

6529 Trigo Rd  
ISLA VISTA, CA



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

*Experience. Integrity. Trust.*  
Since 1993

**Rob Adams, CCIM**  
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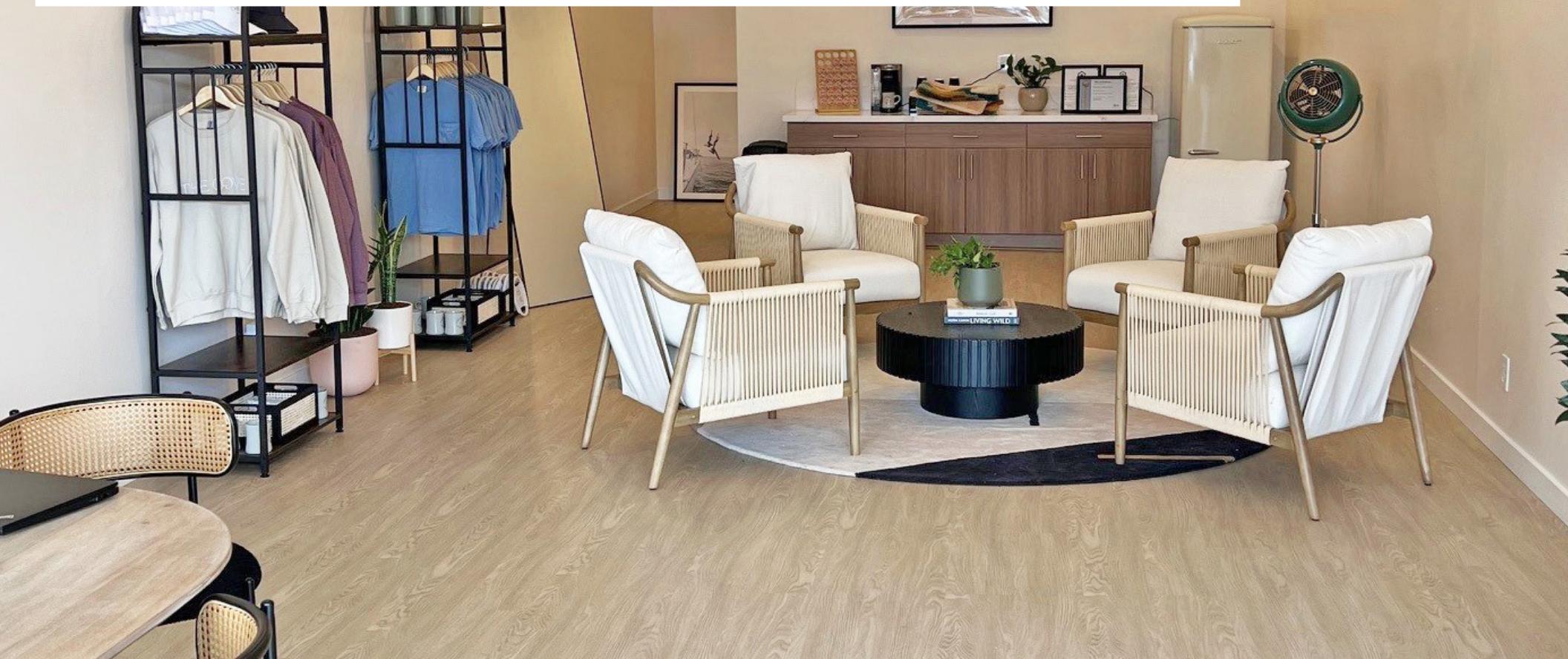
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## PROPERTY SUMMARY

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.

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



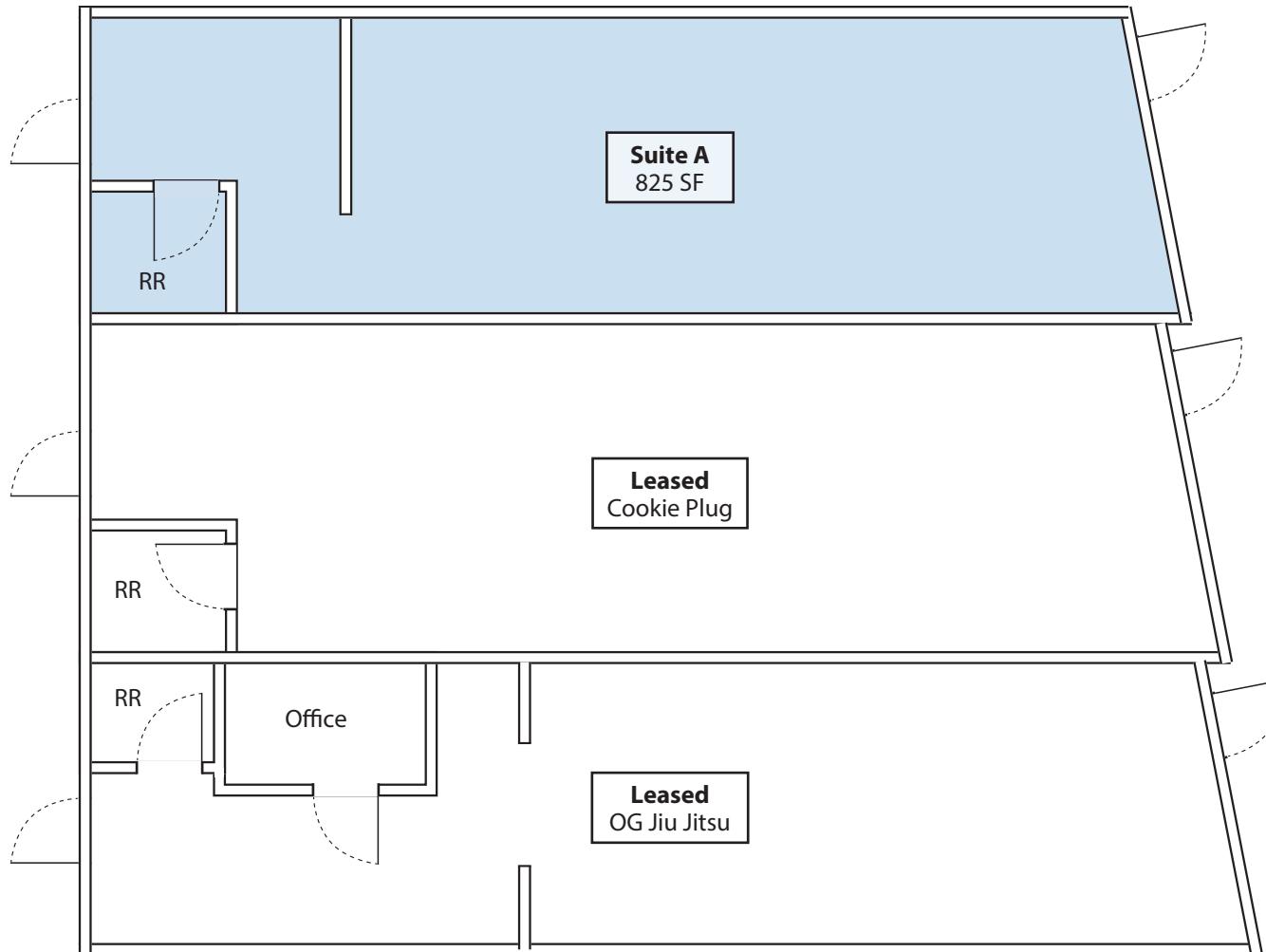
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# FLOOR PLAN



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# Neighborhood Overview



1. 7-Eleven
2. Amazon Hub, IV Pizza Pub
3. The Loop Apartments
4. Isla Vista Theater
5. Spudnuts Donuts
6. Poke Theory
7. Caje
8. Woodstock's Pizza
9. Super Cuca's
10. Dublin's Grill
11. Lao Wang
12. The Habit
13. Wingstop
14. Starbucks
15. Freebirds
16. Mojo's at ASIA
17. Chase Bank
18. Hummus Republic
19. Varsity Bike Shop
20. Hana Kitchen
21. I.V. Deli Mart
22. Blenders in the Grass
23. Kozy Coffee
24. Yetz's Bagels
25. Isla Vista Market
26. Domino's Pizza
27. Sushiya Express
28. Old Town Coffee
29. Deja Vu
30. Red Pepper Chinese
31. Naan Stop
32. IV Food Cooperative
33. Elubia's Kitchen
34. IV Bagel Cafe



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