

6530 Seville Rd

ISLA VISTA, CA



Steps from
UCSB campus
High pedestrian traffic

For Lease | Retail/Restaurant Space in Mixed-Use Building | 1,022 SF

Experience. Integrity. Trust.
Since 1993

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PROPERTY SUMMARY

Prominent retail/restaurant space next door to Spudnuts Donuts in ICON Gardens, a high-profile mixed-use project in the heart of Isla Vista housing 140 students. Located on one of the busiest bike and pedestrian routes to UCSB campus. Note: Suite is not equipped with hood or grease trap.

Size 1,022 SF

Rate \$3.30 NNN (.86)

Available CLA

Term 5+ years

Restrooms One, private

Parking Street and bike parking.
(On-site parking spaces available for rent)

To Show CLA

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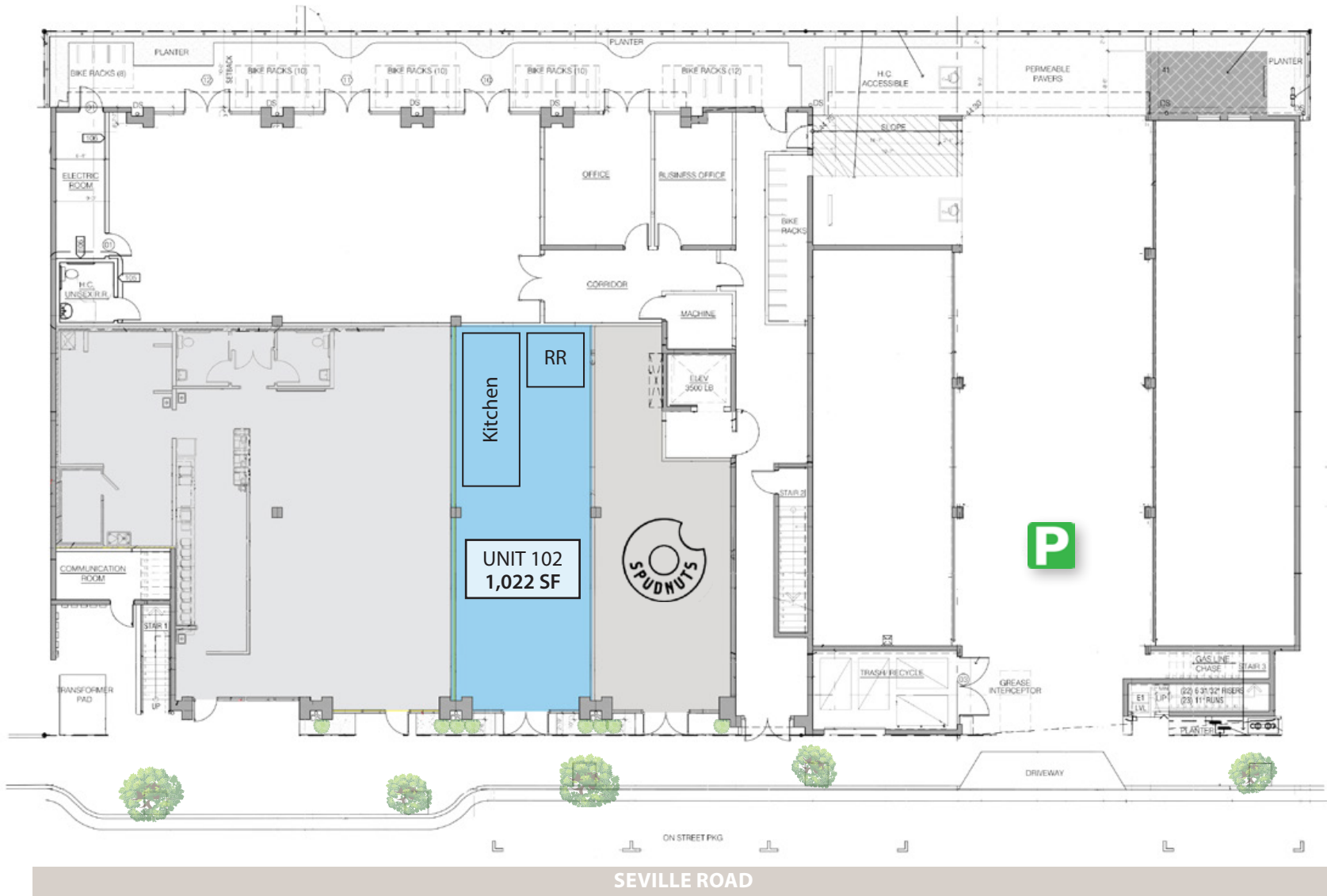
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FLOOR PLAN



**Floorplan is not to scale and layout is approximate.*

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Neighborhood Overview



- | | | | |
|---|---|---------------------------|-------------------------|
| 1. 7-Eleven | 10. Dublin's Grill | 19. Hummus Republic | 28. Sushiya Express |
| 2. Amazon Hub, IV Pizza Pub, Sizzling Lunch | 11. Lao Wang | 20. Hana Kitchen | 29. On The Side |
| 3. The Loop Apartments | 12. The Habit | 21. I.V. Deli Mart | 30. Deja Vu |
| 4. Isla Vista Theater | 13. Wingstop | 22. Blenders in the Grass | 31. Red Pepper Chinese |
| 5. Spudnuts Donuts | 14. Starbucks | 23. Kozy Coffee | 32. Naan Stop |
| 6. Poke Theory | 15. Freebirds | 24. Yetz's Bagels | 33. IV Food Cooperative |
| 7. Cajé | 16. Mojo's at ASIA | 25. Dank Bowl Kitchen | 34. IV Bagel Cafe |
| 8. Woodstock's Pizza | 17. Chase Bank | 26. Giovanni's | 35. Makenna Koffee |
| 9. Super Cuca's | 18. Varsity Bike Shop, Richie's Barber Shop | 27. Isla Vista Market | 36. Farmacy |
| | | 28. Domino's Pizza | |



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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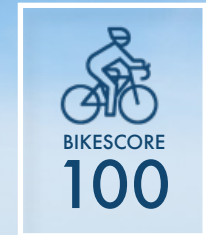




Ranked #12 in U.S. News & World Report's Top Public Universities

University of California, Santa Barbara (UCSB) is a public institution founded in 1909. It has a total **undergraduate enrollment of 25,034**, its setting is suburban, and the campus size is 989 acres.

Boasting six nobel laureates on faculty, **UCSB is integral to the Goleta community and its largest employer.** Students graduating with degrees in engineering and computer science frequently stay in the area to work for local businesses or start their own.



The UCSB campus sits on a south-facing shore overlooking the Pacific Ocean.

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