

Paseo Mariposa

1165 Coast Village Rd
Montecito, Ca

For lease

Now divisible

SUITE I

Approx. 1,200 - 3,800 SF office space

Experience. Integrity. Trust.
Since 1993

Caitlin Hensel
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222 E. Carrillo Street, Suite 101, Santa Barbara, California 93101 | HayesCommercial.com

The information contained herein 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. All square footages are approximate — buyer to verify.

5/5/25

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PROPERTY DETAILS

PASEO MARIPOSA ANCHORING MONTECITO'S "LOWER VILLAGE"

Fantastic opportunity to lease a beautiful, divisible space on the highly desirable Coast Village Road. This office suite is located in one of Montecito's finest buildings, offering onsite parking, tranquil setting, and efficient layout.

Project Name:	Paseo Mariposa	
Size:	Suite I-1	approx. 1,205
	Suite I-2	approx. 1,333
	Suite I-3	approx. 1,345
	Suite I total	approx. 3,807 SF
Rate:	\$4.35 NNN (1.15)	
Available:	Call listing agents	
Term:	5 years	
Signage:	Building, directional signage on Coast Village Rd, multiple directories, and on suite	
Restrooms:	Private and common	
HVAC:	Throughout, with multiple zones. Units installed in 2016	
Parking:	On-site parking, plus street parking directly in front of the complex and on Coast Village Circle	
To Show:	Call listing agents	
Paseo Mariposa Tenants:	Chase Bank; Sotheby's International Realty; Montecito Optometry; First American Title; Guaranteed Rate	

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FLOOR PLAN, SUITE I



COAST VILLAGE ROAD

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PHOTOS



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NEIGHBORHOOD OVERVIEW

SITE

1. Vons
2. Starbucks
3. Bank of America
4. Montecito Bank & Trust
5. Morgan Stanley
6. Faherty (apparel)
7. Johnny Was (apparel)
8. K-Frank (apparel)
9. Berkshire Hathaway
10. Chase Bank
11. Bar Lou
12. UCLA Health
13. Ca' Dario (restaurant)
14. Renaud's Bistro
15. Lilac Montecito
16. James Perse (apparel)
17. Jeannine's Bakery
18. Honor Bar (restaurant)
19. Bella Rosa Estate Jewelry
20. Los Arroyos (restaurant)
21. Lucky's Steakhouse
22. CVS
23. Montecito Inn featuring Sushi by Scratch & Lion's Tale cocktail bar
24. Folded Hills (tasting room) Cottage Urgent Care Village Properties
25. San Ysidro Ranch
26. Four Seasons Biltmore
27. Butterfly Beach

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AERIAL VIEW LOOKING WEST



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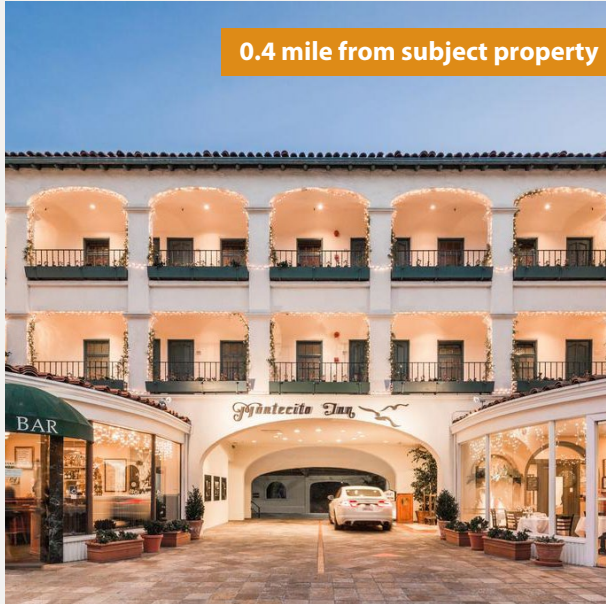
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0.4 mile from subject property



MONTECITO INN

After completing a beautification project, this cornerstone of Montecito's Lower Village re-opened to guests in March 2018. New paint, entrance drive, and landscaping gave the hotel a fresh (but still vintage) look. Dining options added on-site include Sushi by Scratch, and Lion's Tale cocktail bar.

MONTECITO COUNTRY CLUB

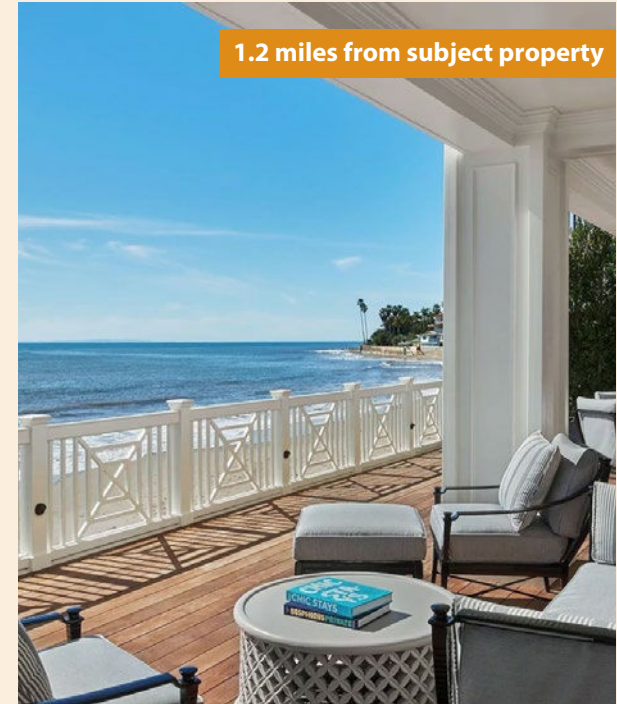
A major overhaul of this beloved country club included new turf grass and water-saving system, upgraded clubhouse, and installation of a Jack Nicklaus-designed golf course. Facilities across the entire 60-acre campus have been torn down and given new life, much to the delight of its members.



1 mile from subject property

NEARBY DEVELOPMENTS

1.2 miles from subject property



ROSEWOOD MIRAMAR BEACH HOTEL

This hotel development on the highly desirable and exclusive shores of Montecito offers 124 guest rooms and 37 suites. Beachfront dining, exquisite cuisine, residential-style meeting rooms, creative activity lawns, and an extensive Sense Spa onsite make Miramar a luxurious new addition to the area.

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AREA INFORMATION



Montecito

An exclusive, wealthy enclave between mountain and sea

Boasting a near-perfect year-round climate, Montecito has become one of the most exclusive communities in the world. Home prices begin at nearly \$2 million and reach beyond \$45 million. Along with a coterie of movie stars and celebrated authors, some dozen billionaires either call Montecito home or maintain second homes here.

Coast Village Road is Montecito's main retail corridor, offering sophisticated shopping and dining on a small-town scale and has been described as a laid-back version of Rodeo Drive in Beverly Hills.

Overlooking Butterfly Beach (pictured here), the fabled Four Seasons Biltmore is one of the few five-star establishments in California. Other Montecito attractions include Lotusland, Music Academy of the West, Casa del Herrero, San Ysidro Ranch, Montecito Inn, and a host of private golf courses, tennis clubs, and other distinguished groups.

A real estate hot spot

The ever-coveted South Coast has been in the news recently with a surge of high-profile residential deals, as George Lucas, Ashton Kutcher & Mila Kunis, Al Gore, Ellen DeGeneres, ex-Google CEO Eric Schmidt, and others scoop up properties for millions. In one of the largest deals of 2020, billionaire Riley Bechtel purchased a 237-acre parcel for \$63.3 million.

They will join existing famous residents such as Oprah Winfrey, Rob Lowe, David Crosby, Katy Perry, Prince Harry & Meghan Markle, and many more.

8,513
current residents

\$255,162
Avg. household income

\$2,000,000
Median home value

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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