

FOR LEASE ±2,783SF PRIME RETAIL SPACE IN MONTECITO 1155 COAST VILLAGE RD., STE. A | SANTA BARBARA, CA 93108

PROPERTY BRIEF

This ±2,783 - 3,400 SF suite is located in an architecturally significant, high profile building along Coast Village Road — an upscale retail corridor in Montecito's Lower Village. The first and second floor space is currently occupied by Silverhorn Jewelers whose tenancy spans more than 35 years. An additional 617 SF on the first floor (Suite D) is also available, for a total of ±3,400 SF. Inquire for details.

Type ± Retail

Size ± 2,783 - ±3,400 SF

Lease Rate ± \$6.50 (\$0.90) NNN

Tenant Expenses ± Utilities, insurance, NNN

Term ± 5 - 10 years

Available ± Now

Zoning ± C-1

Parking ± 1 reserved spaces +
common parking for patrons

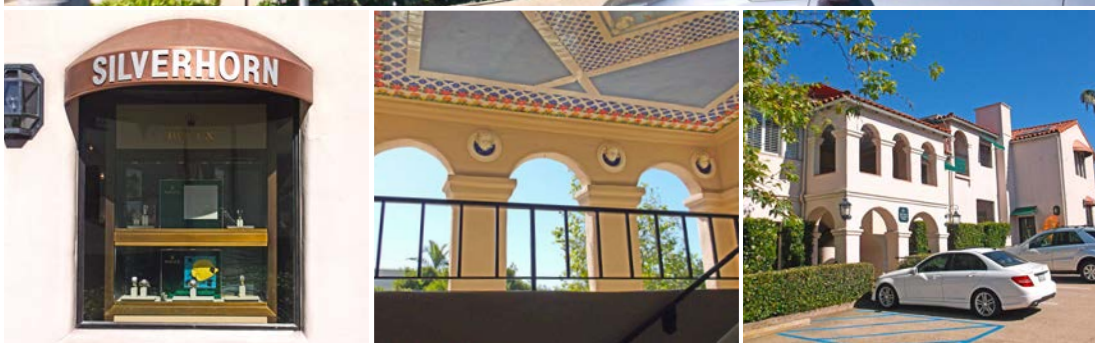
Floors ± 2

HVAC ± Yes

Restrooms ± One private + common

CPI ± 4% annual increase

**Additional ±617 SF available (Suite D) for a total of
±3,400 SF. Inquire for details.**

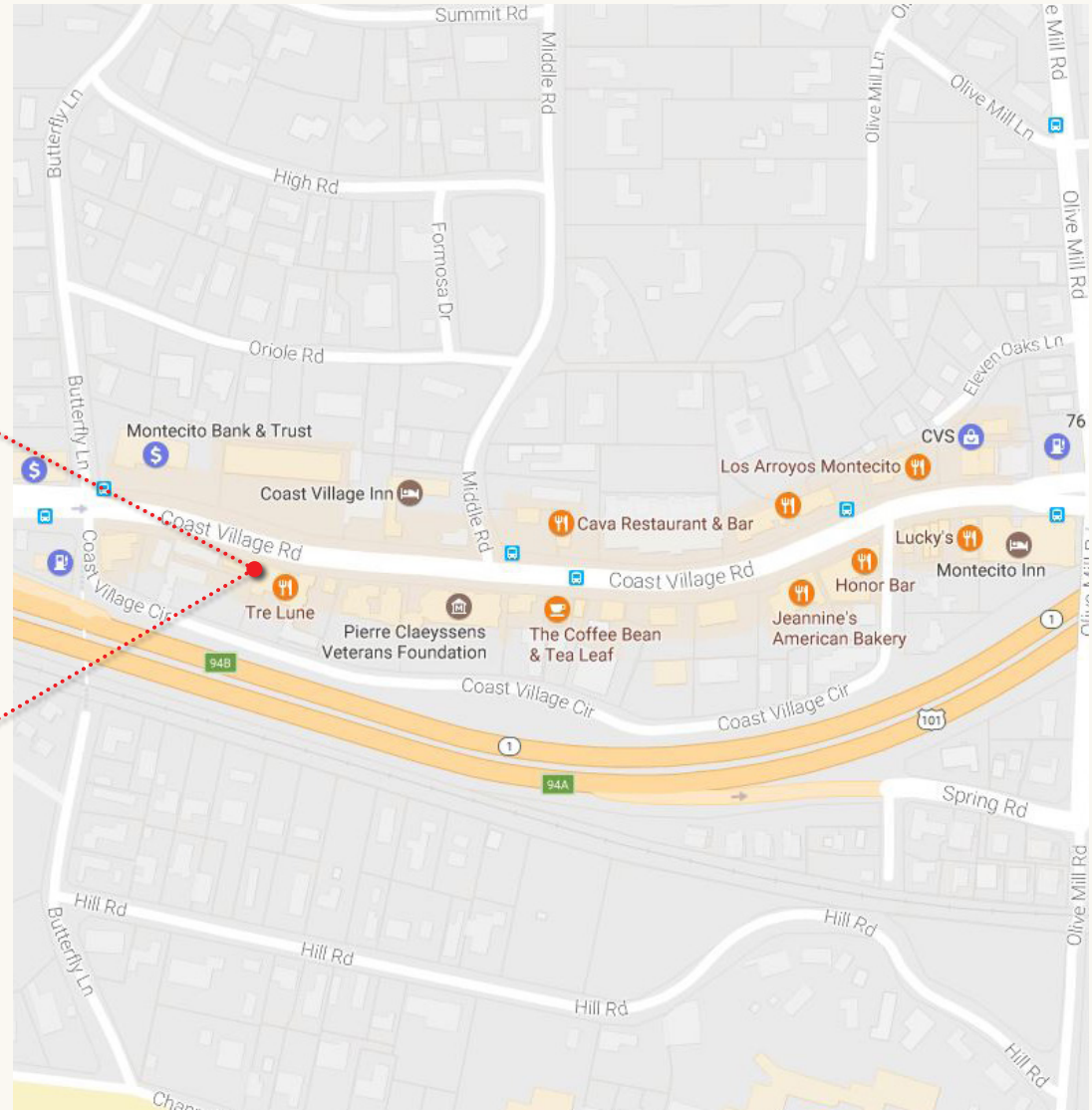
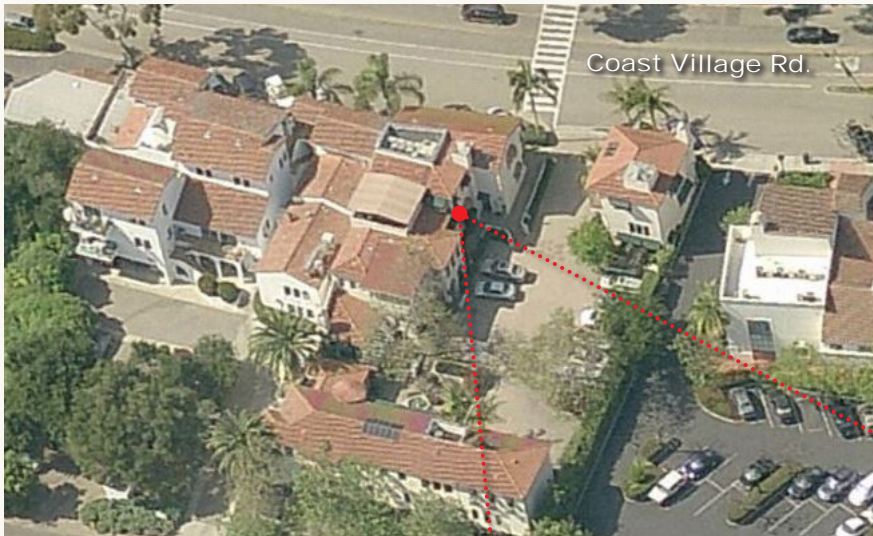


The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

Michael Chenoweth
805.879.9608
mchenoweth@radiusgroup.com
CA Lic. 01213196



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PROPERTY PHOTOS



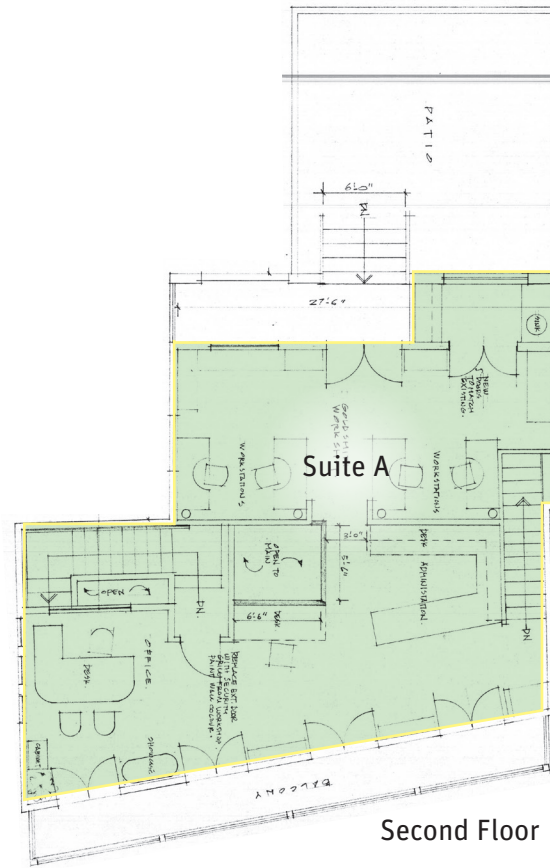
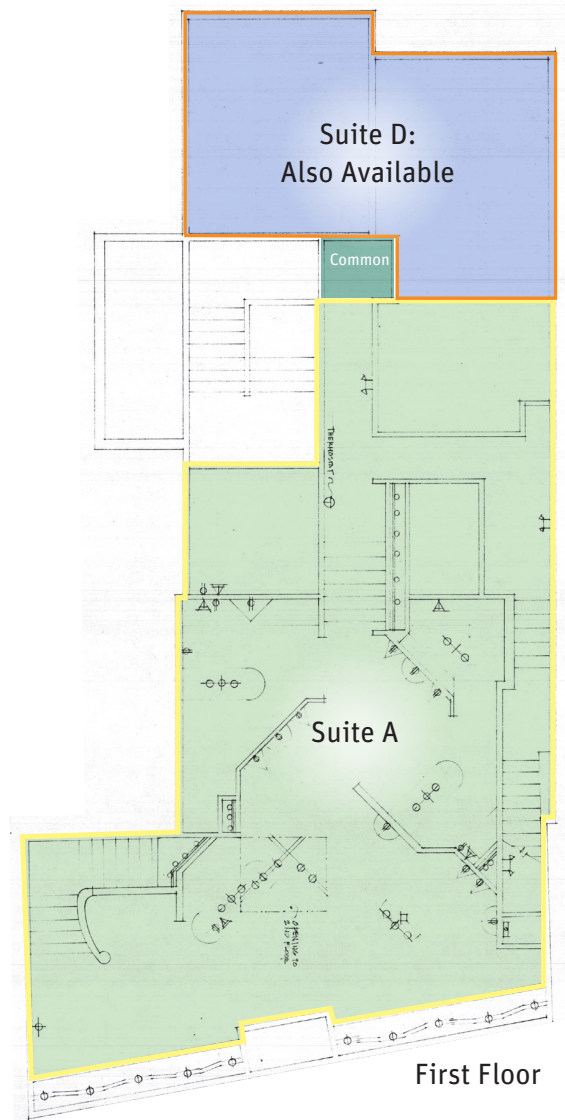
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FLOORPLAN



Not to scale

Additional ±617 SF available
 (Suite D) for a total of ±3,400 SF.
 Inquire for details.

- = Suite A: ±2,783 SF
 - = Suite D: ±617 SF
-
- Total: ±3,400 SF

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