

FOR SALE

# 3735 Santa Claus Ln, Carpinteria

Rare Oceanfront Parcel | 20,037 SF

175+ feet of  
Ocean Frontage

Nearby Beach Access

Unique Development  
Potential



Experience. Integrity. Trust.  
Since 1993

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## PROPERTY DETAILS

Located along the “world’s safest beach,” this ±20,037 SF oceanfront parcel is the one of last remaining unimproved lot on the South Coast—an exceptional blank slate offering ±175 feet of frontage and nearby beach access for your dream coastal estate or a visionary mixed-use project. Set in the heart of one of California’s most exclusive and storied beachfront enclaves—including Padaro Lane and Sand Point Road—the property is surrounded by homes that regularly trade in the tens of millions, prized for expansive beachfront living with easy access to Montecito and Summerland.

**Price:** \$4,625,000

**Size:** 20,037 SF

**APN:** 005-450-014

**Zoning:** C-1



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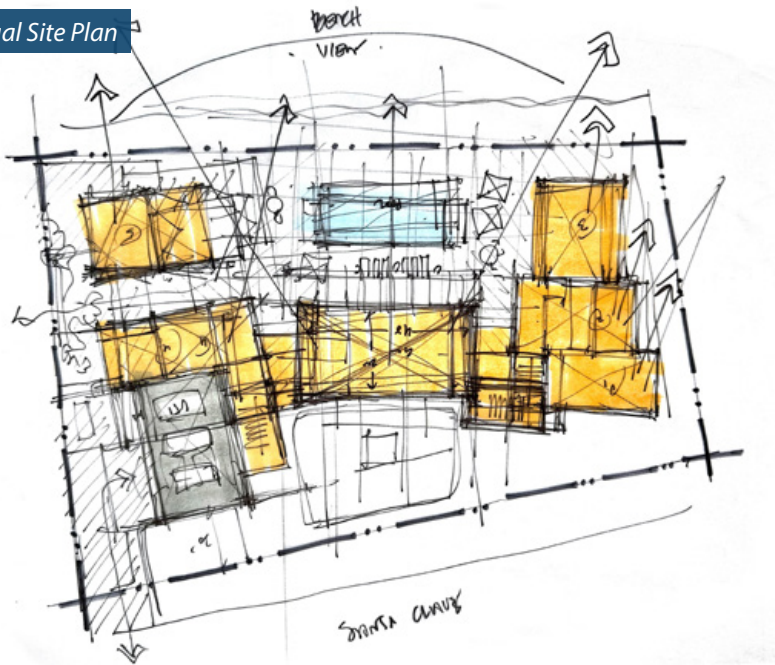
# RESIDENTIAL (CONCEPTUAL)



Conceptual Rendering



Conceptual Site Plan



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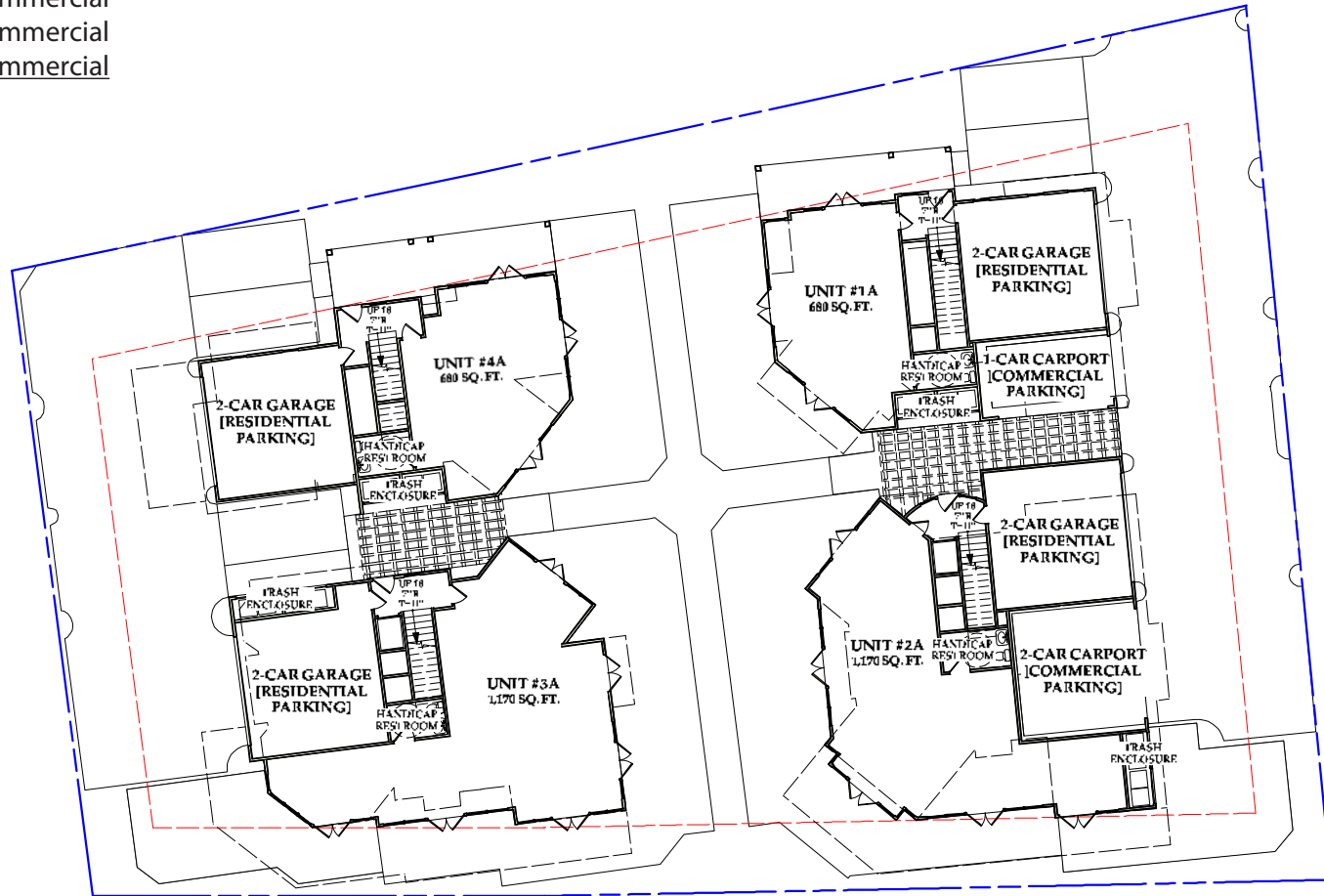
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# COMMERCIAL/MIXED-USE (CONCEPTUAL)

## FIRST FLOOR PLAN

Unit:	Size	Type
1A	720 SF	Commercial
2A	1,187 SF	Commercial
3A	1,187 SF	Commercial
4A	720 SF	Commercial
<b>Total</b>	<b>3,814 SF</b>	



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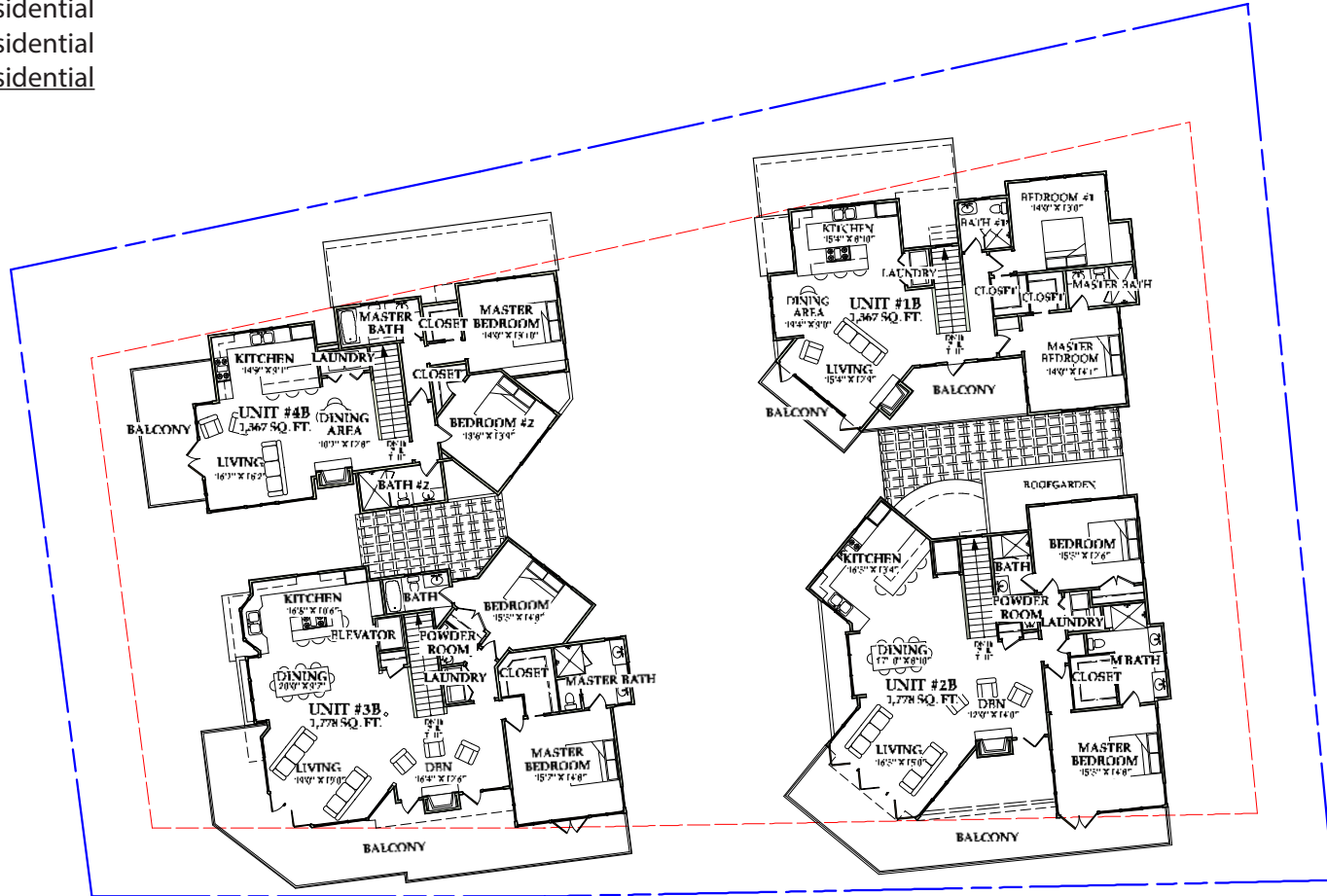
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# COMMERCIAL/MIXED-USE (CONCEPTUAL) SECOND FLOOR PLAN

Unit:	Size	Type
1B	1,314 SF	Residential
2B	1,694 SF	Residential
3B	1,756 SF	Residential
4B	1,299 SF	Residential
Total	6,053 SF	



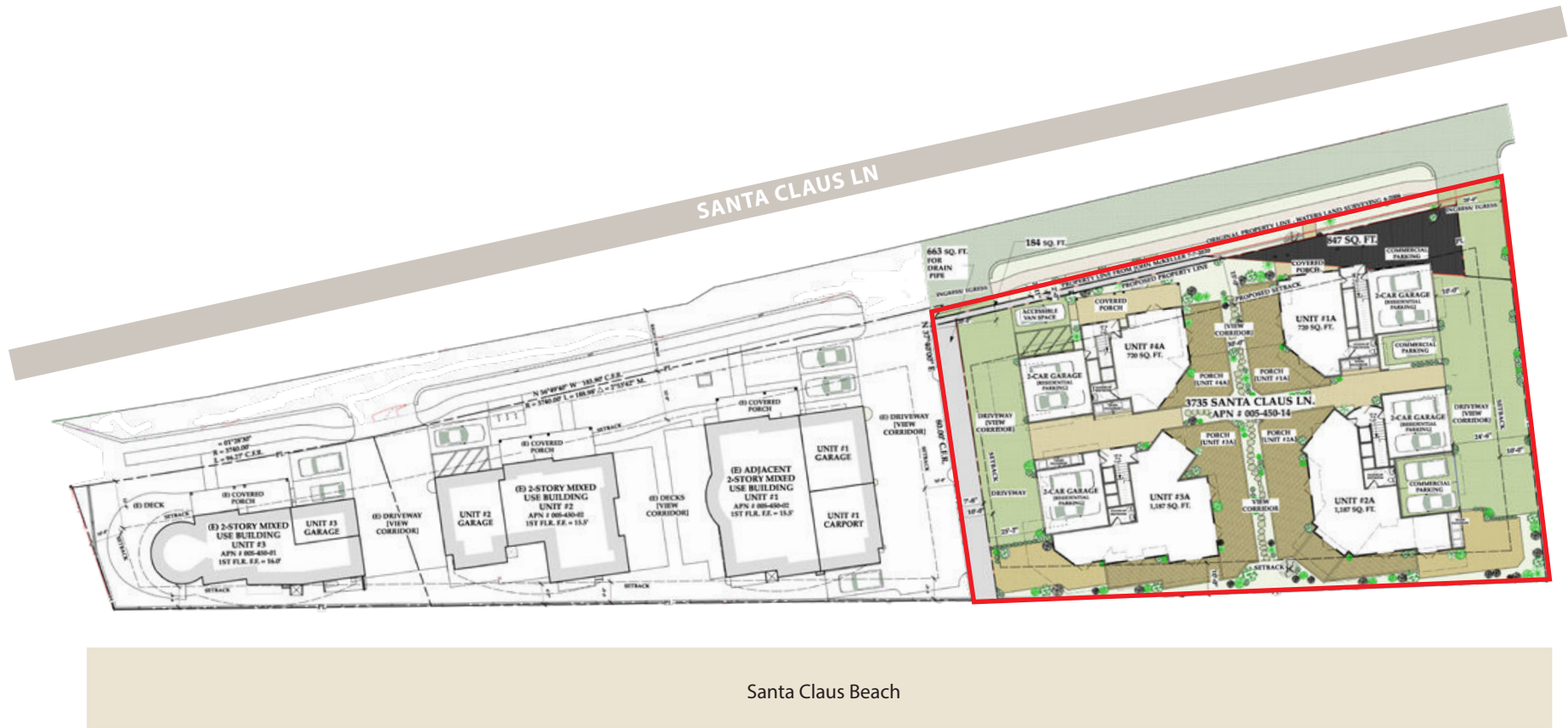
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# COMMERCIAL/MIXED-USE (CONCEPTUAL) SITE PLAN



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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



## Summerland

Summerland, a refined coastal village offering curated retail and dining—including The Well, Field + Fort, and Godmothers Books—attracts affluent residents and visitors to its walk-able streets and relaxed, upscale atmosphere.

## Montecito

Montecito is a premier coastal enclave defined by exclusivity and luxury, home to landmarks such as the Rosewood Miramar Beach, the Four Seasons Biltmore, San Ysidro Ranch, and the prestigious Montecito Country Club. The area also offers beachfront dining, world-class hospitality, and a standout mix of retailers and restaurants—including James Perse, Faherty, Lucky’s Montecito, Tre Lune, and Bettina.



## Carpinteria

Carpinteria blends small-town charm with growing economic momentum. Linden Square serves as a vibrant mixed-use hub, while major employers like LinkedIn reinforce the city’s office presence. With convenient access, a skilled workforce, and evolving retail corridors, Carpinteria presents compelling opportunities for forward-looking commercial investment.

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