

BEACH-ADJACENT RETAIL

3817 & 3819-B
Santa Claus Ln
CARPINTERIA, CA

3819-B

3817

For Lease | Retail Space in Padaro Beach Village | **750 or 860 SF**

Experience. Integrity. Trust.
Since 1993

Caitlin Hensel
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Great, freeway-visible signage

PROPERTY SUMMARY

These Padaro Beach Village retail spaces near Carpinteria's popular Padaro Beach offer great freeway visibility and access from both north and southbound 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.

Size:	3817	750 SF
	3819-B	860 SF
Rate:	\$2.25 NNN (.65)	
Available:	Now	
Term:	Flexible	
Restrooms:	Common	
Parking:	14 common spaces, plus street parking (to be improved by streetscape renovation)	
HVAC:	Yes	
To Show:	Call listing agents	
Co-Tenants:	Coast Supply Co., Garden Market, Thario's Kitchen, A-Frame Surf	

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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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Carpinteria

World-famous beach with a side of tech

Carpinteria is a charming oceanside city conveniently located a few miles down US 101 from Montecito and Santa Barbara. The city is known for its beautiful beaches, agriculture, and the retail corridor along Linden Avenue. In recent years, many tech companies have made Carpinteria home. Among them are Procore, LinkedIn/Microsoft, Continental Auto Research, and NuSil. Carpinteria offers an attractive set of amenities that appeals to young tech workers, families, and seniors who seek an active community and outdoor lifestyle.

Sharing the coastline: The Santa Barbara area

The South Coast of Santa Barbara County is a continuous metro area encompassing Goleta, Santa Barbara, Montecito, Summerland, and Carpinteria. The area has been dubbed "Techtopia" for its burgeoning technology and engineering sector. Alternately, the area has been nicknamed the American Riviera due to its Mediterranean climate and beauty. Santa Barbara is 90 miles north of Los Angeles and is served by the Santa Barbara Airport and Amtrak. Tucked between the Santa Ynez Mountains and the Pacific Ocean, Santa Barbara promotes an outdoor lifestyle, averaging 300 sunny days a year.

17,689
residents

\$118,325
Avg. household income

65,800
cars per day

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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