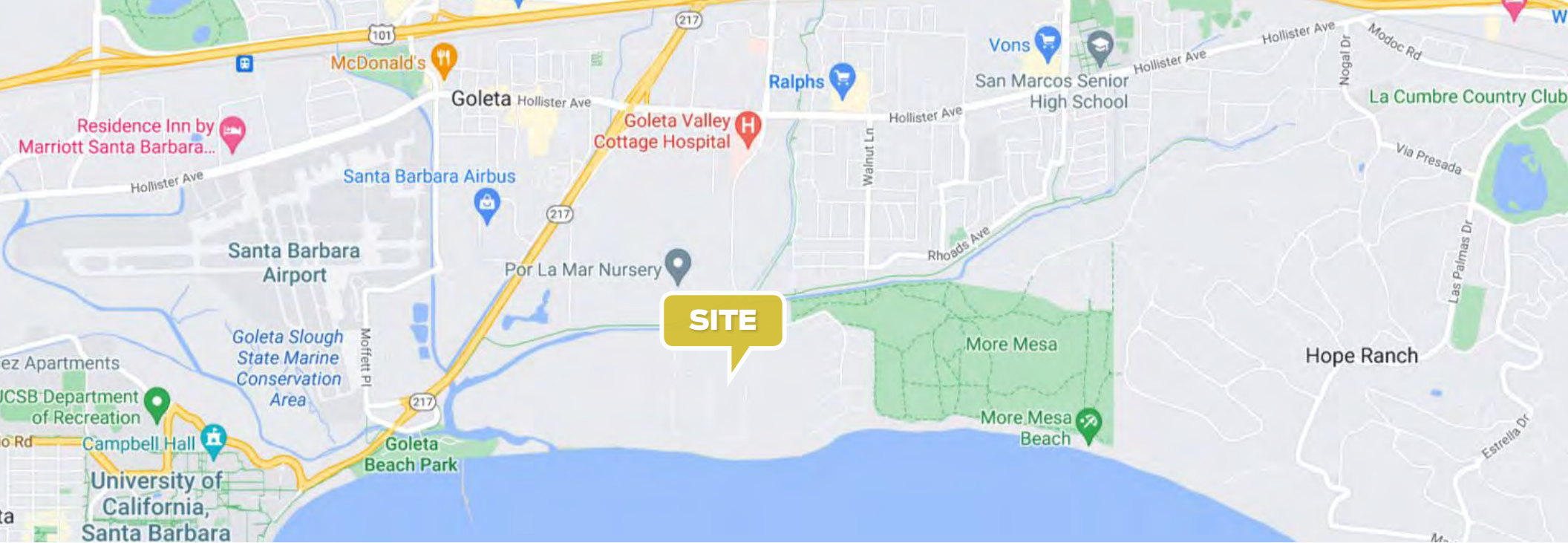
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## Offering Specifics

|                   |  |
|-------------------|--|
| <b>Offered at</b> | <b>\$4,850,000</b>                           |
| <b>Type</b>       | <b>Commercial Nursery/Greenhouse/Florist</b> |
| <b>Land Size</b>  | <b>5 Acres (±217,800 SF)</b>                 |
| <b>APN</b>        | <b>065-250-031</b>                           |
| <b>Zoning</b>     | <b>AG-I-5</b>                                |

*The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.*





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*Property entrance looking toward the mountains*



*Cell site & loading ramp*

## Nearby Businesses & Amenities

- |   |   |    |  |
|---|---|----|--|
| 1 | University of California, Santa Barbara   | 7  | More Mesa Beach  |
| 2 | Santa Barbara Municipal Airport   | 8  | Santa Barbara Orchid Estate  |
| 3 | Old Town Goleta (Three Pickles Subs & Sandwiches, Hampton Inn, The Habit Burger Grill, Goodland BBQ)                | 9  | La Sumida Nursery & Garden Center  |
| 4 | Calle Real Shopping Center (Albertsons, Trader Joe's, Walgreens, Bank of America, CVS, Chevron, Carl's Jr., Subway) | 10 | Goleta Valley Cottage Hospital   |
| 5 | The Leta Santa Barbara Goleta Tapestry Collection by Hilton   | 11 | South Coast Deli- Patterson  |
| 6 | More Mesa Preserve (Hiking & Biking Trails)   | 12 | Crushcakes and Cafe  |
|   |   | 13 | Terra Sol Garden Center  |
|   |   | 14 | Sansum Clinic  |
|   |   | 15 | US Post Office   |
|   |   | 16 | Magnolia Shopping Center (Ralphs, Lassen's, Subway, Union Bank, Woody's BBQ) |

1385  
ANDERSON LN



## MORE MESA

More Mesa offers more: defacto nature preserve, network of walking-hiking, access to Santa Barbara's most isolated beach, and breathtaking views of the Pacific Ocean and the Channel Islands. A mile-long walk up a residential street, across the bluffs, and down the cliffs on a combo stairs-pathway leads to a clean, mellow and sandy beach. More Mesa is a great walk without going down to the beach. The property is honeycombed with trails.

The South Coast region's central location, year-round mild climate, proximity to the University of California, Santa Barbara (UCSB), high quality of living, bustling technology industry and wealth of outdoor amenities are but a few of the reasons Santa Barbara and Goleta are regularly selected among the best places to live and work by numerous sources including livability.com, Money Magazine and Sunset Magazine.



The More Mesa Loop Trail