3819 Santa Claus Ln
CARPINTERIA, CA

BEACH-ADJACENT RETAIL



For Lease | Retail Space in Padaro Beach Village | **620 SF**

Experience. Integrity. Trust.
Since 1993

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PROPERTY SUMMARY

This Padaro Beach Village retail space is adjacent to the popular Padaro Beach with great freeway visibility and access from both north and south-bound US 101. The space is surrounded by a host of iconic retail/restaurant tenants: Padaro Beach Grill, A-Frame Surf Shop, The Garden Market, Rincon Beach Club, and Level Up Jiu Jitsu.

Size	620 SF
Rate	$2.25 NNN (.65)
Term	3-5 years
Availability	Now
Zoning	C-1
Parking	14 common spaces plus street parking
HVAC	Yes
Restrooms	Common
To Show	Call listing agent





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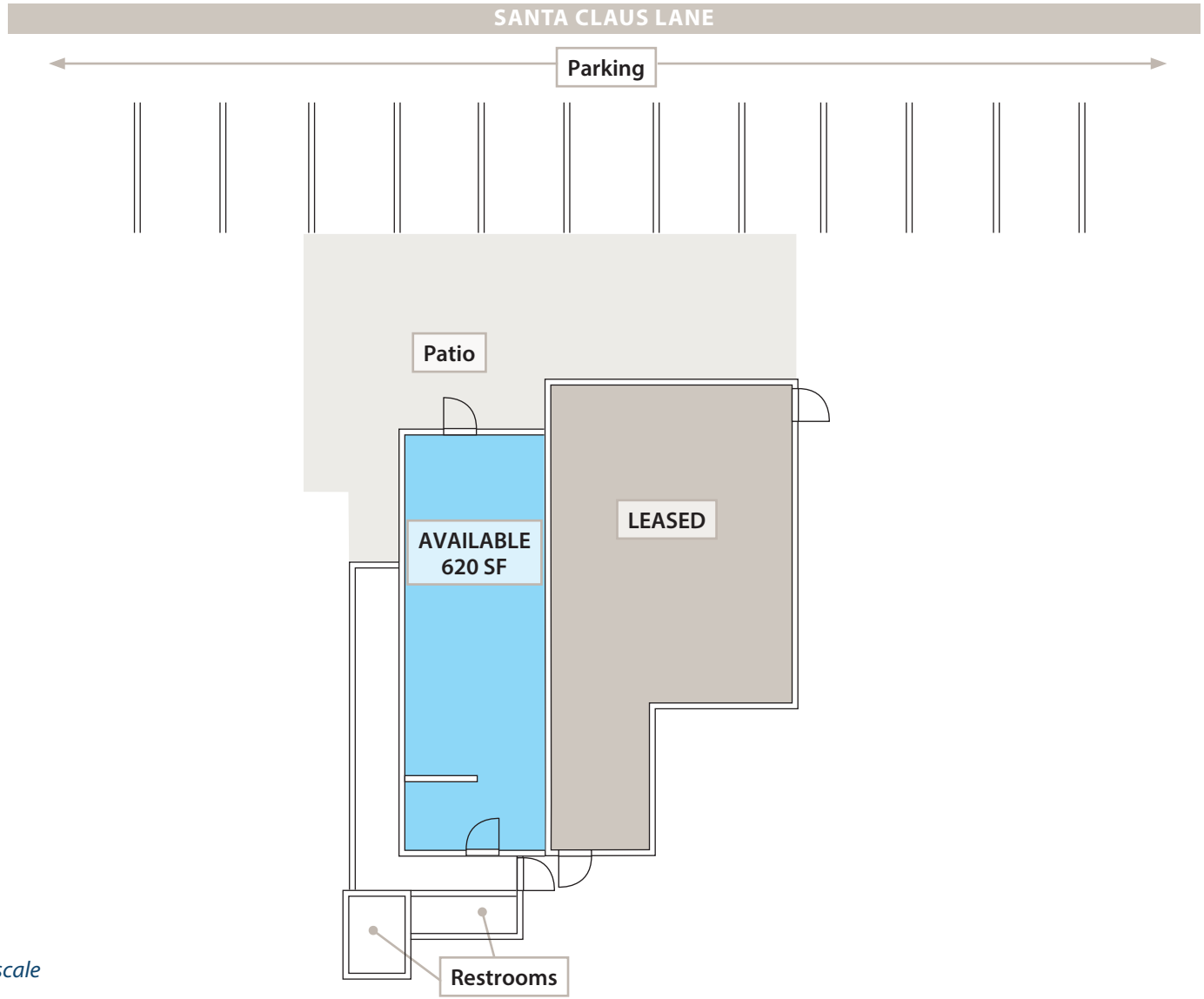
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SITE PLAN



**Site plan is not to scale*

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RENOVATION PROJECT

An in-progress 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.







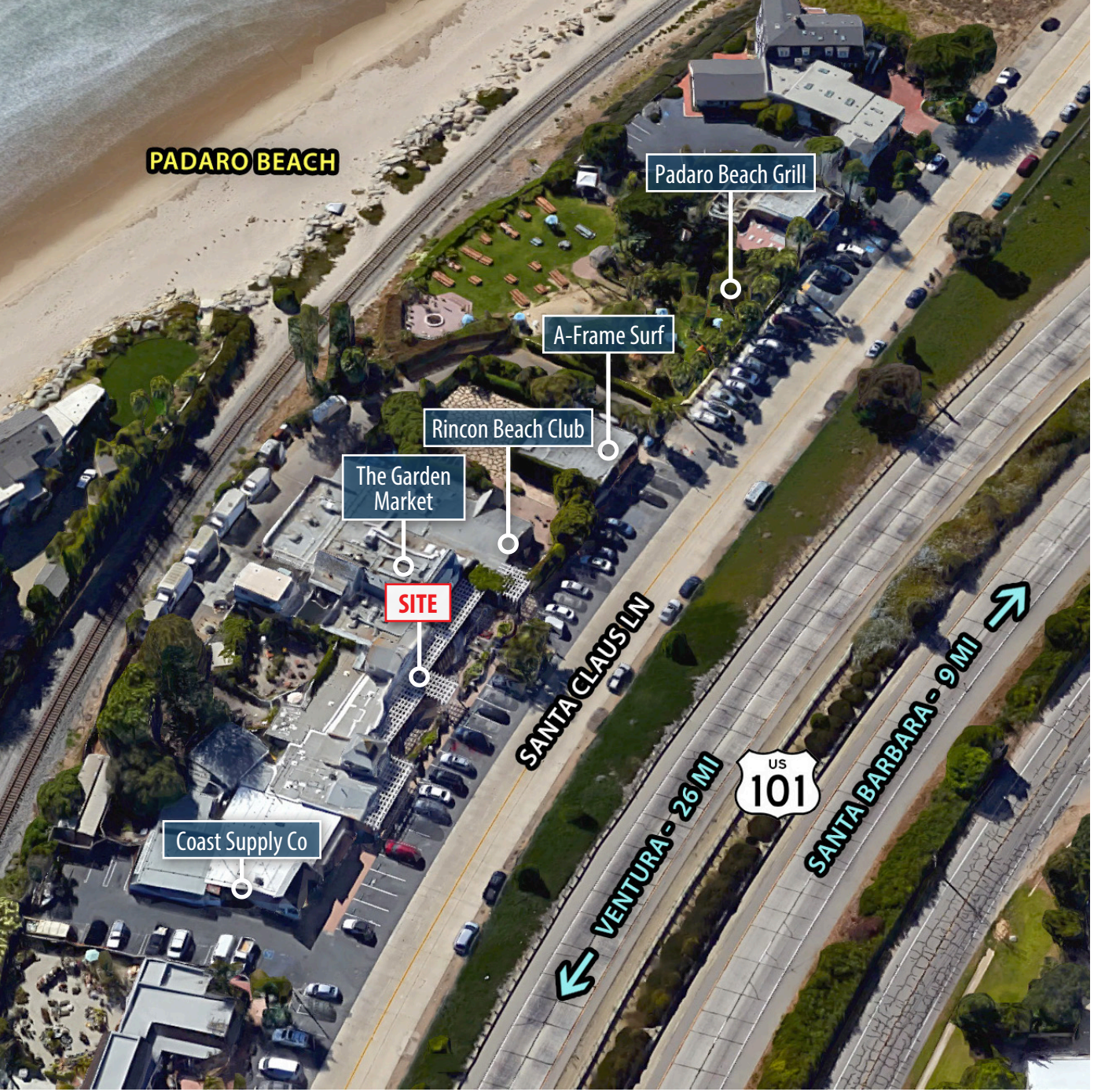
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AREA OVERVIEW

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 Amtrack 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 weekend 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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