

901-913 Embarcadero del Norte

ISLA VISTA, CA



Steps from
UCSB campus
High pedestrian traffic

For Lease | Retail Space in Hard-Corner Building | 630 - 840 SF

Experience. Integrity. Trust.
Since 1993

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PROPERTY SUMMARY

Three retail suites are available in this highly visible retail building, centrally located just one block from UCSB in "The Loop." Next to Embarcadero Hall, across the street from Starbucks, Freebirds, and Woodstock's Pizza, and just blocks from the beach. Situated on a hard corner with frequent foot traffic.

Spaces	<u>Unit 913</u>	<u>Unit 907</u>	<u>Unit 6547</u>
Size	840 SF	840 SF	630 SF
Rate*	\$3,500/mo	\$3,500/mo	\$3,200/mo
Available	6/1/26	CLA	CLA

**All rates are MGR. Tenant pays electric and gas.*

Parking	One space per unit	Term	3+ years
Restroom	One per unit	To Show	CLA

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Unit 6547



Unit 913



Unit 907



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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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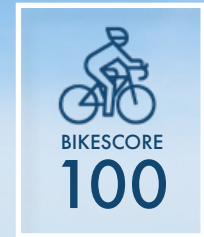




Ranked #12 in U.S. News & World Report's Top Public Universities

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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