

892 LINDEN AVE. CARPINTERIA, CA 93013

NOW AVAILABLE!

±2,210 SF 2nd Gen Retail Space
located in bustling beachside
community retail &
commercial corridor

OFFERED FOR LEASE AT

\$2.25/SF NNN (\$0.48)

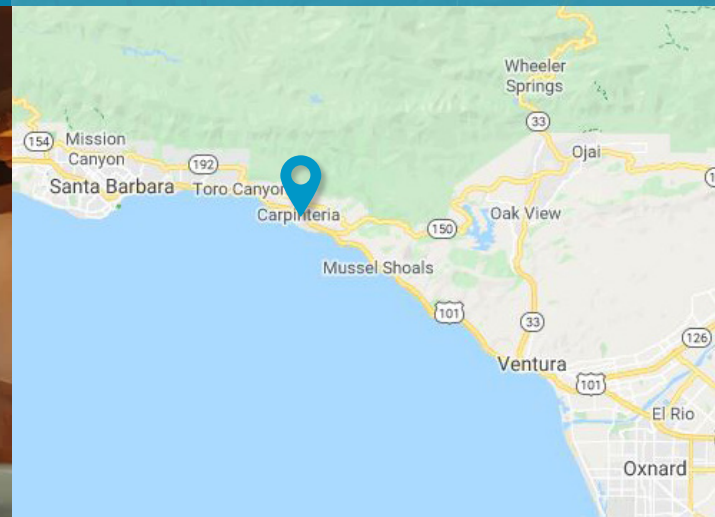
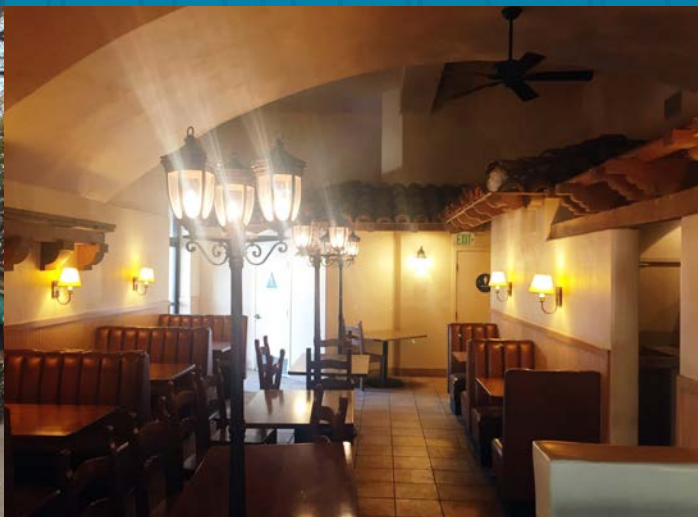


Jim Turner
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Retail For Lease | ±2,210 SF 2nd Generation Restaurant Space on Main Retail Corridor



Second generation restaurant space located on Carpinteria's main retail corridor just a few blocks from the beach. The space includes all furniture, fixtures and equipment. Nearby merchants include Smart & Final Extra, Rite Aid, Rincon Brewery, Jack's Bistro & Famous Bagels and more!

2019 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Average HHI:	\$123,313	\$125,908	\$130,048
Population:	10,509	15,802	18,791
Daytime Population:	7,604	12,150	13,873
TRAFFIC COUNTS			
Carpinteria Ave @ Linden Ave		11,453 ADT	
Linden Ave @ Carpinteria Ave		5,432 ADT	

2019 Estimates & Traffic Counts from Sites USA

Offering Specifics

Lease Rate	\$2.25/SF NNN (\$0.48)
Utilities	Tenant Pays
Space Size	Approx. 2,210 SF
Type	Retail/Restaurant
Term	5-10 Yrs.
Parking	City Lot Adjacent
Restrooms	2
HVAC	Heat Only
Zoning	Central Business District
Available	Now

The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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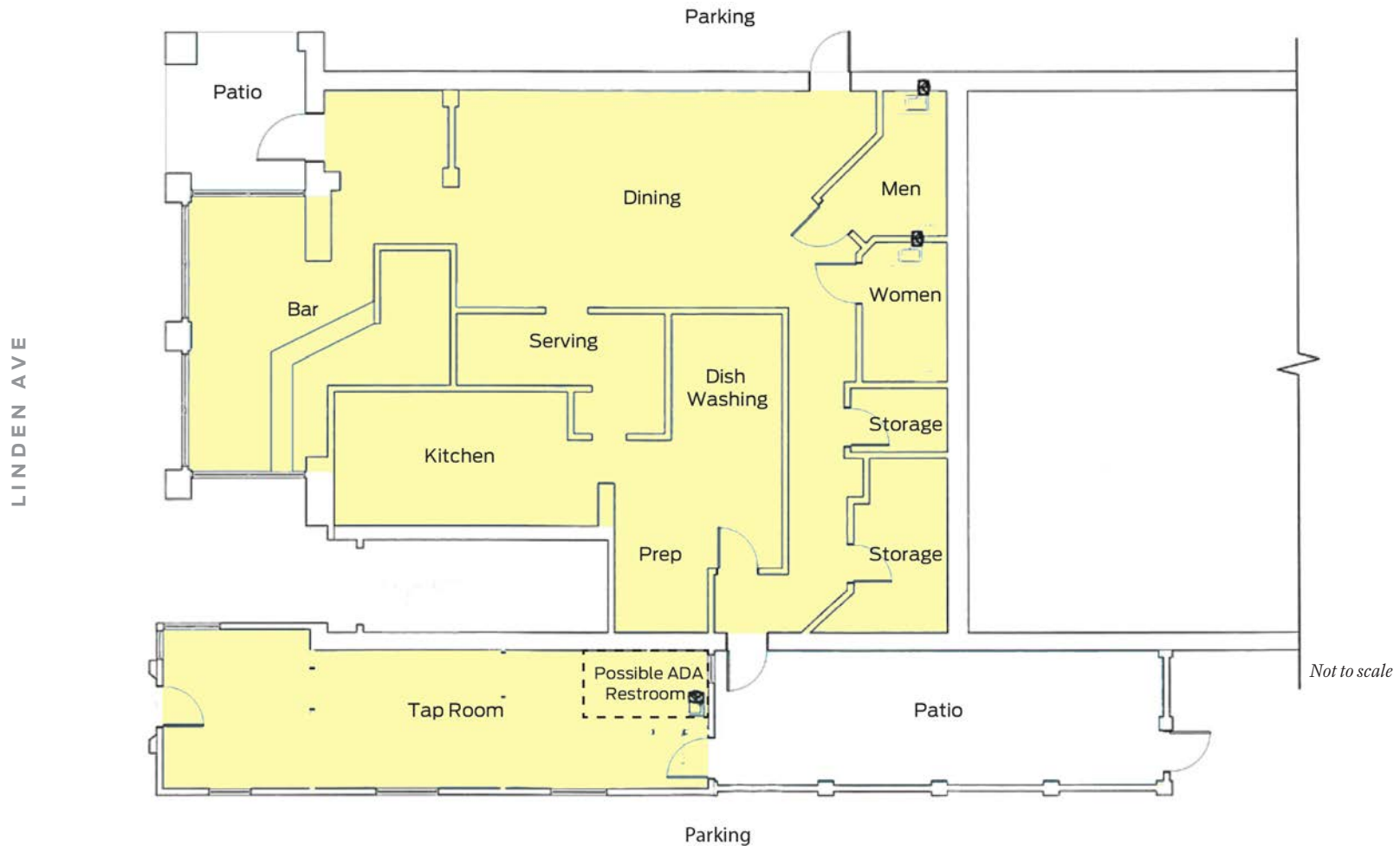
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FLOOR PLAN



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Neighboring Merchants

Carpinteria
State Beach

- 1 Smart & Final Extra!
- 2 Rincon Brewery
- 3 Jack's Famous Bagels & Bistro
- 4 The Worker Bee Cafe
- 5 Rite Aid
- 6 Crushcakes & Cafe
- 7 Nutbelly
- 8 Reynaldo's Mexican Bakery
- 9 Sushi Teri
- 10 Giovanni's
- 11 Rabobank
- 12 Coffee Bean & Tea Leaf
- 13 Beach Liquor
- 14 Tacos to Go
- 15 Tacos Don Roge
- 16 Oaxaca Fresh
- 17 Pizza Man Dan's
- 18 Siam Elephant Thai
- 19 Esau's Cafe
- 20 Giannfranco's Trattoria
- 21 Whimsy Boutique
- 22 Serigraph Restortwear
- 23 Rincon Design



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"Top 14 Unsung Beach Towns"

Sunset
MAGAZINE



Market Overview

CARPINTERIA: CENTRAL LOCATION, SUNSHINE & GOOD COMPANY

Carpinteria is known as one of California's friendliest coastal communities, just 12 miles south of Santa Barbara and 15 miles north of Ventura along US Hwy 101. The Santa Barbara Airport is also a convenient 15 minute drive from downtown Carpinteria. Immediately to the north of Carpinteria lie foothills and a mountain range. Between the foothills and the populated area of the city is a thriving agricultural zone.

Carpinteria is notable for its pristine beaches, fields of flowers and orchards, and community events such as the Avocado Festival. The city is famous for its laid-back, friendly atmosphere where surfers, commuters, youth, and visitors enjoy a wide variety of downtown shopping, dining and recreational activity.

In fact, an array of top tier companies and tech corporations have been drawn to Carpinteria's cool breezes and ready access to skilled employees from throughout California's Central Coast, including as a home, including Microsoft/LinkedIn, NUSIL and ProCore, to name a few.

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