

6529 Trigo Rd

ISLA VISTA, CA

OG Jiu Jitsu

Cookie Plug

Suite A - Available

Steps from
UCSB campus

High pedestrian traffic

For Lease | Retail Space in High-Traffic UCSB area | 825 SF

Experience. Integrity. Trust.
Since 1993

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PROPERTY SUMMARY

Retail suite just steps from UCSB in the heart of Isla Vista, near one of the busiest bike and pedestrian routes leading to campus. High visibility to the university's 26,179 students. Suite A has been recently updated with new paint, flooring, and restroom upgrades, and offers a private restroom and large window fronting Trigo Road, across the street from Isla Vista Theater.

Size	Suite A	825 SF	Term	3-5 years
	Suite B	Leased		
	Suite C	Leased		
Rate	\$3.50 MGR		Available	Now
			Parking	Street
Utilities	Estimated \$0.14 psf + separate electric meter		Restroom	One
			To Show	Call listing agent



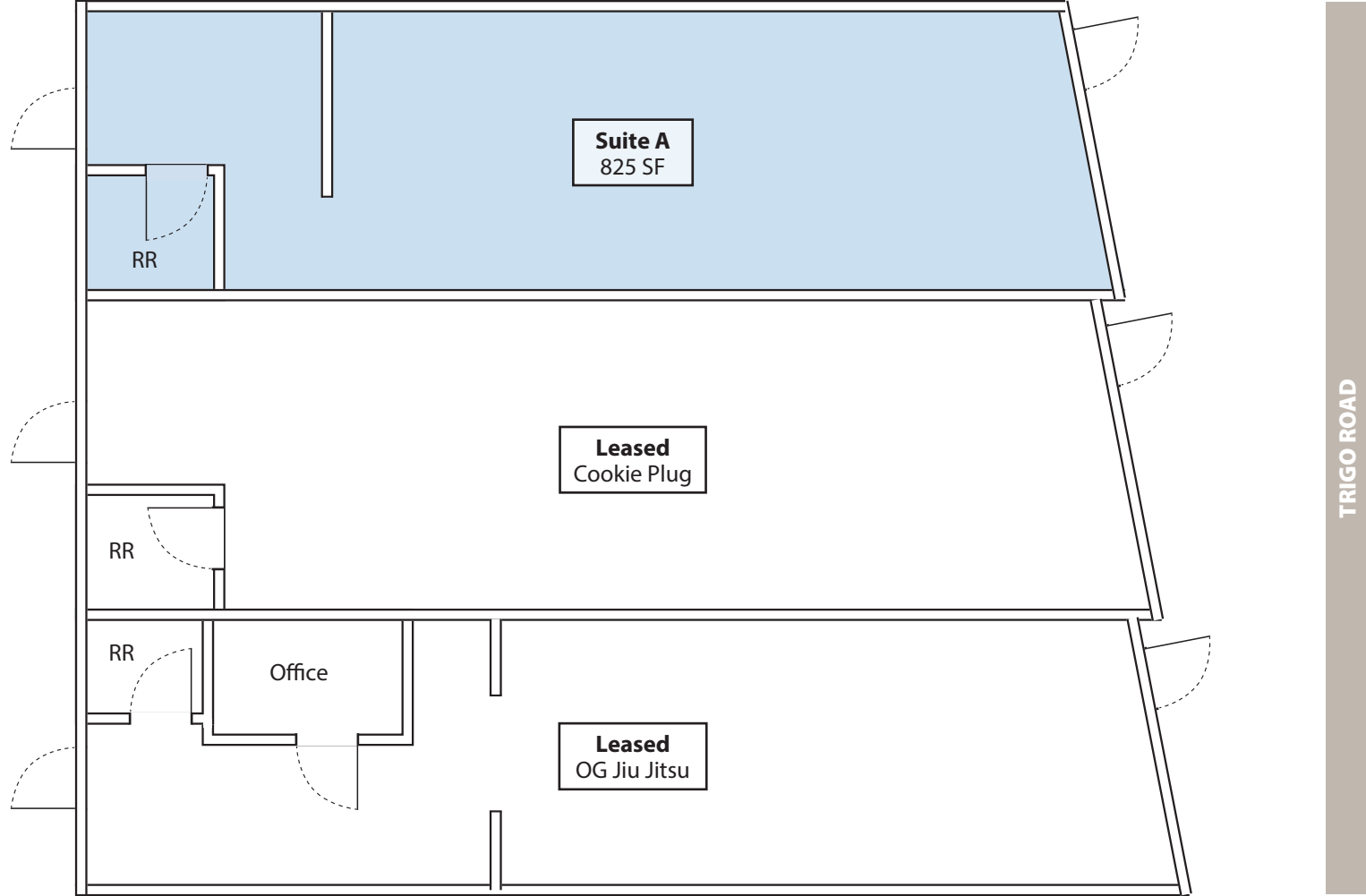
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FLOOR PLAN



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Neighborhood Overview



- 7-Eleven
- Amazon Hub, IV Pizza Pub
- The Loop Apartments
- Isla Vista Theater
- Spudnuts Donuts
- Poke Theory
- Caje
- Woodstock's Pizza
- Super Cuca's
- Dublin's Grill
- Lao Wang
- The Habit
- Wingstop
- Starbucks
- Freebirds
- Mojo's at ASIA
- Chase Bank
- Hummus Republic
- Varsity Bike Shop
- Hana Kitchen
- I.V. Deli Mart
- Blenders in the Grass
- Kozy Coffee
- Yetz's Bagels
- Isla Vista Market
- Domino's Pizza
- Sushiya Express
- Old Town Coffee
- Deja Vu
- Red Pepper Chinese
- Naan Stop
- IV Food Cooperative
- Elubia's Kitchen
- IV Bagel Cafe



Trade Area Demographics

Isla Vista

Population: 15,561

Median Age: 22.3

UCSB

Current Enrollment: 25,034

Source: ESRI 2024, UCSB 2023

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