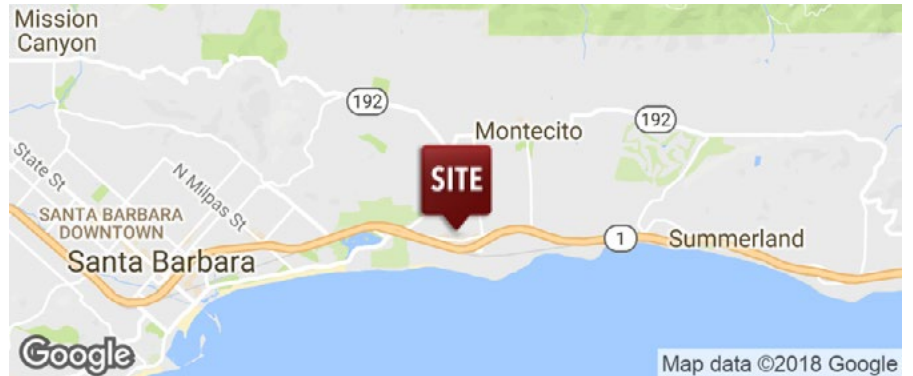


NEWLY REMODELED!
MONTECITO OFFICE FOR LEASE
1205 Coast Village Road, Santa Barbara, CA 93108



- SIZE:** 1,700 SF
- SPACE:** Lower Level
- LEASE RATE:** \$3.00/SF/month
- LEASE TYPE:** NNN \$0.35
- APN:** 009-291-010
- ZONING:** C-1
- PARKING:** 2 Reserved
- RESTROOMS:** Mens, Womens and Shower Room
- HVAC:** Yes
- AVAILABLE:** Now!



PROPERTY OVERVIEW

Best deal on Coast Village Road! 1,700 SF of well appointed, **newly remodeled** office space on the lower level, with City National Bank as the tenant at street level. This beautiful office space in the heart of Montecito, adjacent to the newly remodeled 1187 Coast Village Road with soon-to-come Renaud's, and Empty Bowl Thai concept to the north and The Coffee Bean & Tea Leaf to the south. Close walk to everything Coast Village Road has to offer with plenty of street parking.

Rob Adams, CCIM
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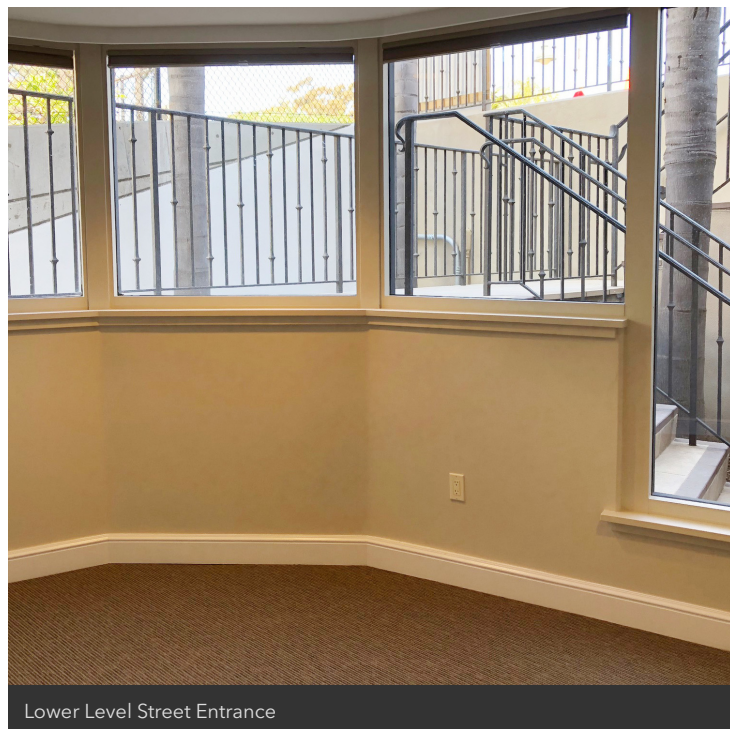
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Street Entrance



Lower Level Street Entrance



Parking Entrance

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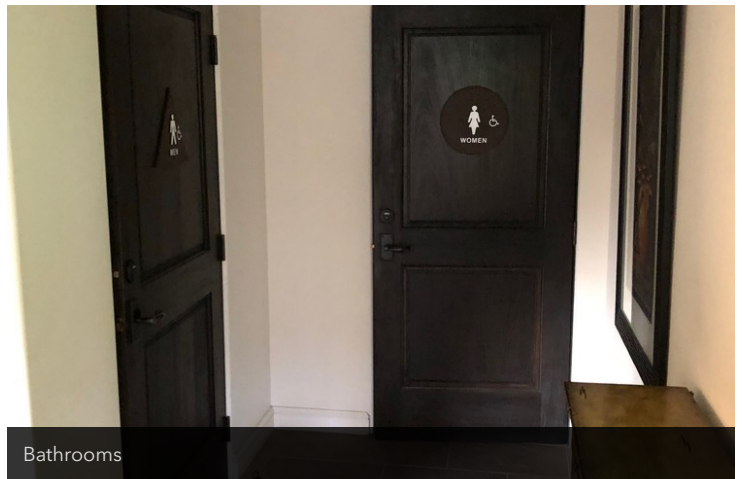
Kitchen



Work Room



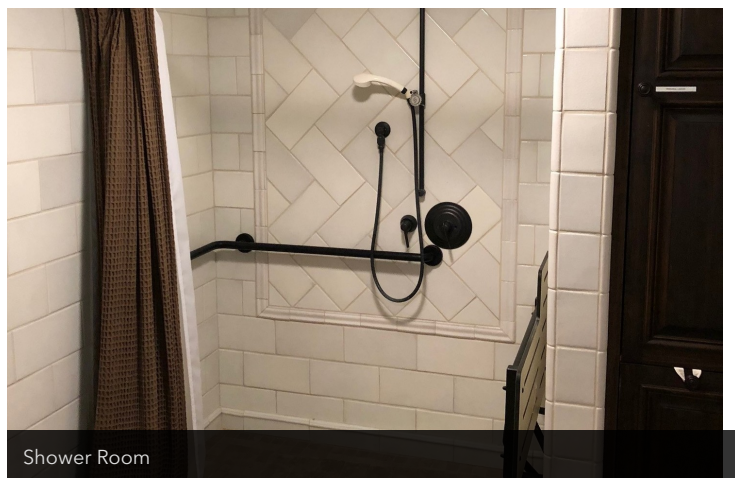
Elevator



Bathrooms



Bathroom



Shower Room

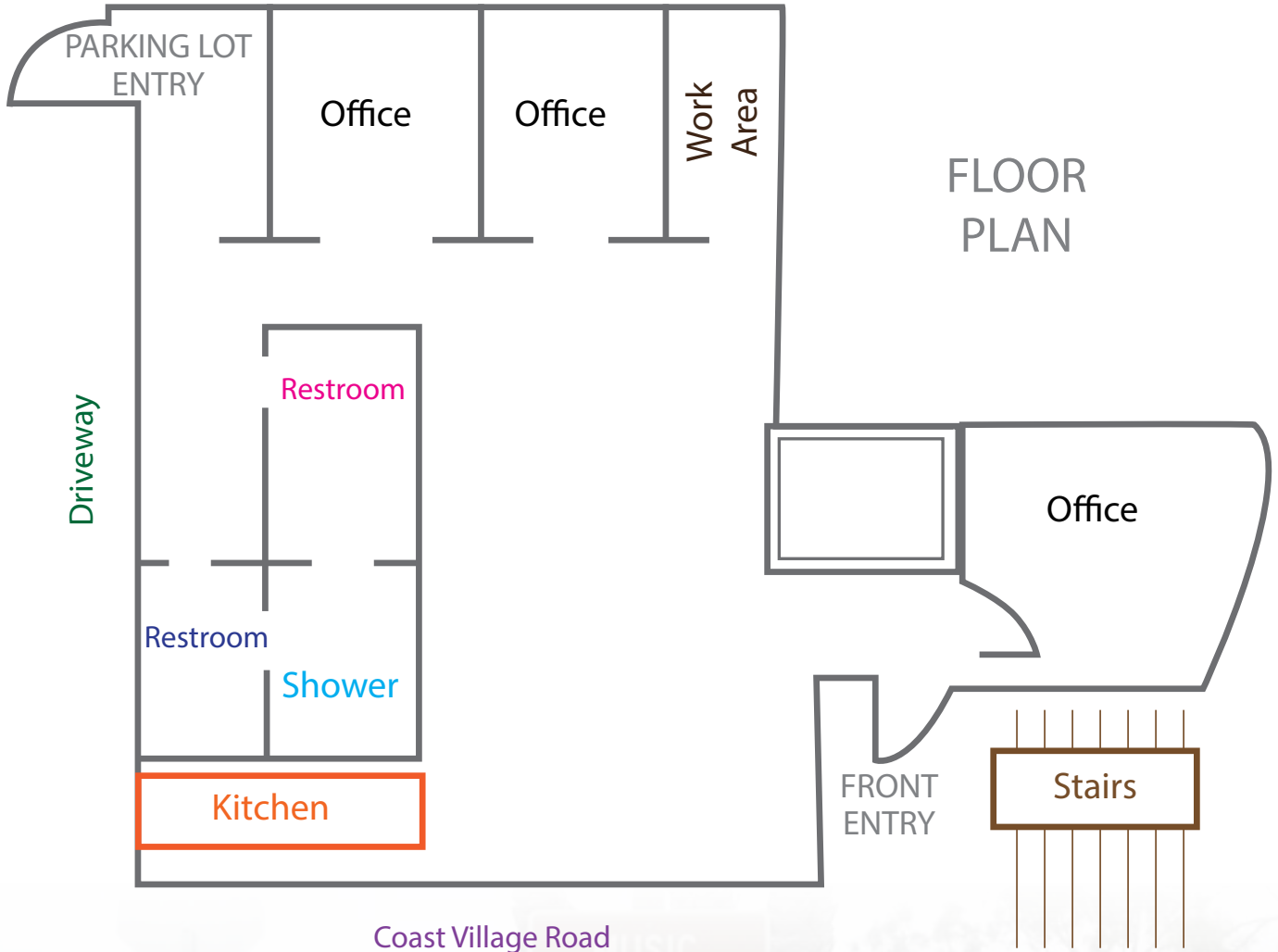
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Restaurants & Coffee Shops

1. Cava Restaurant & Bar
2. Scoops (Renaud's and Empty Bowl coming soon!)
3. Honor Bar
4. Jeannine's Bakery
5. Los Arroyos
6. Lucky's Steakhouse
7. Oliver's Restaurant
8. Scratch Kitchen
9. Trattoria Mollie
10. Tre Lune Ristorante

Retail

11. Blanka Boutique
12. Chase Bank
13. Chevron
14. CVS Pharmacy
15. K. Frank Boutique
16. Maison K Home Furnishings
17. Olive Mill Plaza Shops
18. UPS
19. Whiskey & Leather Boutique

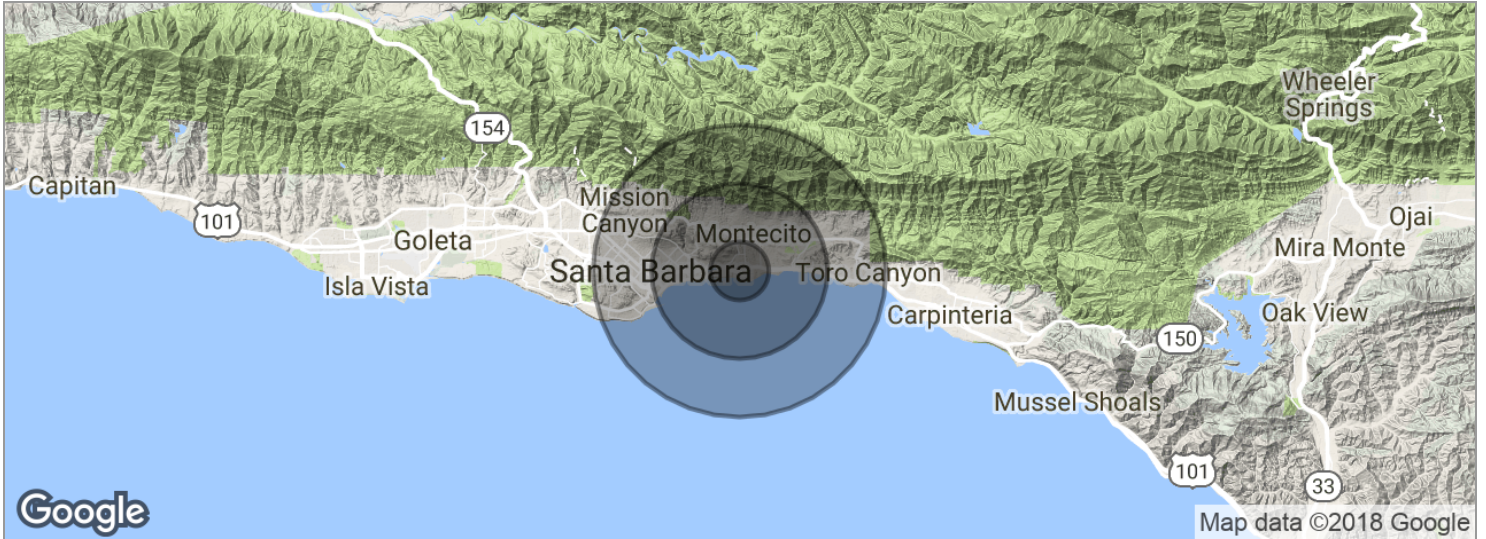
Services & Hospitality

20. Bank of America
21. Berkshire Hathaway
22. Coast Village Inn
23. Coldwell Banker
24. Compass Real Estate
25. Fidelity National Title
26. Montecito Bank & Trust
27. Montecito Inn
28. Morgan Stanley
29. Sotheby's
30. Village Properties

RETAIL MAP



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MONTECITO OFFICE FOR LEASE
 1205 Coast Village Road, Santa Barbara, CA 93108



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,048	21,948	71,475
Median age	47.6	38.1	36.6
Median age (male)	47.8	40.1	36.8
Median age (Female)	47.5	37.0	37.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,335	7,625	27,418
# of persons per HH	2.3	2.9	2.6
Average HH income	\$151,461	\$125,108	\$101,657
Average house value			\$934,375

* Demographic data derived from 2010 US Census

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