

RETAIL
FOR LEASE

THE MARC
3885 STATE STREET
SANTA BARBARA, CA 93105



The information contained herein has been obtained from sources that have been deemed reliable. While we have no reason to doubt its accuracy we do not guarantee it.



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PROPERTY OVERVIEW

New construction of a high profile building located in the main retail corridor of upper State Street, adjacent to La Cumbre Plaza anchored by Macy's and Sears, and across from Five Points Shopping Center (Smart & Final Extra!, CVS, Big5 Sporting Goods, Ross, Starbucks and more). Access and visibility are excellent at this busy location.

Delivery Conditions: Cold Shell to include a 200 amp panel for each unit, utilities stubbed, HVAC installed but not distributed, fire sprinklered, smooth concrete floor and new storefront.

PROPERTY SUMMARY

| | |
|----------------|------------------------|
| Available SF: | 2,534 ±SF |
| Divisible: | Yes |
| Lease Rate: | \$4.50 SF/month (NNN) |
| NNN Rate: | \$1.00 SF/month |
| Delivery: | Fall 2016 |
| Parking | 16 spaces |
| Zoning: | C-2 |
| ADT: | 37,322 State/LA Cumbre |
| Cross Streets: | La Cumbre Rd |
| TI Allowance: | \$25/PSF |

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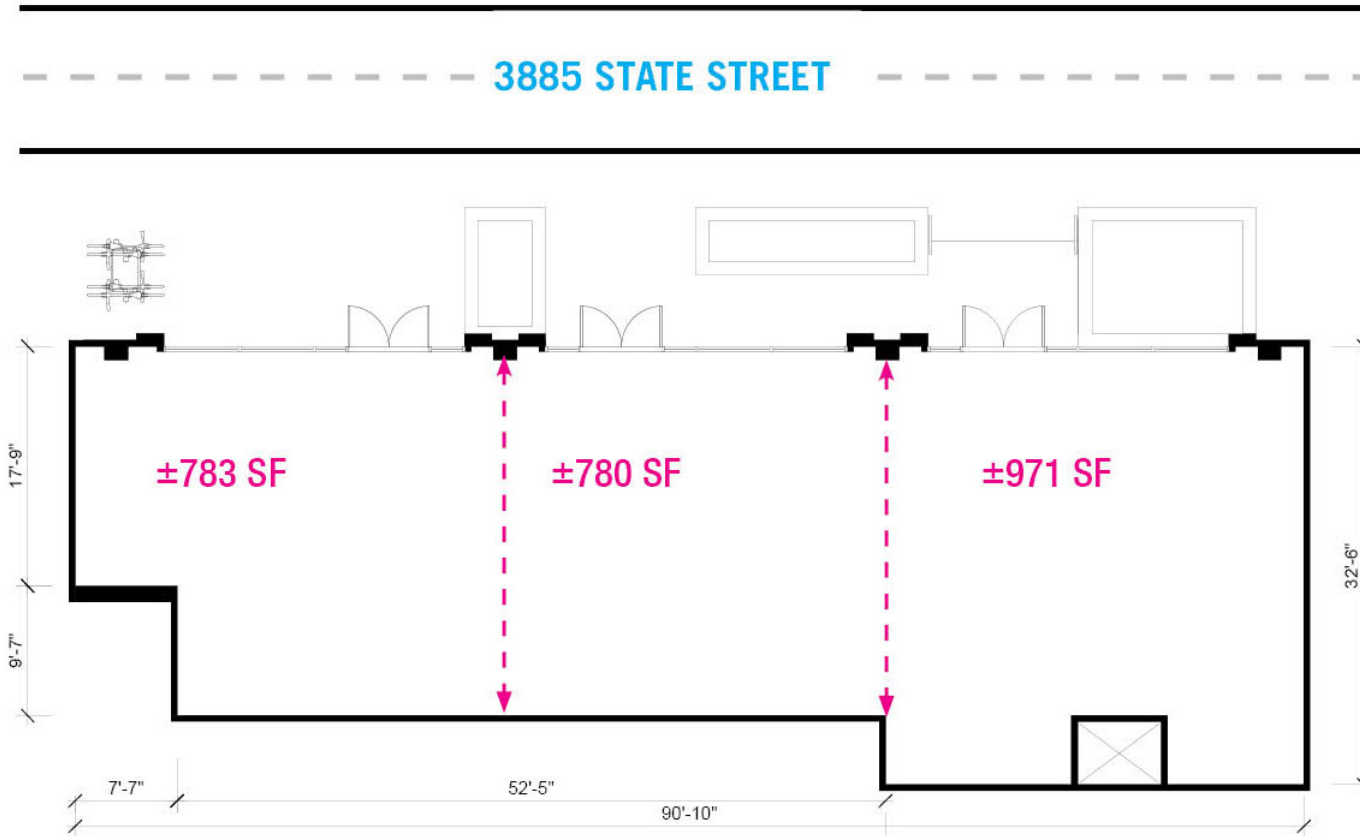
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RETAIL Divisible up to 3 Spaces

SCALE: 3/32" = 1'-0"

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LEE & ASSOCIATES®
COMMERCIAL REAL ESTATE SERVICES

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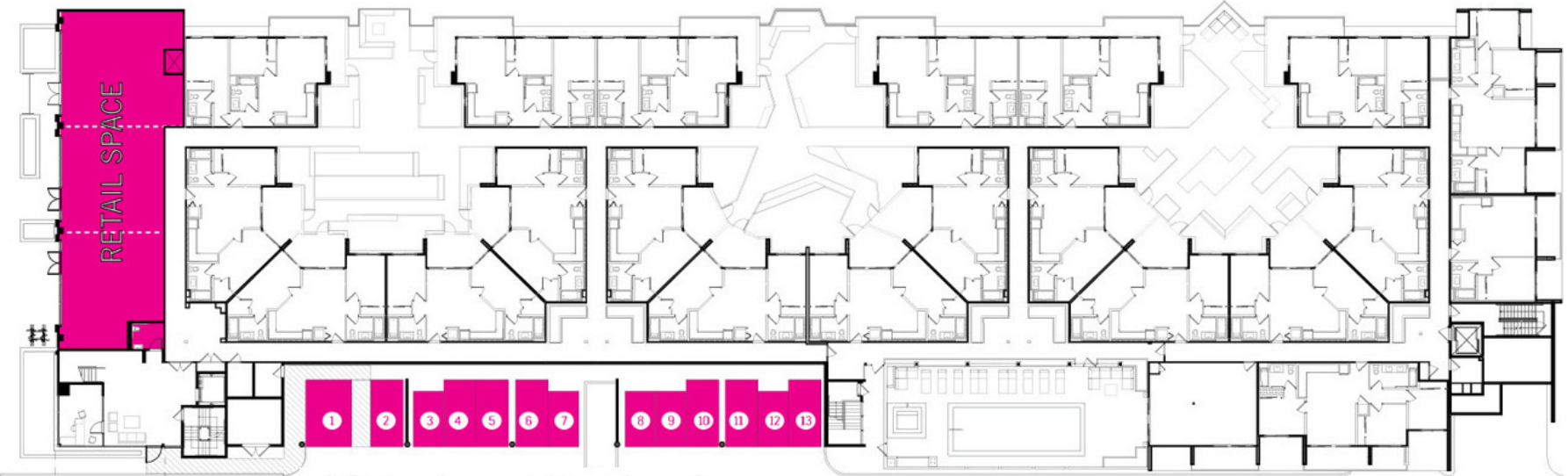


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STATE STREET



13 Assigned Parking Spaces

GROUND LEVEL

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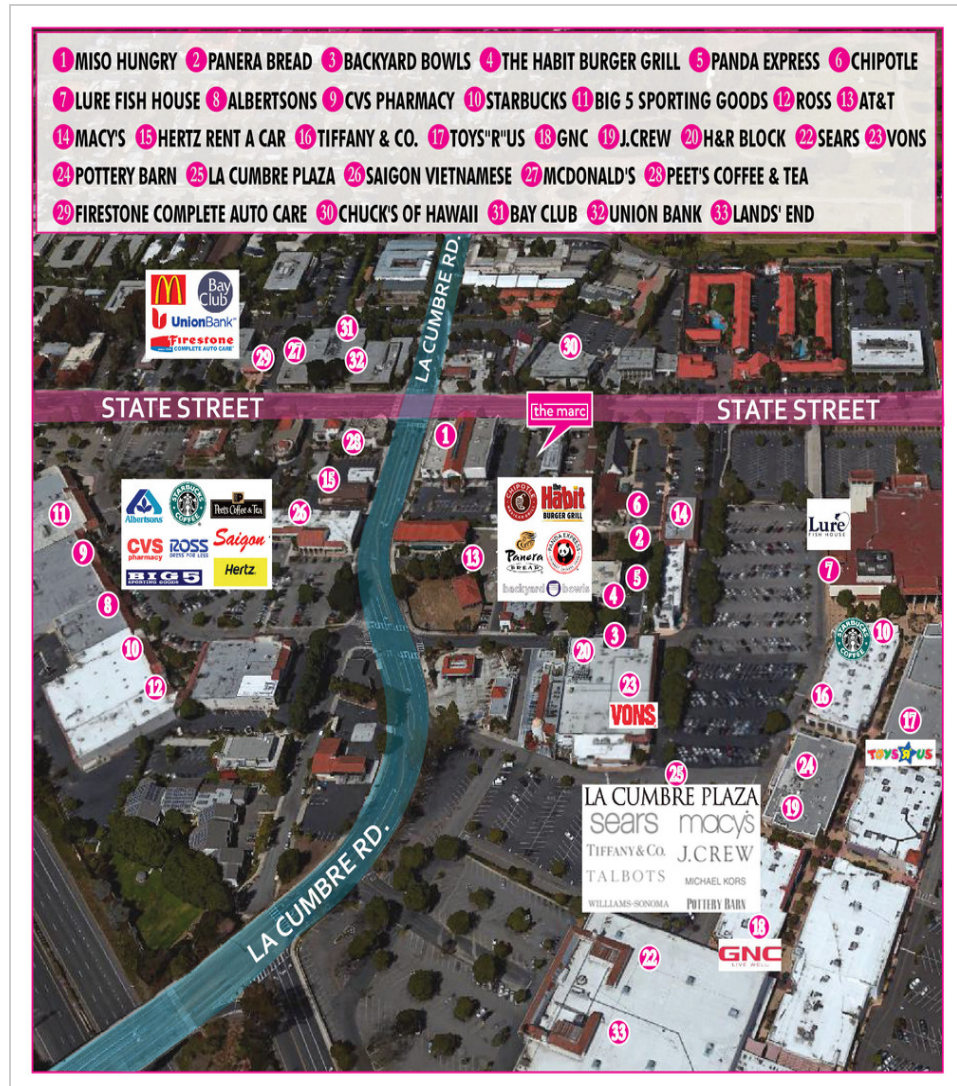
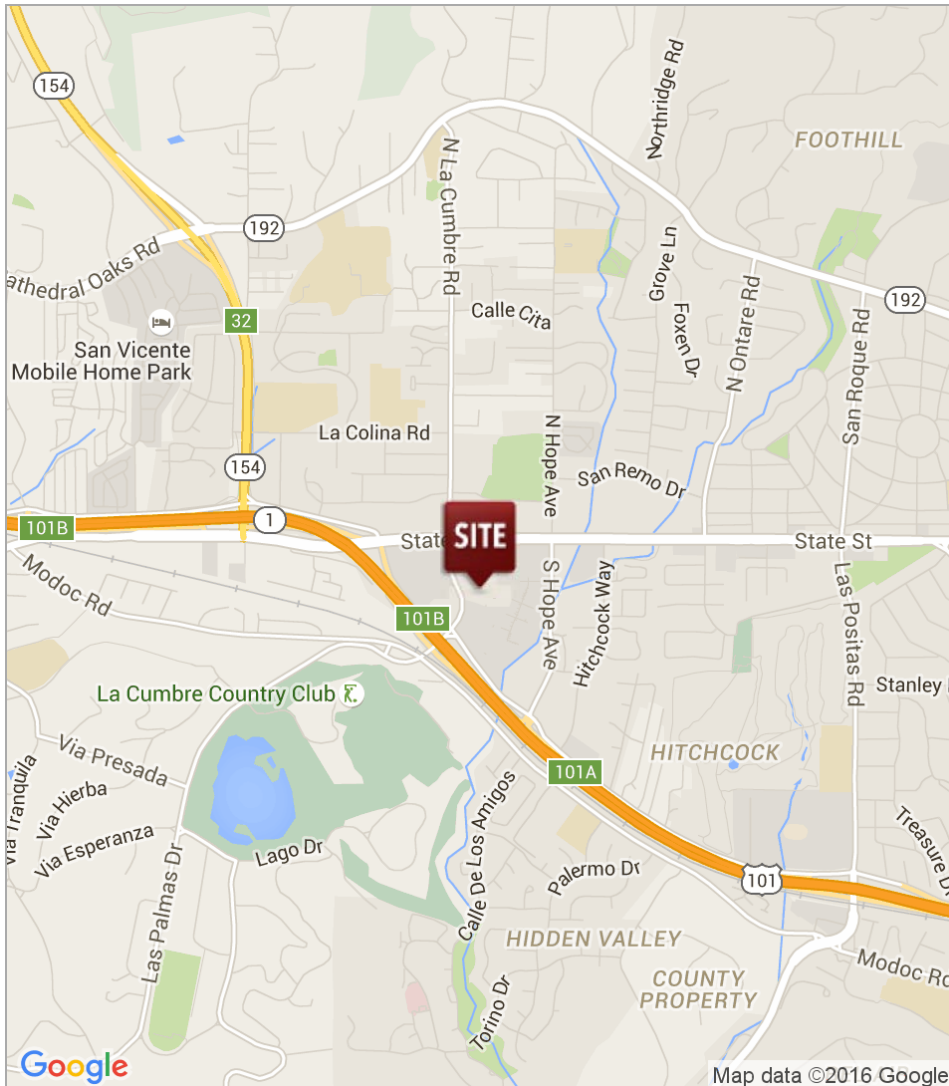
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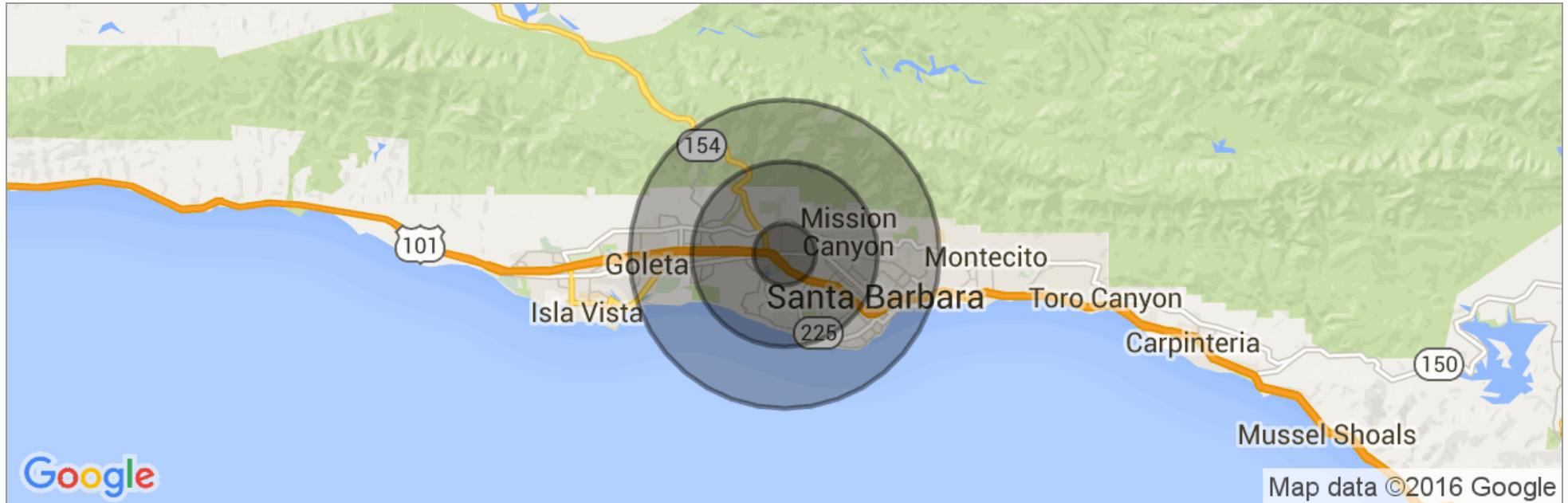
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| | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-----------|-----------|-----------|
| Total Population | 11,730 | 68,992 | 133,720 |
| Population Density | 3,734 | 2,440 | 1,703 |
| Median Age | 45.9 | 42.2 | 40.2 |
| Median Age (Male) | 44.7 | 40.9 | 39.1 |
| Median Age (Female) | 46.9 | 43.5 | 41.6 |
| Total Households | 5,250 | 28,266 | 53,517 |
| # of Persons Per HH | 2.2 | 2.4 | 2.5 |
| Average HH Income | \$92,520 | \$95,655 | \$92,528 |
| Average House Value | \$900,136 | \$927,412 | \$912,735 |

* Demographic data derived from 2010 US Census

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