



**108 Pierpont Ave.
Summerland, CA 93067**

For Lease

*Ideal for private office use, gallery,
restaurant, wine tasting room*

Contact Listing Agents for details

Chris Parker

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Austin Herlihy

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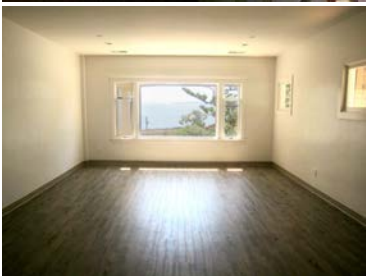
FOR LEASE :: ±6,226SF RETAIL + ±1,238SF BASEMENT/AUXILIARY SPACE

108 PIERPONT AVE. | SUMMERLAND, CA 93067

PROPERTY BRIEF

Formerly known as The Big Yellow House, in 2016 this one-of-a-kind property was completely remodeled inside and out. The building totals 6,226 sf and features excellent 101 Freeway exposure, dramatic ocean views, historical character and use of one of Santa Barbara's rare grandfathered pole signs. Perfect for a private office, antique store, art gallery, restaurant, wine tasting or other service-oriented business.

- Lease Rate :: \$3.15/SF NNN (\$0.75)
- Size :: ±6,226 SF
(plus 1,238 SF Basement/Auxiliary space free of charge)
- Divisible :: ±2,857 SF-±6,226 SF
- Available :: Immediately
- Floor :: 1st, 2nd + basement
- Parking :: 21 Spaces
- HVAC :: Yes
- Restrooms :: 5 new private restrooms with showers
- Elevator :: 1
- Zoning :: C-1 (Limited Commercial)
- Traffic Count :: Ortega Hill Rd. & Evans Ave.: 3,000 CPD
US Hwy 101: 66,000 CPD



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Property Highlights

- *Just 5 Miles South of Downtown Santa Barbara!*
- *Rare Grandfathered Pole Sign with Great Visibility on 101 Freeway*
- *Laminated, Sound Resistant Windows*
- *Beautiful Landscaping; Private Parking Lot*
- *Preserved Fireplace with Handmade Tiles and Custom Woodwork*
- *1,238 SF Basement/Auxiliary included!*



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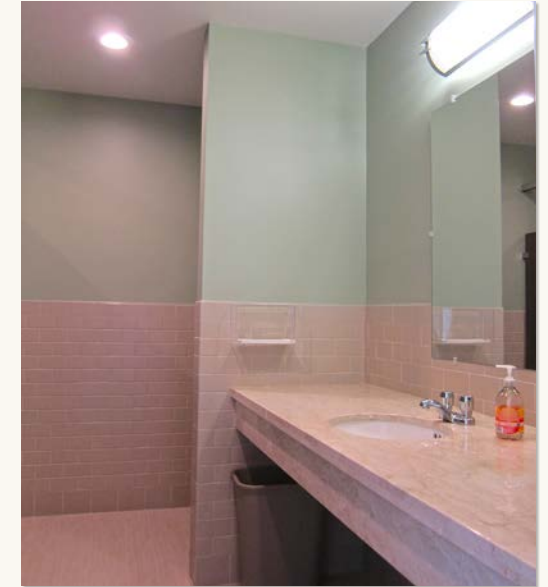
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FIRST FLOOR PHOTOS



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SECOND FLOOR PHOTOS



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SITE PLAN



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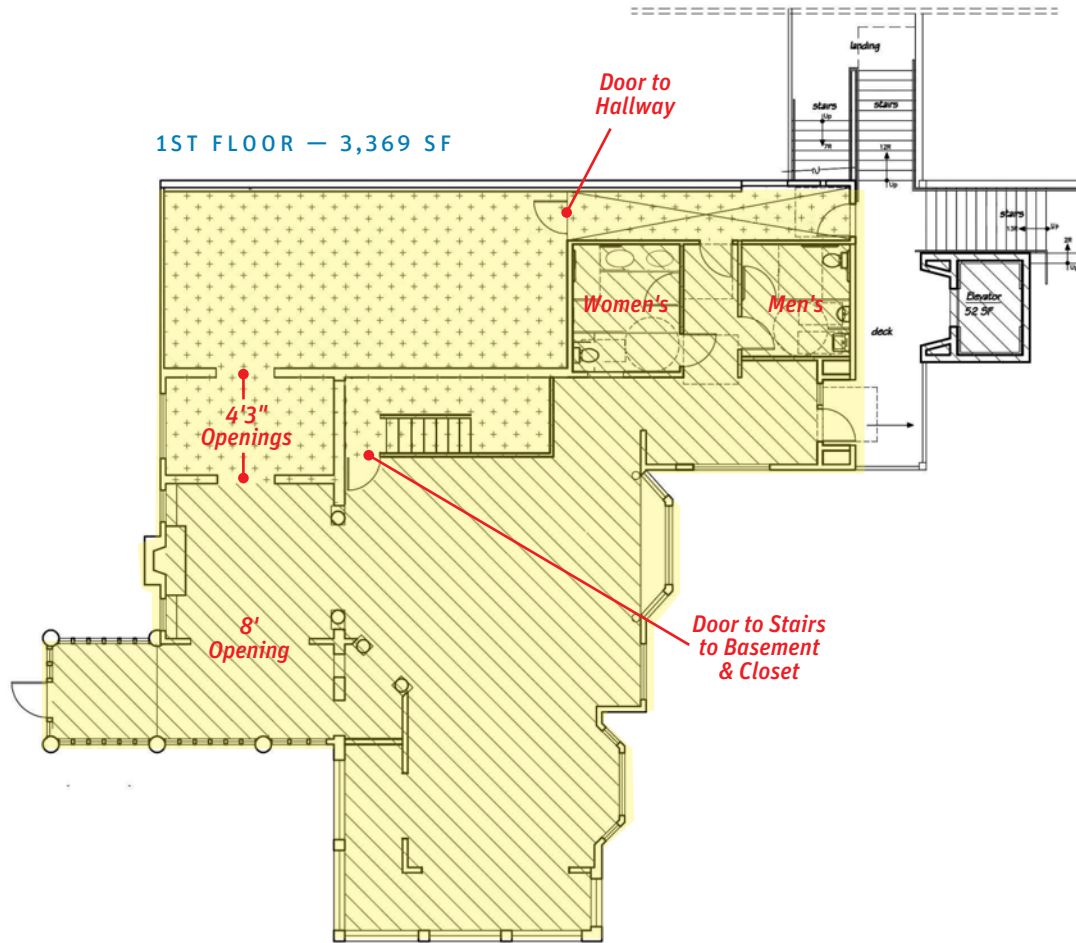
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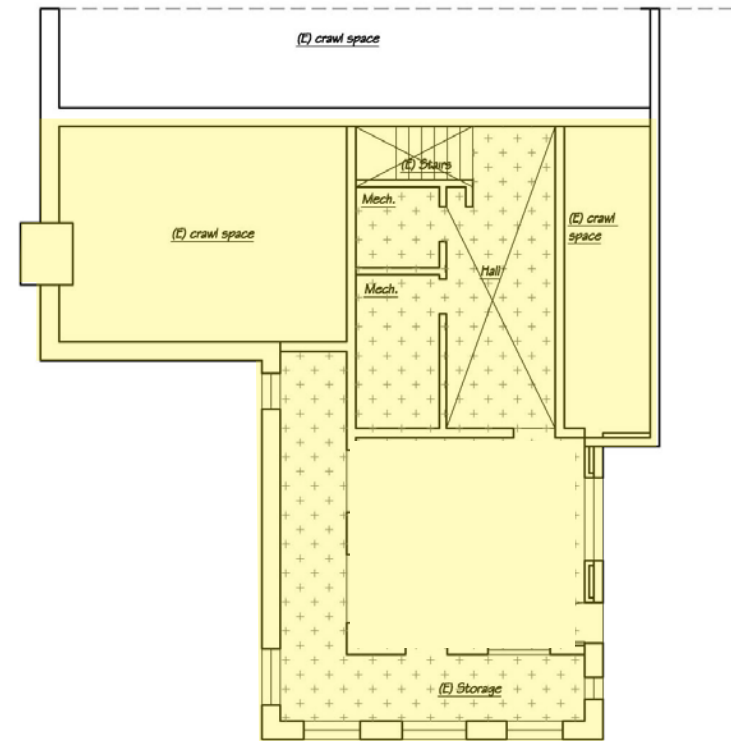
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FLOOR PLANS



BASEMENT — 1,238 SF



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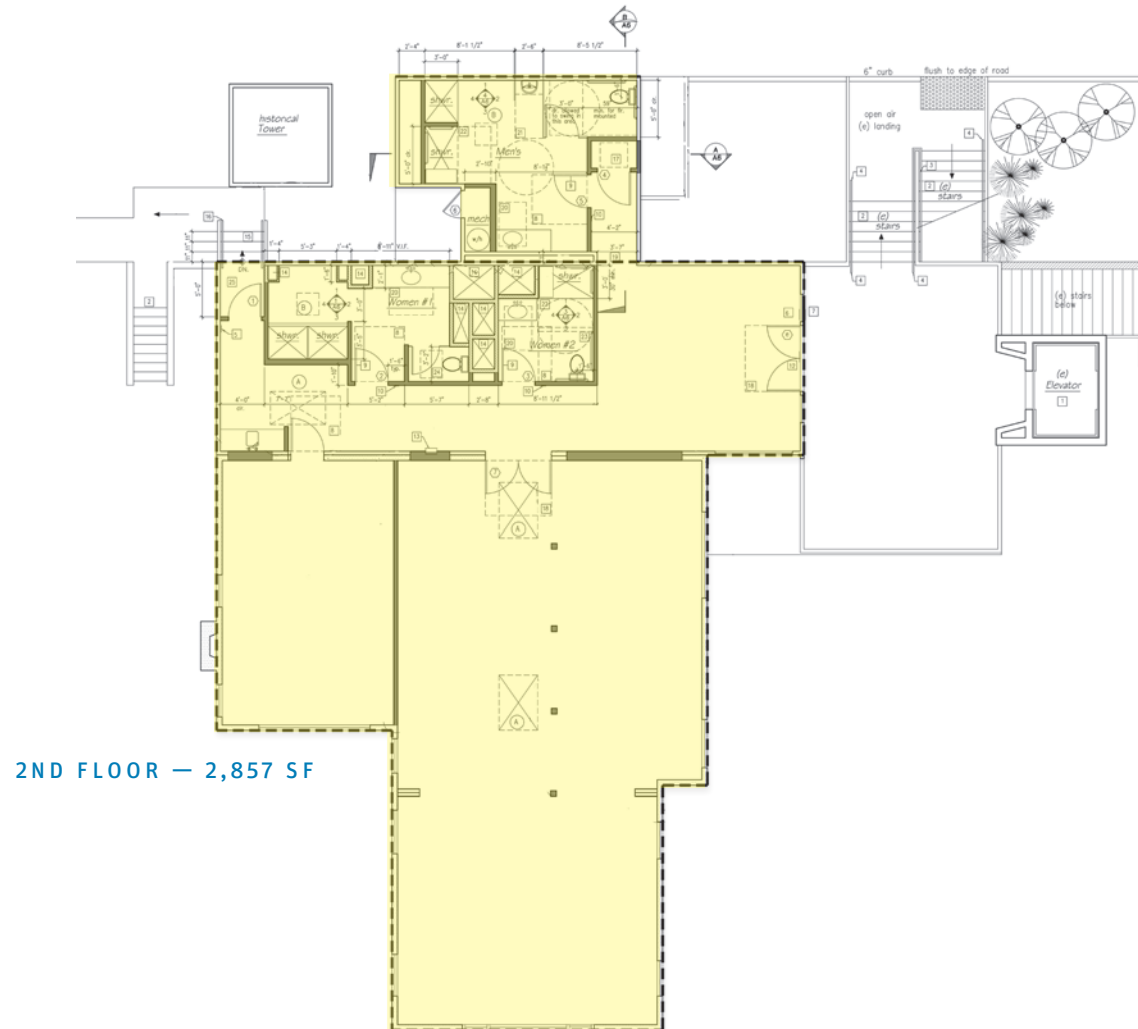
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FLOOR PLAN



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NEIGHBORING SUMMERLAND BUSINESSES

- | | | |
|----------------------------|-------------------------------|----------------------------------|
| 1 Summerland Winery | 6 Platinum Fitness Summerland | 11 Rue De Lillie Antiques |
| 2 Pine Trader Antiques | 7 Cashmir Beauty Lounge | 12 Inn on Summer Hill |
| 3 Montecito Urban Farms | 8 Summerland Beach Cafe | 13 Evolation Yoga |
| 4 Waxing Poetic | 9 Stacky's Seaside | 14 Summerland Antique Collective |
| 5 Summerland Oriental Rugs | 10 The Nugget | |



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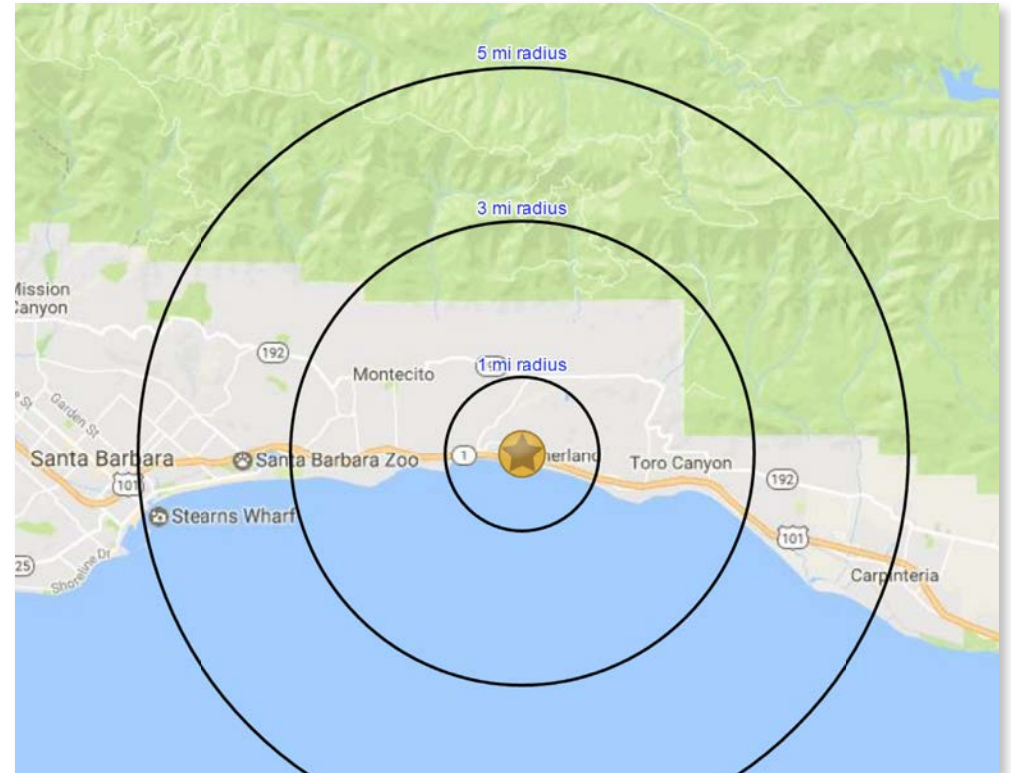
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DEMOGRAPHICS

108 Pierpont Ave Summerland, CA 93067	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2016)	1,965	10,184	37,260
Projected Population (2021)	2,044	10,614	38,829
Census Population (2010)	1,825	9,433	35,196
Census Population (2000)	1,891	10,163	37,324
Projected Annual Growth (2016 to 2021)	79 0.8%	430 0.8%	1,569 0.8%
Historical Annual Growth (2010 to 2016)	140 1.3%	751 1.3%	2,064 1.0%
Historical Annual Growth (2000 to 2010)	-66 -0.3%	-730 -0.7%	-2,128 -0.6%
Estimated Population Density (2016)	626 psm	360 psm	475 psm
Trade Area Size	3.14 sq mi	28.26 sq mi	78.50 sq mi
Households			
Estimated Households (2016)	894	4,429	13,066
Projected Households (2021)	929	4,617	13,637
Census Households (2010)	841	4,155	12,466
Census Households (2000)	824	4,436	13,224
Estimated Households with Children (2016)	174 19.5%	954 21.5%	3,703 28.3%
Estimated Average Household Size (2016)	2.20	2.29	2.73
Average Household Income			
Estimated Average Household Income (2016)	\$178,455	\$217,801	\$152,140
Projected Average Household Income (2021)	\$220,213	\$263,991	\$185,689
Estimated Average Family Income (2016)	\$205,532	\$267,857	\$178,801
Median Household Income			
Estimated Median Household Income (2016)	\$112,046	\$121,728	\$95,993
Projected Median Household Income (2021)	\$121,974	\$128,648	\$104,125
Estimated Median Family Income (2016)	\$136,495	\$173,437	\$120,932
Daytime Demos (2016)			
Total Businesses	76	771	2,224
Total Employees	729	5,874	26,692
Company Headquarter Businesses	1 1.3%	2 0.3%	7 0.3%
Company Headquarter Employees	200 27.4%	205 3.5%	575 2.2%
Employee Population per Business	9.5	7.6	12.0
Residential Population per Business	25.7	13.2	16.8

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



Traffic Counts
Ortega Hill Road & Evans Avenue: ±3,000 CPD
U.S. Hwy. 101: ±66,000 CPD

2000-2010 Census, 2016 Estimates with 2021 Projections
 Calculated using Weighted Block Centroid from Block Groups
 Lat/Lon: 34.4217/-119.6029

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