



TORII GATE
SHOPS OF CARPINTERIA

900-916 LINDEN AVE, CARPINTERIA

FOR **SALE** OR **LEASE**
Multi-Tenant Retail
Blocks from the Beach

NEAR MULTIPLE NEW
DEVELOPMENTS

RE-DEVELOPMENT
POTENTIAL



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PROPERTY DETAILS

This high-profile multi-tenant retail project is on the market for the first time in over 60 years. A flexible mix of tenants and the availability of the former Robitaille's space provides an opportunity to re-imagine the property and capitalize on the positive changes occurring along Linden Avenue, the main thoroughfare where the property serves as an iconic midpoint. Nearby developments include Linden Square, a three-story retail and restaurant project, and future hospitality developments at The Palms and Surfliner Inn. Walking distance to local favorites like Rincon Brewing, Rincon Designs, Gianffranco's Trattoria, Teddy's by the Sea, Lucky Llama Coffee, Dang Burgers, and many more.

PRICE \$5,195,000

BLDG SIZE 9,237 SF

LOT SIZE 12,633 SF

APN 003-262-023
003-263-024

PARKING Adjacent to free public parking lot

Also available for lease; see floor plan on page 5 for options.



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High-visibility



Arched entryway



Common patio area



Outdoor dining area

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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

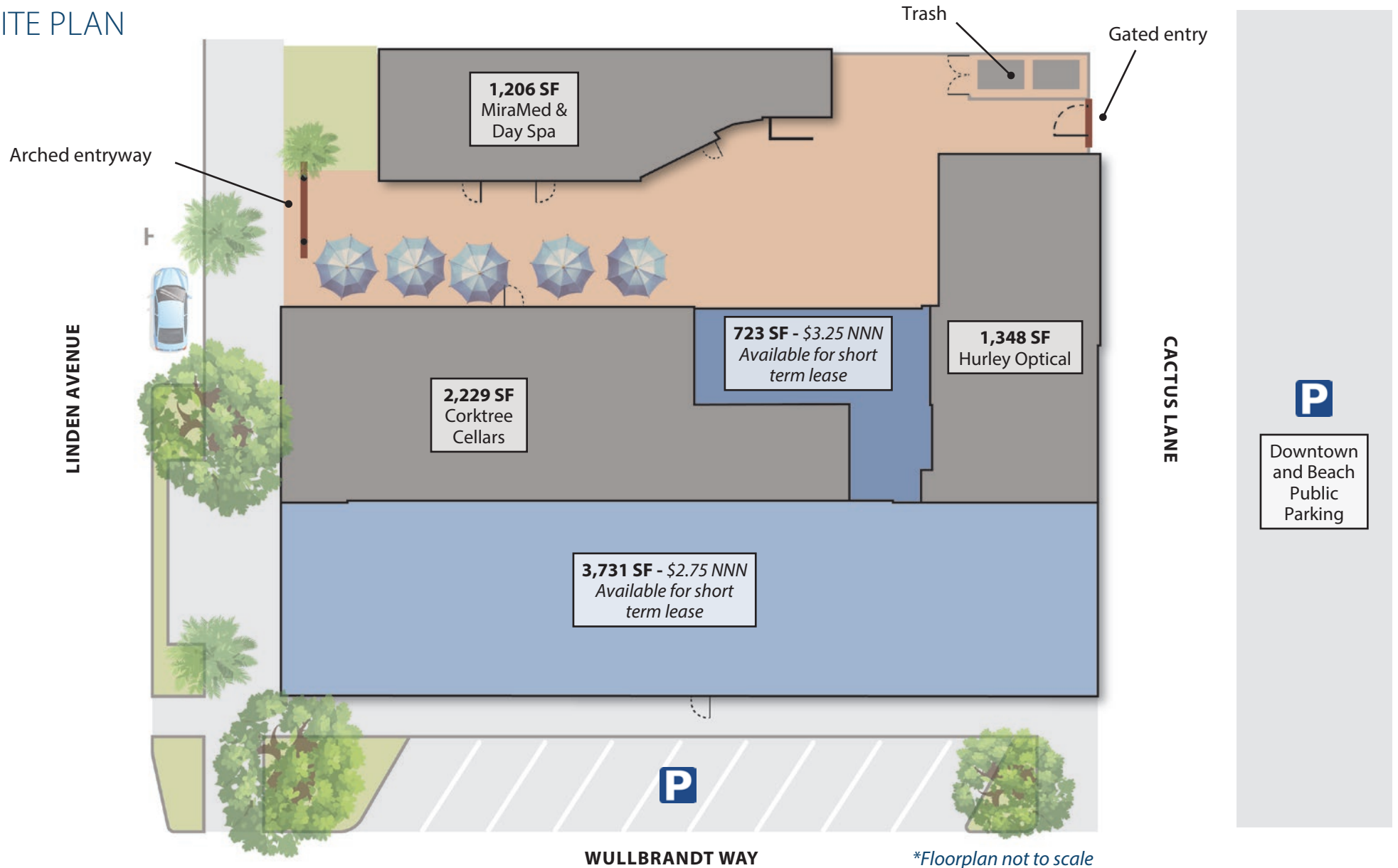
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SITE PLAN



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NEARBY DEVELOPMENTS



LINDEN SQUARE

(700 Linden Ave)

This massive adaptive reuse project spanning an entire block of Linden Avenue is scheduled for completion in 2025. The entire 19,000 SF ground floor is fully leased in advance to a host of established restaurant and retail operators. Triple-net rents reportedly range from \$2.50 to \$4.00 PSF, which is setting a new standard for Linden Avenue.

'THE PALMS' HOTEL CONVERSION

(701 Linden Ave)

Renovation plans received a “yes” vote in May 2025 from the Carpinteria Architectural Review Board to revitalize and reopen The Palms, an iconic and beloved restaurant and music venue. The current plan — which still requires official approval — focuses on the historic aspect of the property and aims to retain aspects like its brick walls and roof-level parapet. With a unanimous sentiment in support of its return, The Palms is set to be yet another bright spot on Linden Avenue’s near-term revitalization.

— Adapted from Montecito Journal



SURFLINER INN

(499 Linden Ave)

The two-story hotel will have a beach/farmhouse design of board and batten siding to fit in with the Beach Neighborhood’s architectural character. The proposed Surfliner Inn—named after the Pacific Surfliner train that connects California’s Southern Coast—will have 40 rooms. The new Surfliner Inn would represent the first hotel development on Linden Avenue in decades, paving the way for a richer tourist experience.

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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. The Nugget | 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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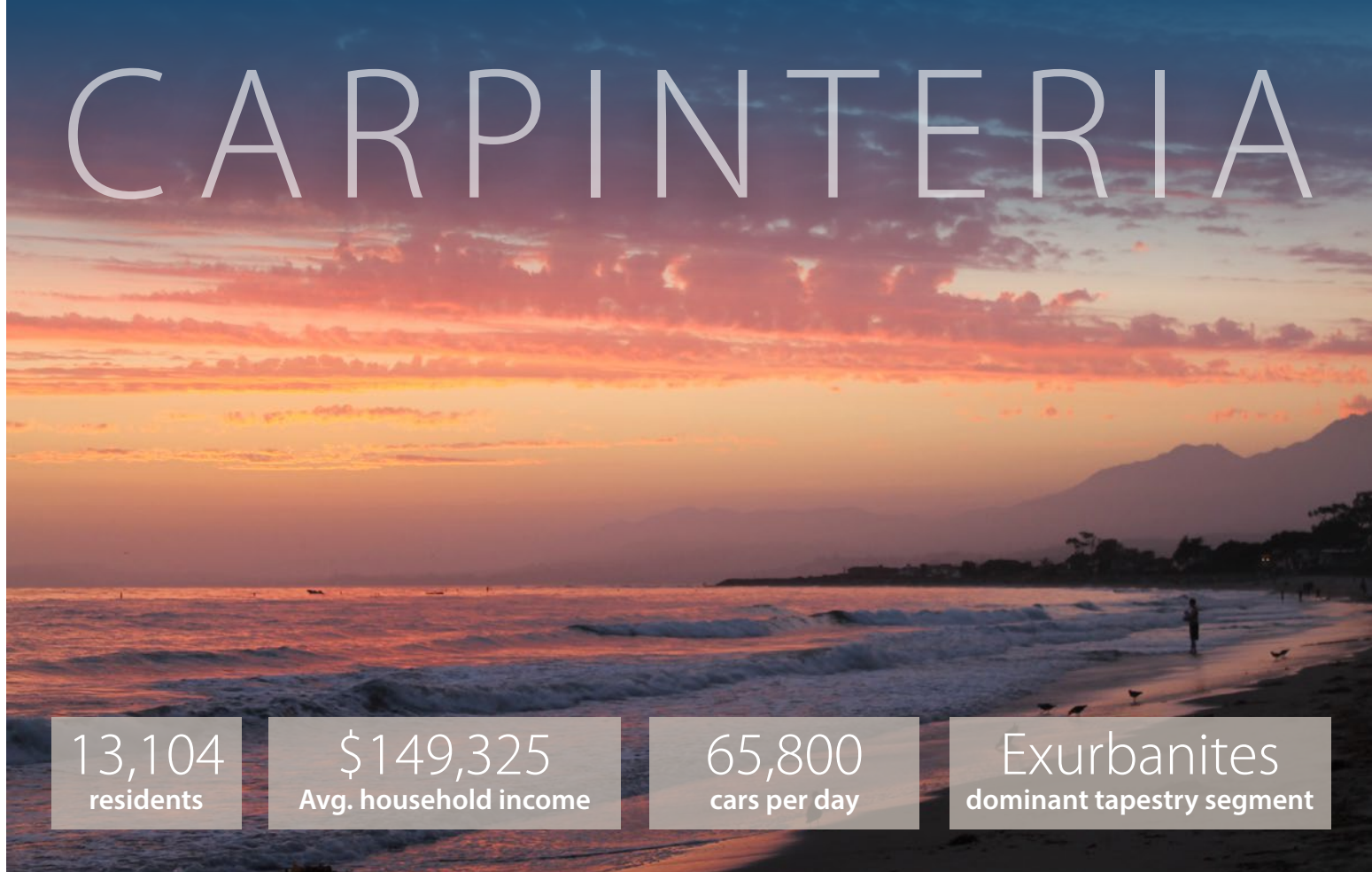
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CARPINTERIA



13,104
residents

\$149,325
Avg. household income

65,800
cars per day

Exurbanites
dominant tapestry segment

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 "Techoptia" 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.

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