

801 LINDEN AVE, CARPINTERIA

FOR **SALE** OR **LEASE** | **7,300 SF**

Freestanding Retail Building on Prominent Corner
Across from new Linden Square project

NEW PRICING and SELLER FINANCING AVAILABLE

Hayes
COMMERCIAL GROUP

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Freestanding retail building available for purchase or lease at the heart of the Linden Avenue retail corridor. Outstanding location across the street from **Linden Square**, a new four-building adaptive reuse project leased to a host of established restaurant and retail operators. Convenient to both freeway and beach, the property is situated to draw employees from both Santa Barbara area and Ventura County workforces. The building offers approximately 68 feet of frontage along Linden Avenue, plentiful windows, and a back storage area with roll-up door for loading. Rear lot provides on-site parking, in addition to abundant street parking.

LINDEN SQUARE
(near completion)

SITE

SALE PRICE: \$4,500,000	LEASE RATE: \$1.99 NNN (.75)
BLDG SIZE: 7,300 sf	AVAILABLE: Now
LOT SIZE: 13,068 sf	TERM: 5-15 years
APN: 003-262-020	PARKING: 12 on-site
SELLER FINANCING: Yes, contact listing agent	ROLL-UP: Yes
CSO FOR SALE: 2%	CSO FOR LEASE: 3/1.5/.75%

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ZONING

Permitted Uses

Regarding permitted uses, the property is zoned Central Business (CB) and is subject to the Visitor serving (V) overlay district. Permissible uses in the CB zone district and V overlay district include restaurants, service and retail commercial uses normally associated with the needs of visitors and which may also serve local residents (CMC §14.44.050).



Click or scan for more information



Chain Businesses

Permitted uses would also be subject to the City's Formula Business regulations (CMC §14.53) which would not allow a "chain" type business (a business that has more than seven locations anywhere in the nation). Grocery stores, banks, pharmacies and some other types of business are exempt.



Click or scan for more information

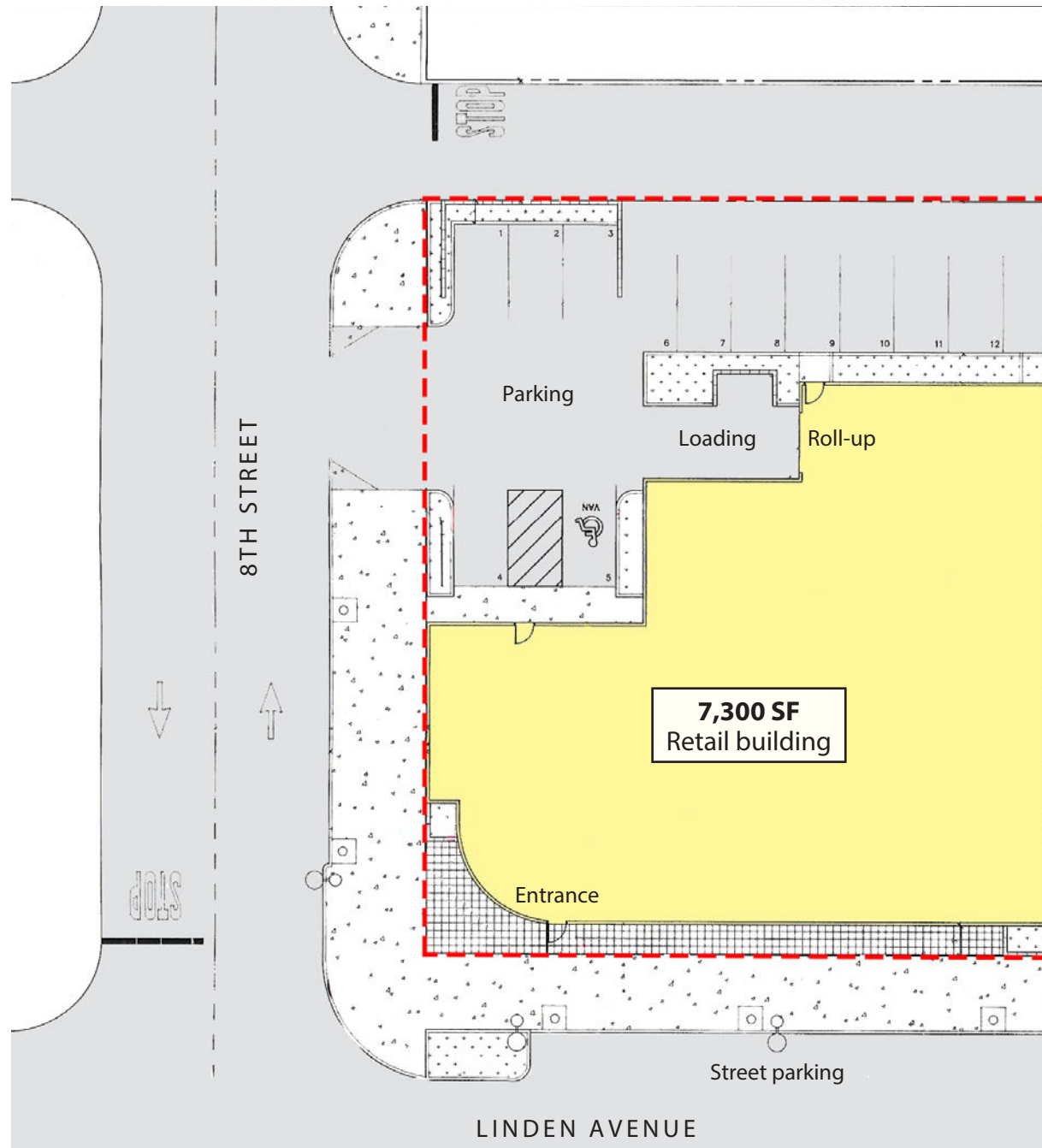


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SITE PLAN



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- | | | | | |
|----------------------------|----------------------------|-----------------------------|---------------------------|--------------------------------|
| 1. City Market | 6. Pizza Man Dan's | 11. Tacos Don Roke | 16. Carpinteria Beach Co. | 21. Sushi Teri |
| 2. Esau's Cafe | 7. Giannfranco's Trattoria | 12. Rori's Ice Cream | 17. Reynaldo's Bakery | 22. Giovanni's |
| 3. Siam Elephant Thai | 8. Little Dom's Seafood | 13. Smart & Final Extra | 18. Guicho's Eatery | 23. The Coffee Bean & Tea Leaf |
| 4. Tidepools | 9. Oaxaca Fresh | 14. Carpinteria Cotton | 19. Nutbelly | 24. Brew & Cue |
| 5. Rincon Design Surf Shop | 10. Whimsy Boutique | 15. Carpinteria Arts Center | 20. The Worker Bee Cafe | 25. Rincon Brewery |

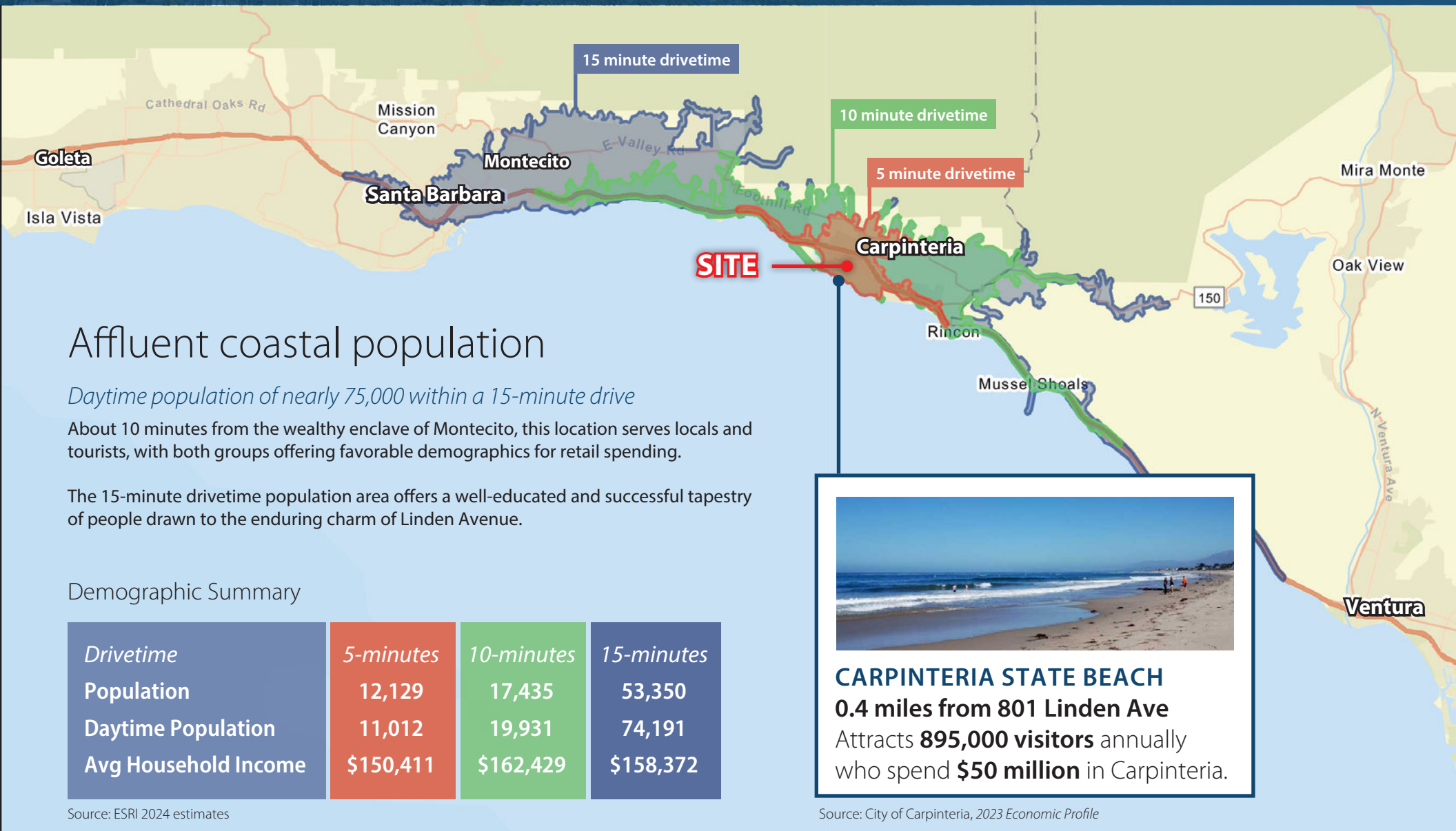


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DEMOGRAPHICS



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Carpinteria

World-famous beach with a side of tech

Carpinteria is a charming oceanside city conveniently located a few miles down US 101 from Montecito and Santa Barbara. The city is known for its beautiful beaches, agriculture, and the retail corridor along Linden Avenue. In recent years, many tech companies have made Carpinteria home. Among them are Procore, LinkedIn/Microsoft, Continental Auto Research, and NuSil. Carpinteria offers an attractive set of amenities that appeals to young tech workers, families, and seniors who seek an active community and outdoor lifestyle.

Sharing the coastline: The Santa Barbara area

The South Coast of Santa Barbara County is a continuous metro area encompassing Goleta, Santa Barbara, Montecito, Summerland, and Carpinteria. The area has been dubbed "Techtopia" for its burgeoning technology and engineering sector. Alternately, the area has been nicknamed the American Riviera due to its Mediterranean climate and beauty. Santa Barbara is 90 miles north of Los Angeles and is served by the Santa Barbara Airport and Amtrak. Tucked between the Santa Ynez Mountains and the Pacific Ocean, Santa Barbara promotes an outdoor lifestyle, averaging 300 sunny days a year.

13,104
residents

\$149,325
Avg. household income

65,800
cars per day

Exurbanites
dominant tapestry segment

Exurbanites are generous philanthropists, especially to the arts, with the high income to back it up. College-educated and comfortable, they prefer affluent and urbane areas.

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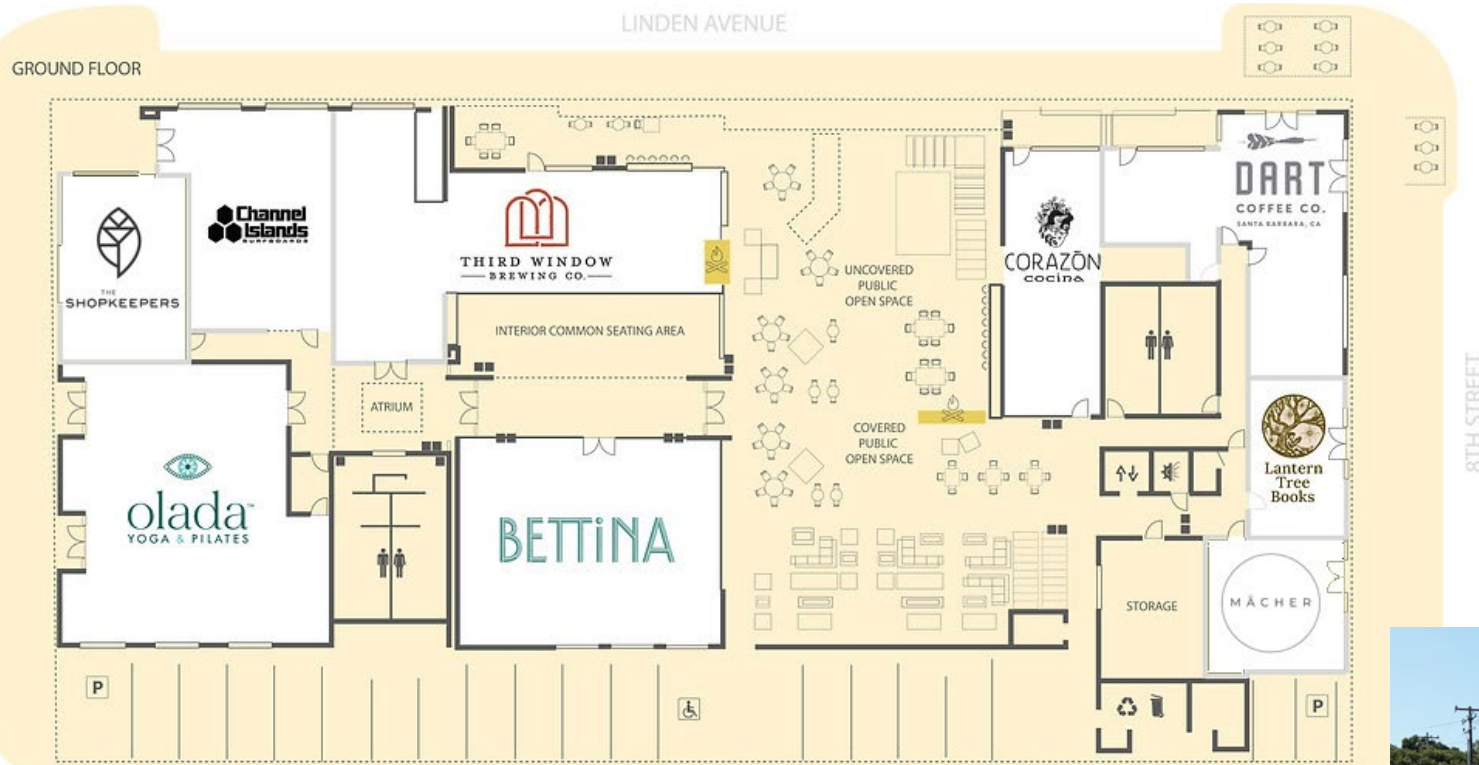
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Linden Square - *adaptive development across the street*

The 19,000 SF ground floor of this adaptive re-use project is fully leased and scheduled for completion in October 2024.

Triple-net rents reportedly range from \$4.00 to \$6.00 PSF, making the asking rent at 801 Linden Ave especially appealing.



View of Linden Square from 801 Linden Ave.
The project is nearing completion, and businesses are expected to open in October 2024.

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