

Paseo Mariposa

1165 Coast Village Rd
Montecito, Ca

For lease

SUITE I

3,807 SF medical/office space
for lease in Montecito

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.

1/24/22

Paseo Mariposa

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PROPERTY DETAILS

PASEO MARIPOSA ANCHORING MONTECITO'S "LOWER VILLAGE"

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

Project Name:	Paseo Mariposa
Space:	Suite I
Size:	3,807 SF
Rate:	\$4.35 NNN (.97)
Available:	Now
Term:	5 years
Signage:	Building, directional signage on Coast Village Rd, multiple directories, and on suite
Restrooms:	Two private, plus 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; Beacon Pointe Advisors, LLC; Home Care Assistance of CA

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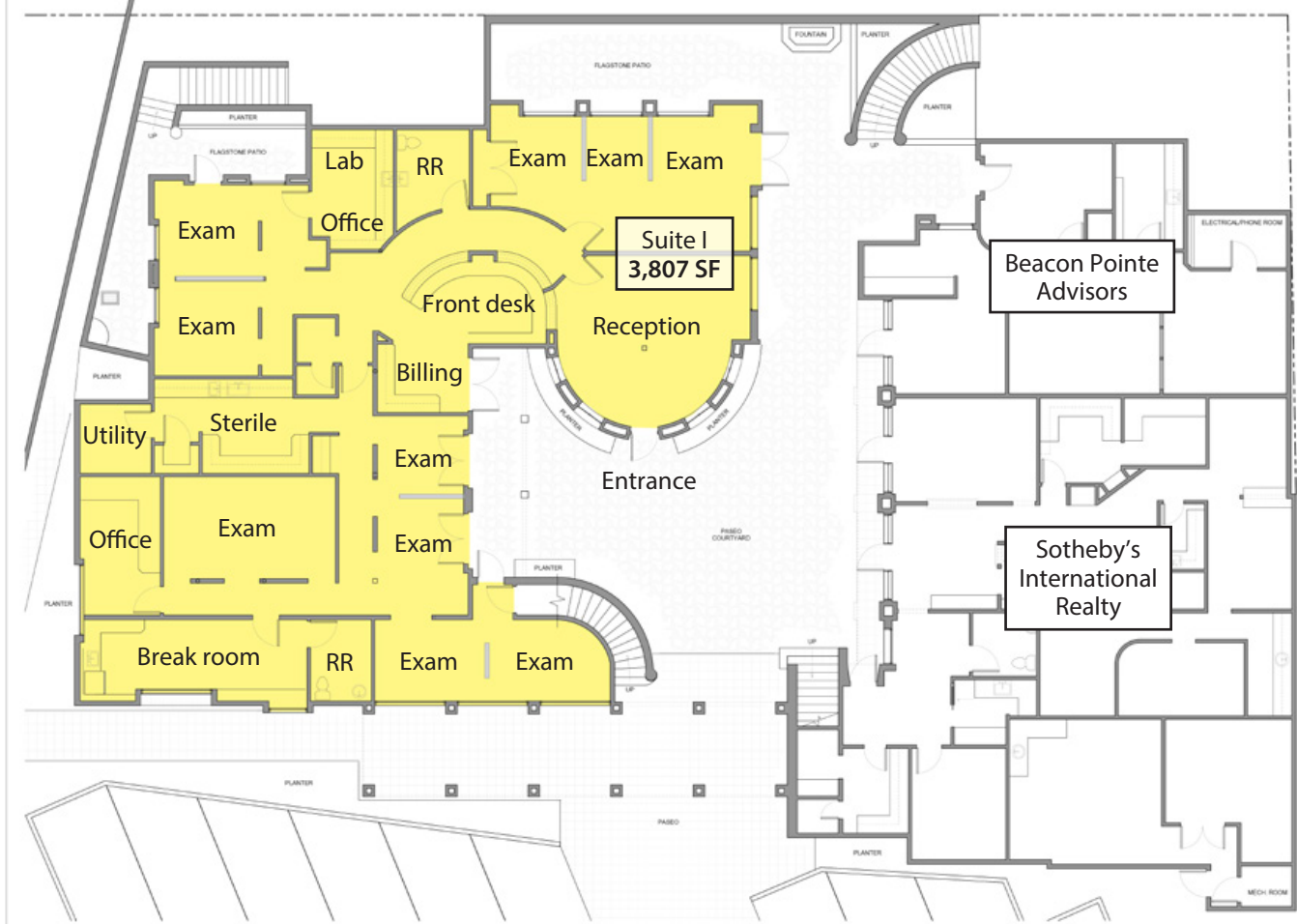
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FLOOR PLAN



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PHOTOS



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NEIGHBORHOOD OVERVIEW



- | | |
|----------------------------|---------------------------------|
| 1. Vons | 13. Juice Ranch |
| Union Bank | 14. Renaud's Bistro |
| Panino's | 15. Mesa Burger |
| Post Office | 16. Angel (apparel) |
| Pressed | 17. Jeannine's Bakery |
| 2. Starbucks | 18. Honor Bar (restaurant) |
| 3. Bank of America | 19. Baske California |
| 4. Montecito Bank & Trust | 20. Los Arroyos (restaurant) |
| 5. Morgan Stanley | 21. Lucky's Steakhouse |
| 6. Letter Perfect | 22. CVS |
| 7. K-Frank (apparel) | 23. Montecito Inn |
| 8. Berkshire Hathaway | 24. Folded Hills (tasting room) |
| 9. Chase Bank | Heather James (gallery) |
| Sotheby's | Village Properties |
| 10. Oliver's | 25. San Ysidro Ranch |
| 11. UCLA Health | 26. Four Seasons Biltmore |
| 12. Ca' Dario (restaurant) | 27. Butterfly Beach |

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AERIAL VIEW LOOKING WEST



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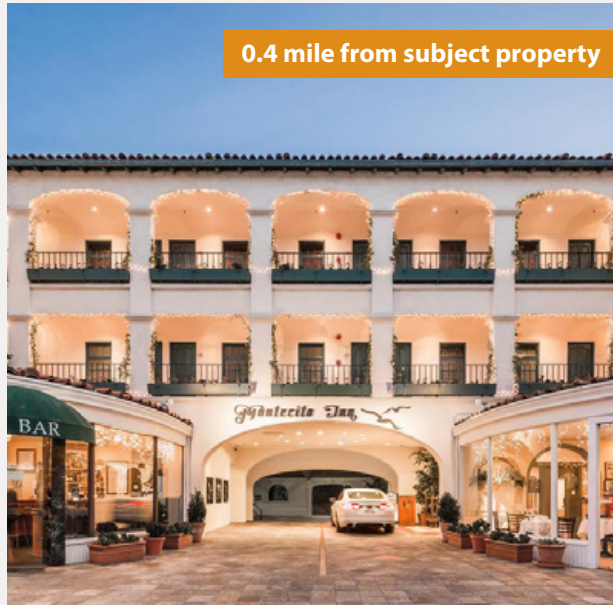


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RECENT AREA DEVELOPMENTS



0.4 mile from subject property

MONTECITO INN

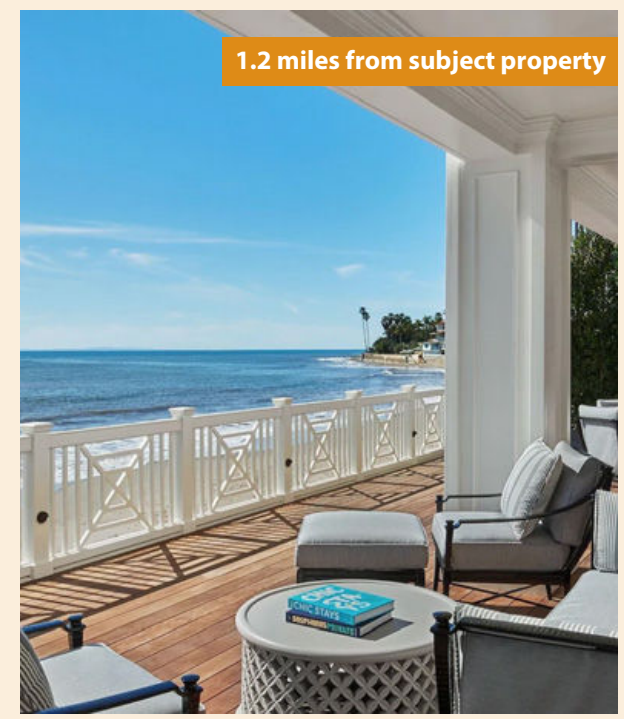
After completing a beautification project, this cornerstone of Montecito's Lower Village just re-opened to guests in March 2018. New paint, entrance drive, and landscaping give the hotel a fresh (but still vintage) look. New dining options on-site include Sushi Bar Montecito, and Coast & Olive.

MONTECITO COUNTRY CLUB

A major overhaul of this beloved country club was completed last year, with 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



1.2 miles from subject property

ROSEWOOD MIRAMAR BEACH HOTEL

This recently completed 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.

9,235
current residents

\$219,203
Avg. household income

\$3,000,000
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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