

# 108 Pierpont Ave. Summerland, CA 93067

**For Lease Second Floor**

**±2,857 SF Office/Retail Space + 290 SF  
Auxiliary Included**

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

**Total ±7,174 SF  
First Floor also available For Sublease  
±3,369 SF Office/Retail (Plus 948 SF  
Basement at No Charge.)**

*Contact Listing Agent for details*

**Chris Parker**  
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# FOR LEASE ±2,857SF RETAIL/OFFICE SPACE + 290 SF AUXILIARY SPACE

108 PIERPONT AVE., SECOND FLOOR | 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 approx. 2,857 SF suite 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 ±2,857SF (including 290 SF auxiliary space)

Available ± Immediately

Floor ± 2nd Floor

Parking ± 14 Shared Spaces

HVAC ± Yes

Restrooms ± 3 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



**First Floor also available For Sublease  
±3,369 SF Office/Retail (Plus 948 SF Basement at No Charge).  
Totaling ±7,174 (including basement and auxiliary space)**

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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*
- *290 SF Auxiliary included!*



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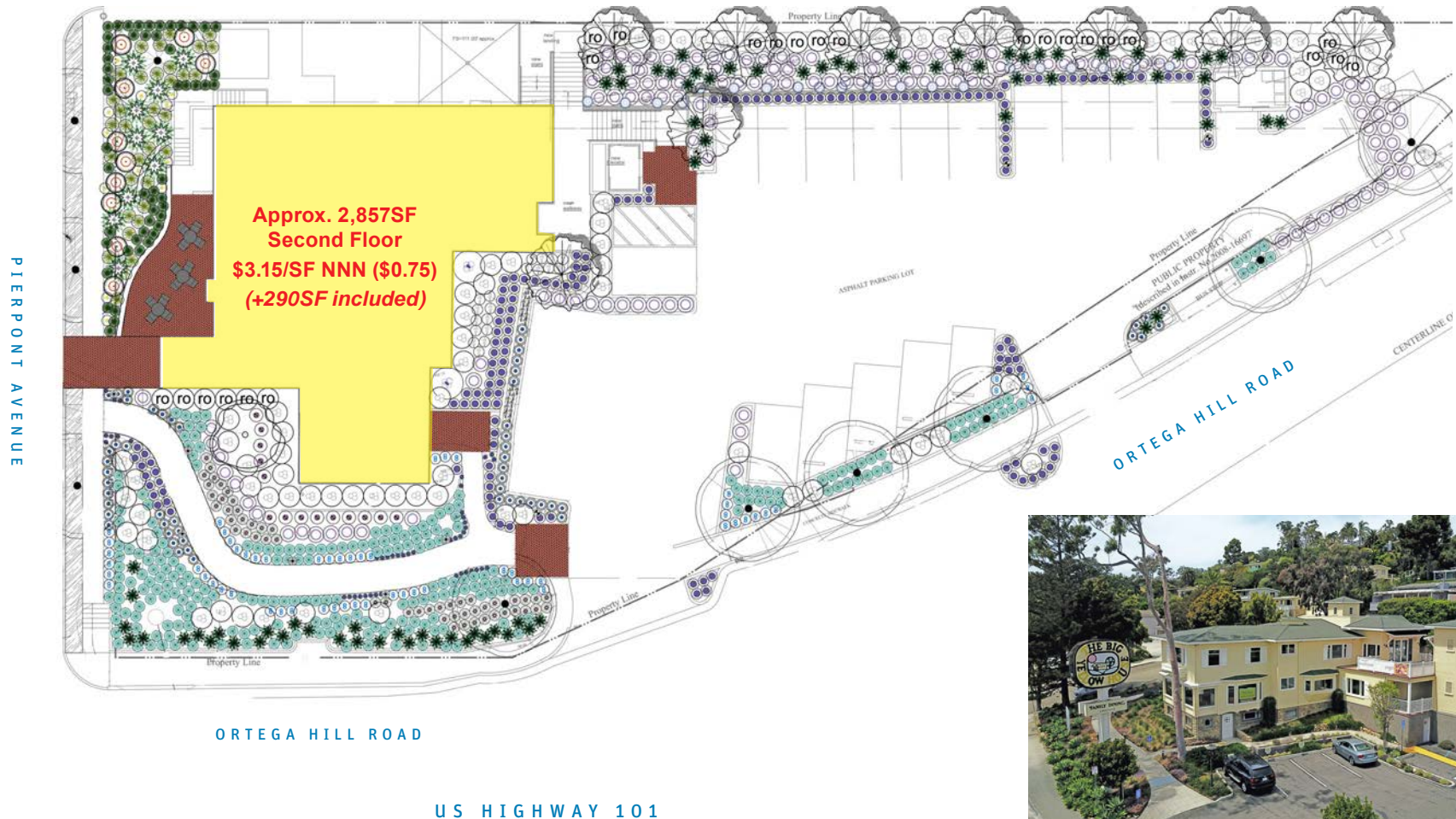




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SITE PLAN



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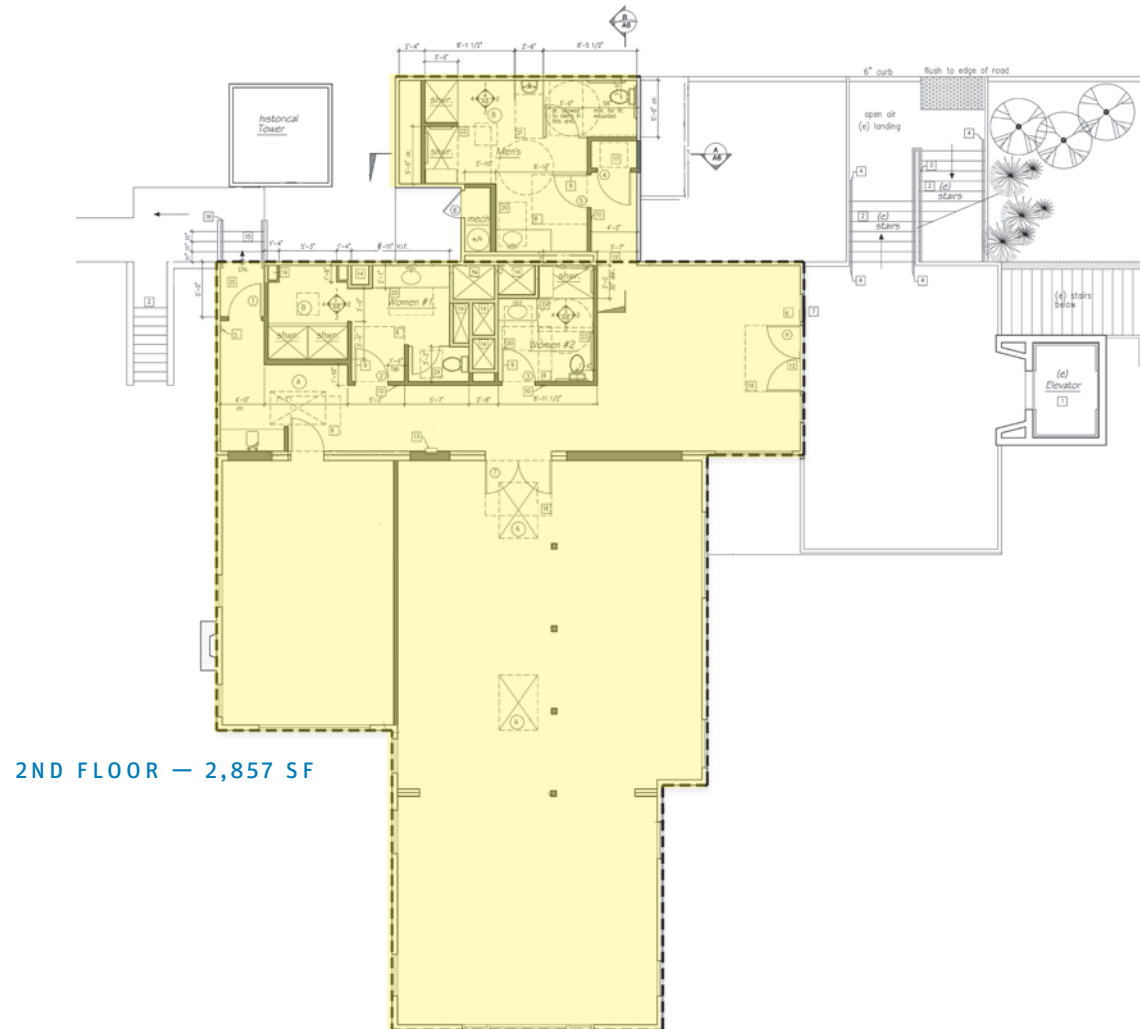
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## 108 PIERPONT AVE., SECOND FLOOR | SUMMERLAND, CA 93067

### FLOOR PLAN



2ND FLOOR — 2,857 SF

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## 108 PIERPONT AVE., SECOND FLOOR | SUMMERLAND, CA 93067

### 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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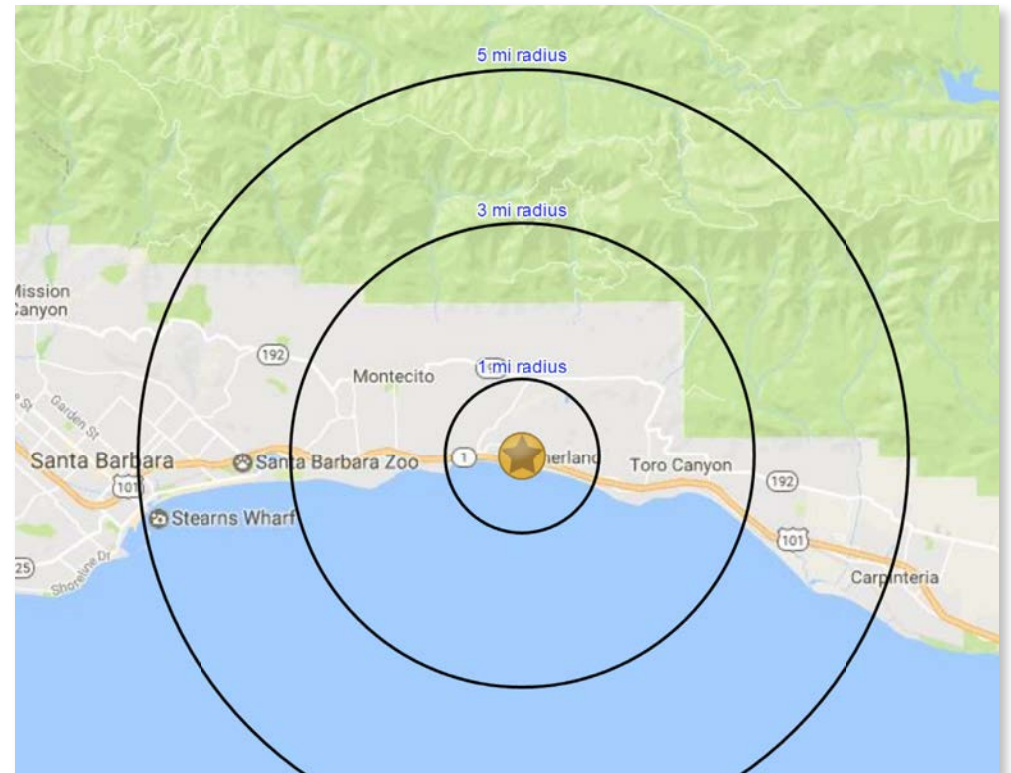
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### DEMOGRAPHICS

108 Pierpont Ave Summerland, CA 93067	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
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
<b>Households</b>			
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
<b>Average Household Income</b>			
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
<b>Median Household Income</b>			
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
<b>Daytime Demos (2016)</b>			
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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