

3819 Santa Claus Ln  
CARPINTERIA, CA



**For Lease** | Retail Space in Padaro Beach Village | **620 - 1480 SF**

*Experience. Integrity. Trust.*  
*Since 1993*

**Caitlin Hensel**  
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## PROPERTY SUMMARY

This Padaro Beach Village retail space is adjacent to the popular Padaro Beach with great freeway visibility and access from both north and south-bound US 101. These spaces are surrounded by a host of iconic retail/restaurant tenants: Padaro Beach Grill, A-Frame Surf Shop, The Garden Market, and Rincon Beach Club.

<b>Size</b>	620, 860 or 1,480 SF
<b>Rate</b>	\$2.25 NNN (.65)
<b>Term</b>	3-5 years
<b>Availability</b>	Now
<b>Zoning</b>	C-1
<b>Parking</b>	14 common spaces plus street parking
<b>HVAC</b>	Yes
<b>Restrooms</b>	Common
<b>To Show</b>	Call listing agent

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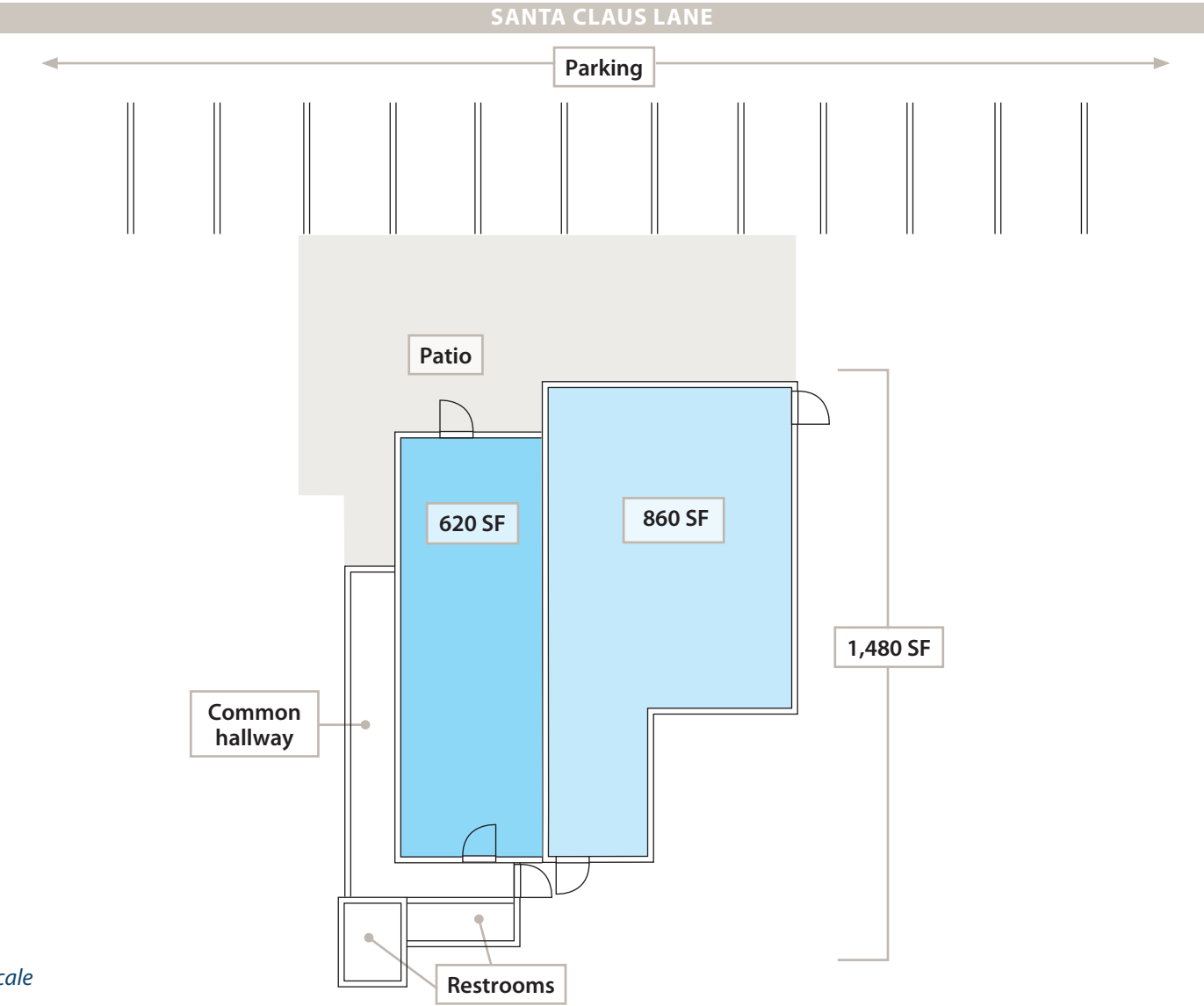
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# SITE PLAN



*\*Site plan is not to scale*

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# RENOVATION PROJECT

An upcoming renovation project will transform Padaro Beach Village into a pedestrian-friendly retail and dining destination, with lush, coastal landscaping, plentiful parking, and easy beach access. Call listing agents to learn more.

*The images on this page are artist's renderings representing some of the potential upgrades to the immediate area.*



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## AREA OVERVIEW

Carpinteria is a coastal community with small-town charm valued by visitors and residents alike. Beautiful beaches, breathtaking mountain views, and a diverse economy make Carpinteria a wonderful place to live, work, and play.

Located approximately 12 miles southeast of Santa Barbara and 80 miles northwest of Los Angeles – Carpinteria features sandy, south-facing beaches running the length of the city and a coastal mountain range providing a stunning backdrop. Highway 101 courses through the city, and Amtrak trains stop at a station by the beach.

Carpinteria's economy is based on agriculture, tourism/retail, light industry, and research & development. Nusil, Lynda.com, Dako, and CKE Restaurants (Carl's Jr.) are a just few of the notable companies operating in the community.

Linden Avenue downtown provides a charming pedestrian-friendly retail corridor with restaurants, cafes, antiques and other shopping attractions. The city's parks and beaches offer ample opportunities for recreation, and the Santa Barbara Polo & Racquet Club is also in Carpinteria.

The city hosts an annual Avocado Festival in the center of town, drawing 100,000 people during the first week-end of October. The festival's proceeds support more than forty non-profit groups. Santa Barbara County is the third largest avocado producer in North America, with Carpinteria growing about 20 percent of the county's output. Also a major flower producer, blooms from Carpinteria's greenhouses and fields appear in wholesale and retail outlets all over the U.S. and Canada.

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