# 191 N Fairview Ave
## GOLETA, CA




**For Lease** | Retail Anchor in **Fairview Shopping Center** | 25,348 SF

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

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## PROPERTY SUMMARY

Rare Big Box Anchor opportunity in the Fairview Shopping Center, the area's finest grocery-anchored neighborhood center bolstered by Sprouts, Michael's, and Miners Hardware. The subject offers built in amenities such as showers, sports courts, and multiple lounges, as well as prominent signage, high ceilings and rear access for loading. Other tenants include highly trafficked businesses such as Starbucks, Jersey Mike's, Chicken Ranch, Wells Fargo, U.S. Bank and more.

| | |
|---|---|
| **Size:** | 25,348 SF |
| **Rate:** | $2.35 NNN (.47) |
| **Term:** | 10 years |
| **Available:** | 30 days notice |
| **Ceilings:** | 20′ |
| **Parking:** | 4/1,000 SF |
| **To Show:** | Call listing agents |

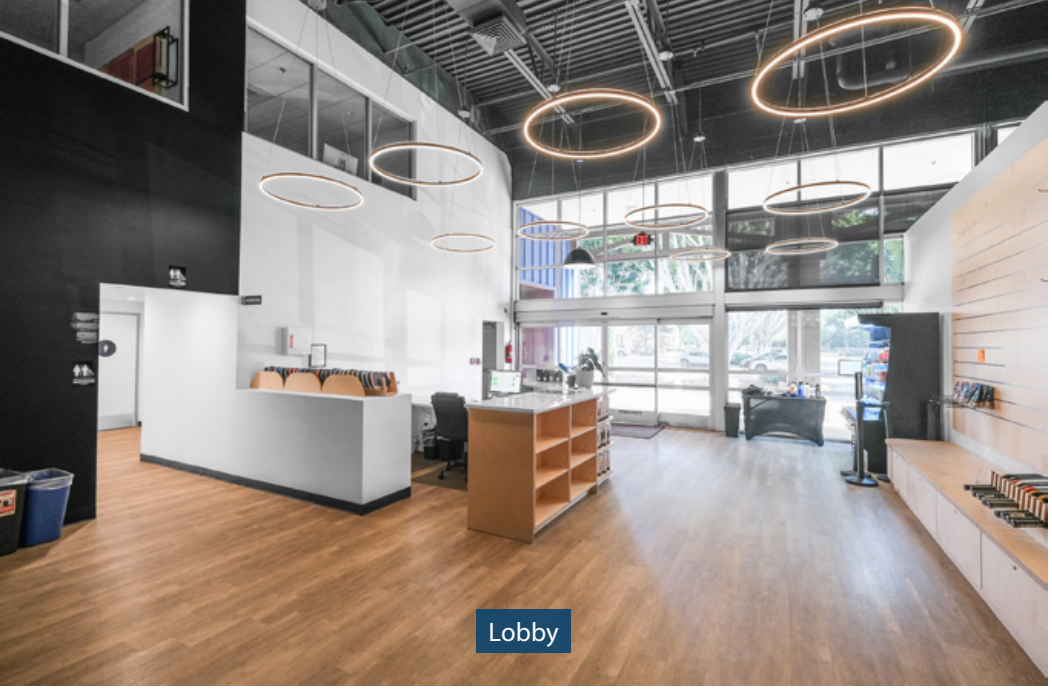
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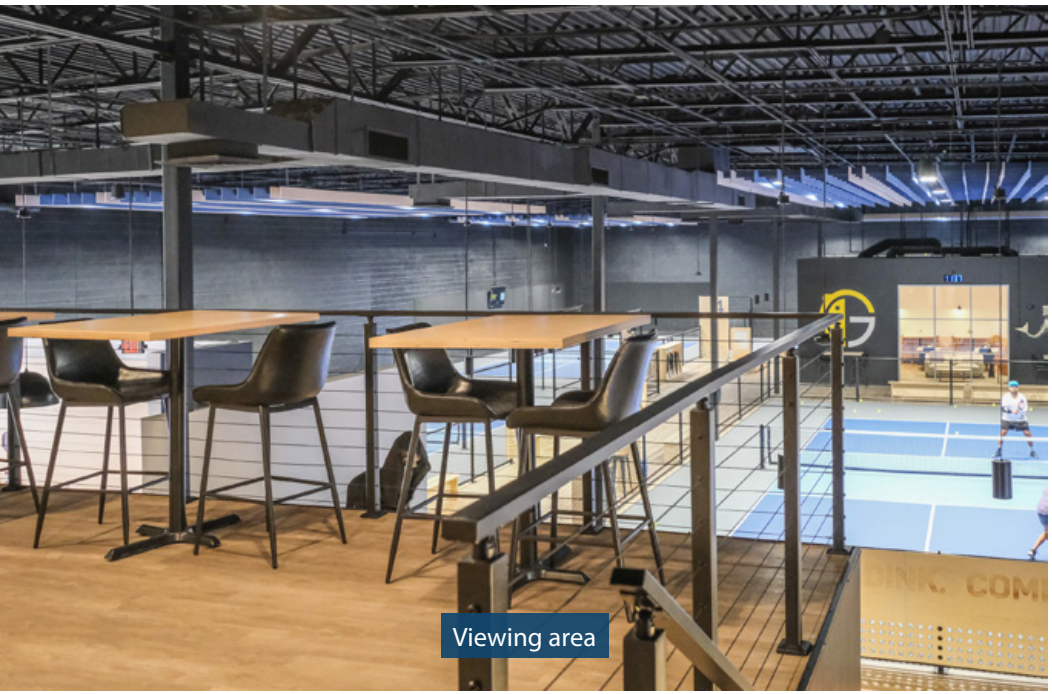
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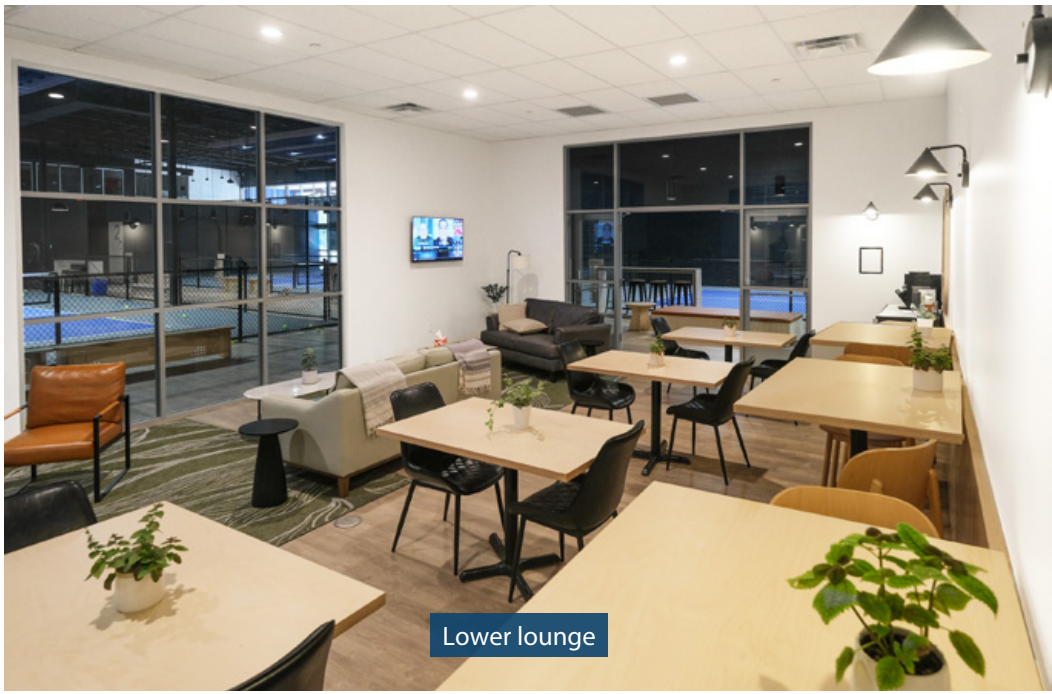
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Lobby


Sports courts


Viewing area


Lower lounge

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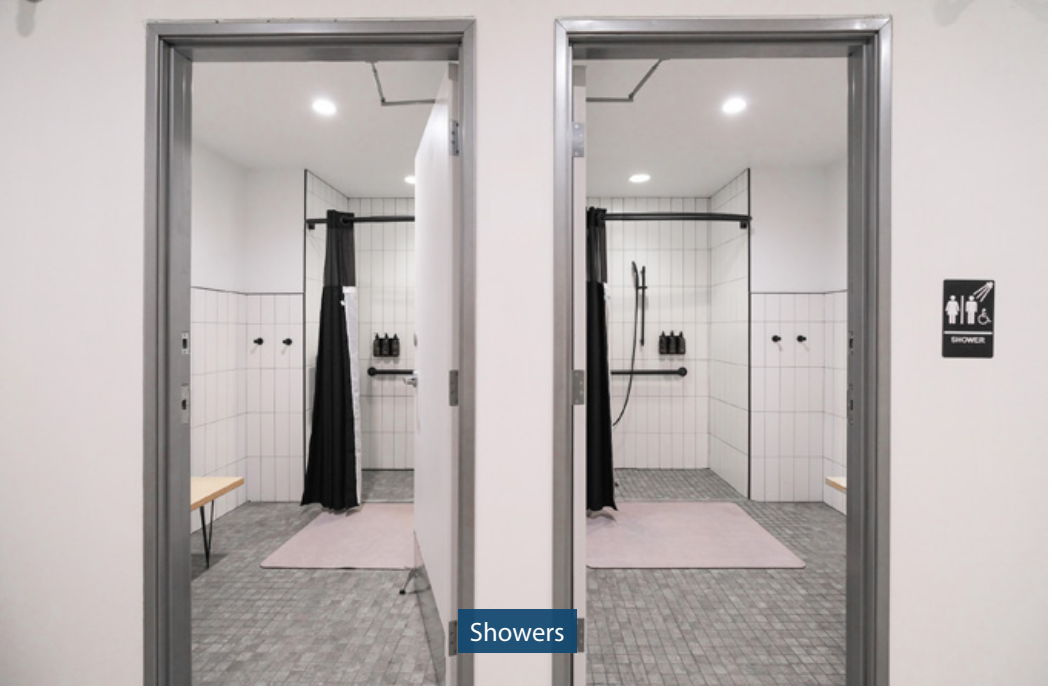

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Showers


Reception


Upper lounge


Loading

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## TRAFFIC COUNT

| | |
|---|---|
| North Fairview Avenue (at Calle Real) | **22,220 CPD** |

## DEMOGRAPHICS

| | *3 Mile* | *5 Mile* | *7 mile* |
|---|---|---|---|
| Residential Population | **66,775** | **96,990** | **136,200** |
| Avg. Household Income | **$133,654** | **$142,236** | **$147,764** |

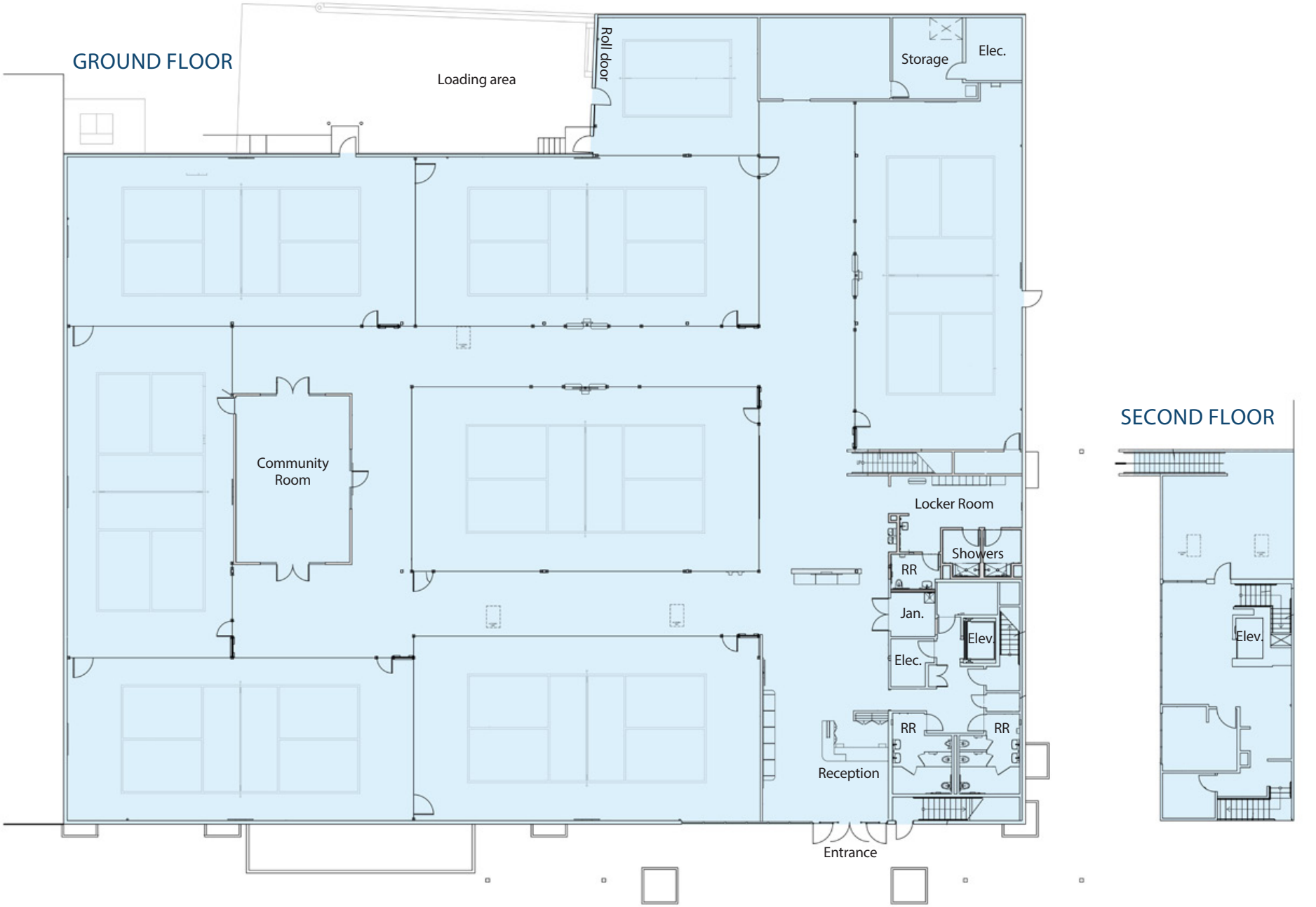
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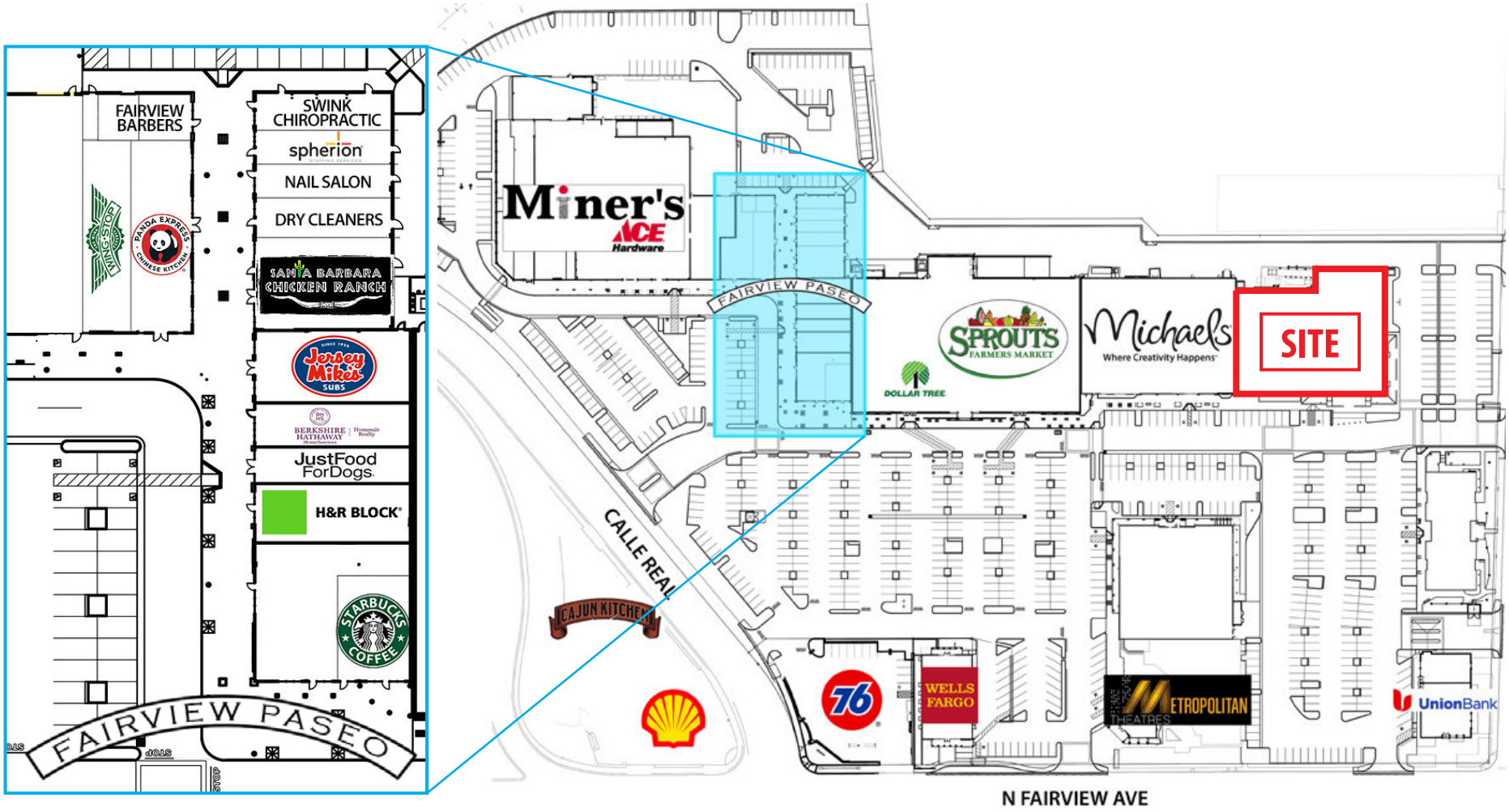
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# FAIRVIEW SHOPPING CENTER





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