

# 6529 Trigo Rd

ISLA VISTA, CA

OG Jiu Jitsu

Suite B

The Cove

Steps from  
UCSB campus

High pedestrian traffic

**For Lease** | Retail Space in High-Traffic UCSB area | 841 SF

*Experience. Integrity. Trust.*  
Since 1993

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## PROPERTY SUMMARY

Retail suite just steps from UCSB in the heart of Isla Vista, near one of the busiest bike and pedestrian routes leading to campus. High visibility to the university's 26,179 students. Suite offers a private restroom and large window fronting Trigo Road, across the street from Isla Vista Theater.

<b>Size</b>	Suite A	Leased	<b>Term</b>	3-5 years
	Suite B	841 SF		
	Suite C	Leased		
<b>Rate</b>	\$3.50 MGR		<b>Available</b>	Now
			<b>Parking</b>	Street
<b>Utilities</b>	Estimated \$0.14 psf + separate electric meter		<b>Restroom</b>	One
			<b>To Show</b>	Call listing agent

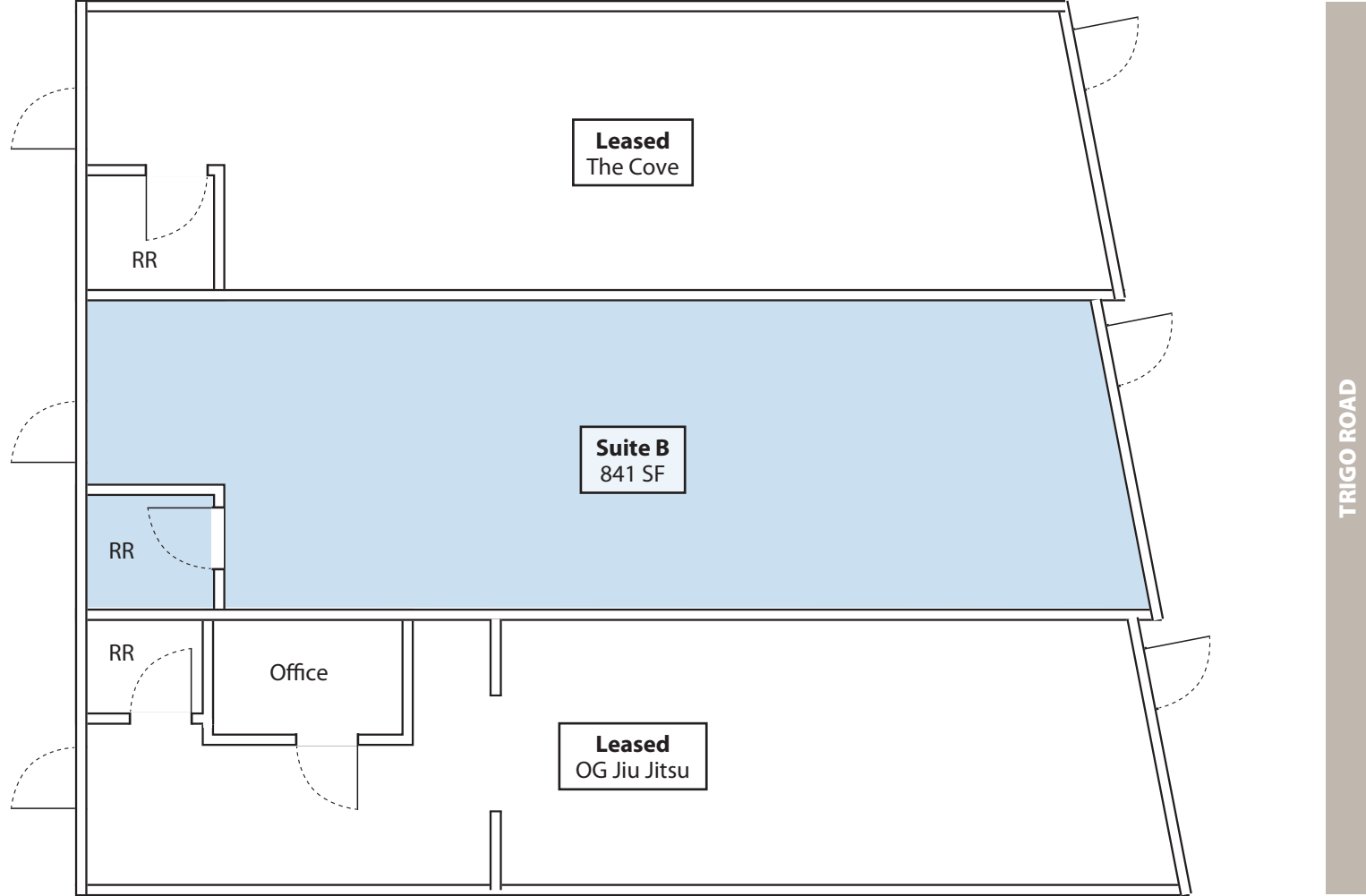
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FLOOR PLAN



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# Neighborhood Overview



- 7-Eleven
- Amazon Hub, IV Pizza Pub, Sizzling Lunch
- The Loop Apartments
- Isla Vista Theater
- Spudnuts Donuts
- Poke Theory
- Caje
- Woodstock's Pizza
- Super Cuca's
- Dublin's Grill
- Lao Wang
- The Habit
- Wingstop
- Starbucks
- Freebirds
- Mojo's at ASIA
- Chase Bank
- Hummus Republic
- Varsity Bike Shop
- Hana Kitchen
- I.V. Deli Mart
- Blenders in the Grass
- Kozy Coffee
- Poke Ceviche
- Dank Bowl Kitchen
- Giovanni's
- Isla Vista Market
- Domino's Pizza
- Sushiya Express
- Old Town Coffee
- On The Side
- Deja Vu
- Red Pepper Chinese
- Naan Stop
- IV Food Cooperative
- Elubia's Kitchen
- IV Bagel Cafe



## Trade Area Demographics

### Isla Vista

Population: 15,561

Median Age: 22.3

### UCSB

Current Enrollment: 25,034

Source: ESRI 2024, UCSB 2023

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