

FOR LEASE | 996SF BRAND NEW OFFICE/RETAIL SUITE

1292 Coast Village Road | Montecito, CA 93108

Rate Reduction!



PROPERTY OVERVIEW

Located at the corner of Coast Village and Olive Mill Road, is Montecito's brand new mixed-use project with one remaining suite available. This is a tremendous opportunity to join a premier line-up of tenants and this Class A building's new construction, on-site parking, patio space, high identity location, quality finishes and an open floorplan suiting a variety of uses. Contact Listing Agent for details.

Offering Specifics

Lease Rate	Retail: \$6.05/SF NNN (\$1.65)
Size	Approx. 996 SF (Retail)
Available	Immediately
TI Allowance	Negotiable
CSO	3%
Year Built	New Construction (2019)
Parking	Open
HVAC	Delivered to Space
Restrooms	Single ADA
Sprinklers	Yes

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.

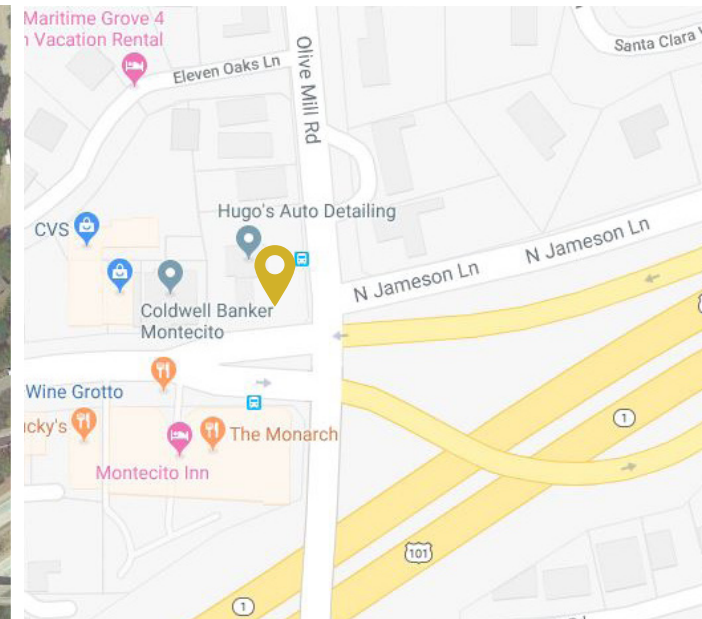
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Montecito Merchant Map

- | | |
|------------------------------------|-------------------------------------|
| 1 Vons | 14 The Coffee Bean & Tea Leaf |
| 2 Sakana Sushi | 15 Angel Clothing Store |
| 3 Starbucks | 16 Maison K |
| 4 China Palace | 17 Trattoria Mollie |
| 5 Bank of America Financial Center | 18 Jeannine's American Bakery |
| 6 Coast Village Chevron | 19 Honor Bar |
| 7 Lily Gift Shop | 20 Los Arroyos Mexican Restaurant |
| 8 Bree'osh Cafe Montecito | 21 Lucky's Steakhouse |
| 9 Tre Lune Ristorante | 22 CVS |
| 10 Chase Bank | 23 Montecito Inn |
| 11 Coast Village Inn | 24 Butterfly Beach |
| 12 The UPS Store | 25 Four Seasons Biltmore Hotel |
| 13 Cava Restaurant & Bar | 26 Coral Casino Beach & Cabana Club |

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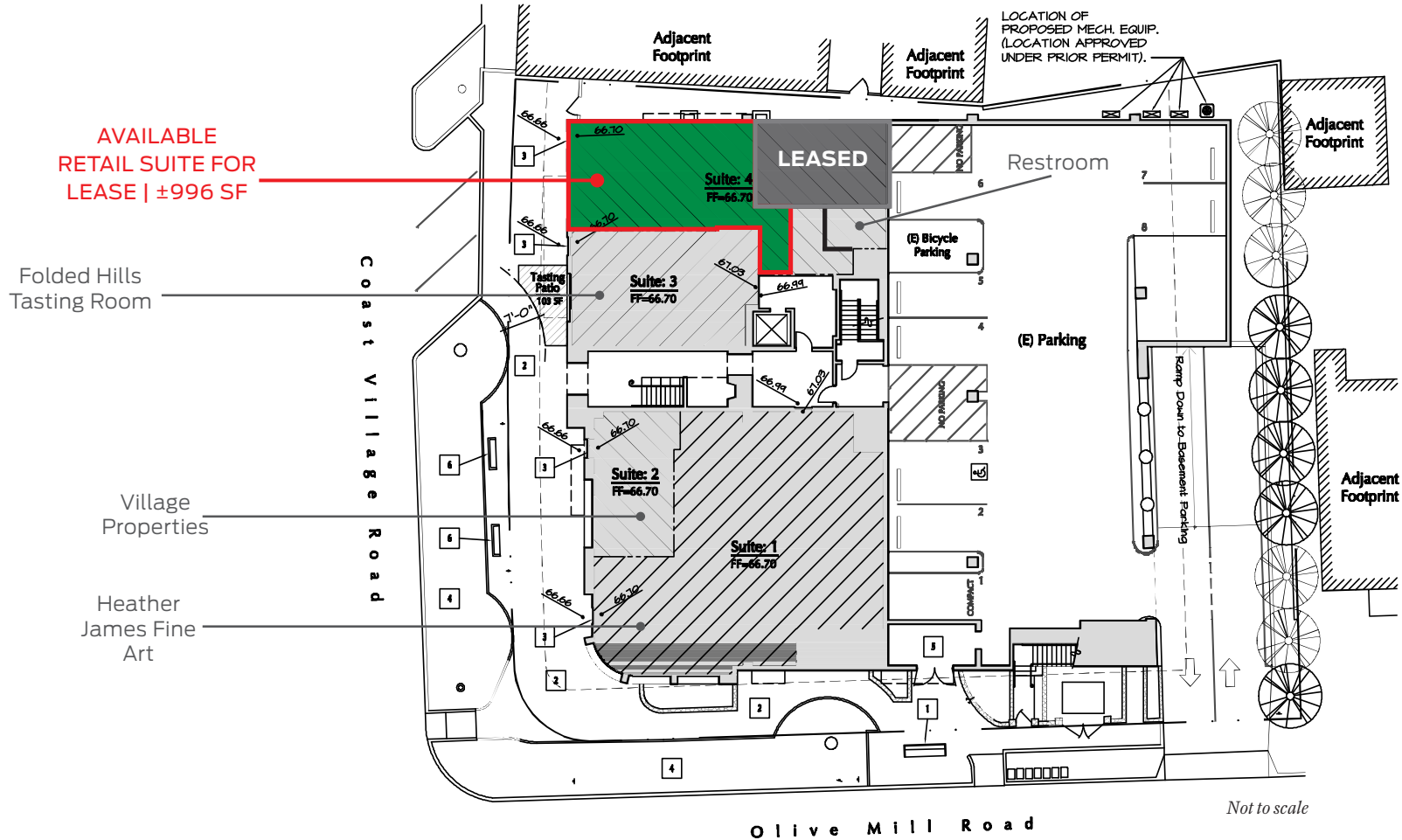
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SITE PLAN



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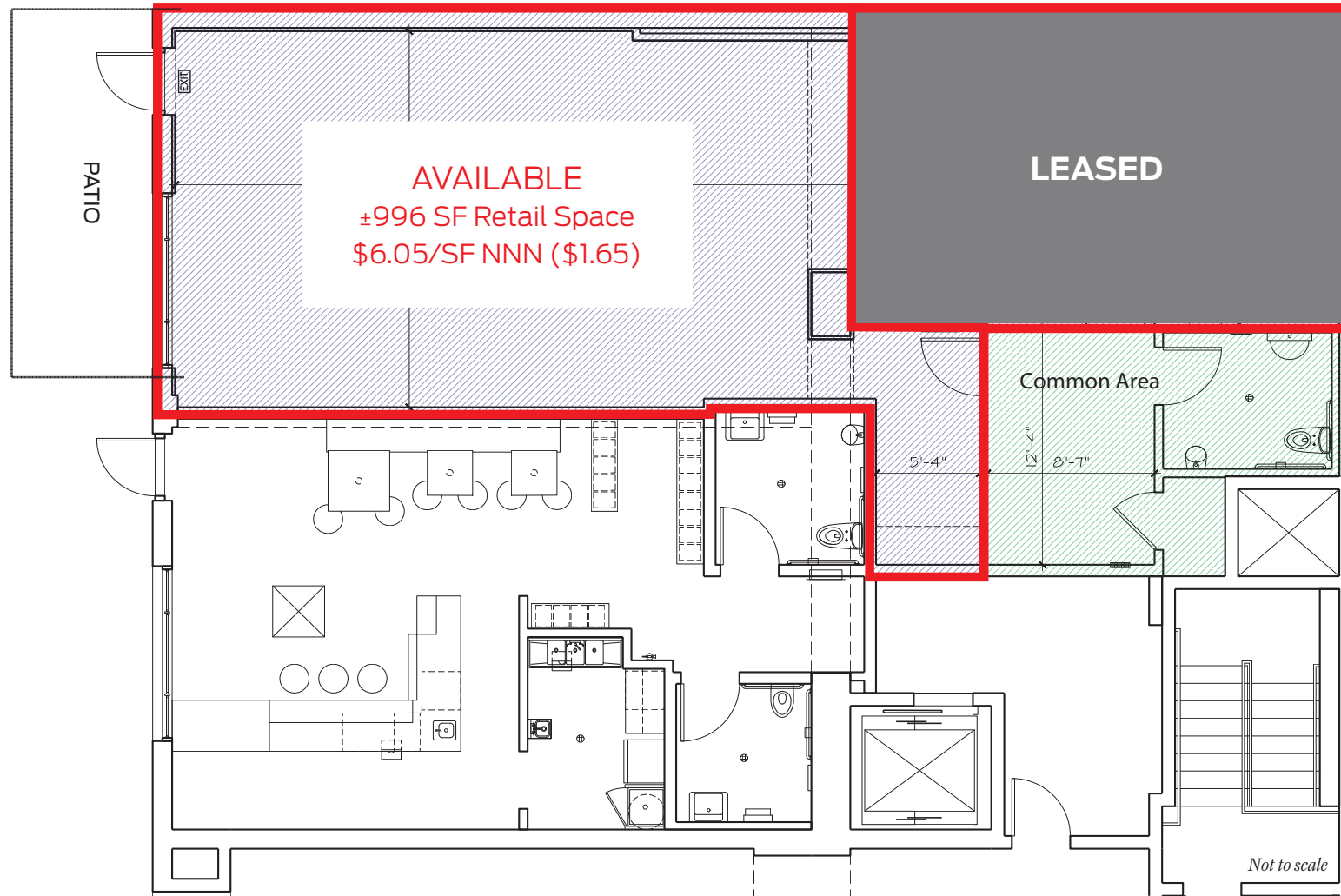
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FLOOR PLAN



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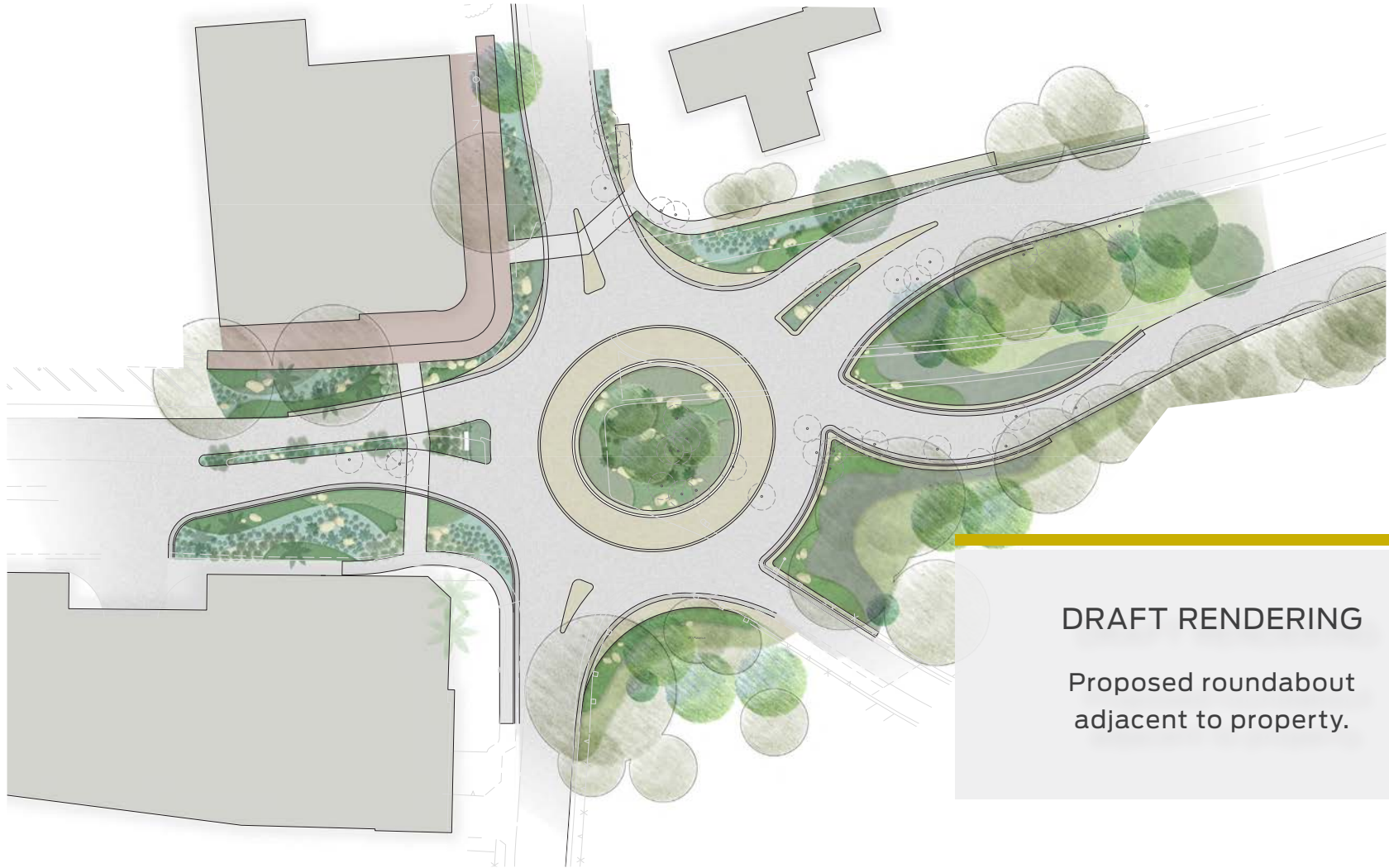
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DRAFT RENDERING

Proposed roundabout
adjacent to property.

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MARKET OVERVIEW

Montecito & The American Riviera

Just north of Santa Barbara is the tucked-away seaside haven of Montecito. The area is popularly known as The American Riviera due to its fantastic climate and beauty, and truly no other town does luxury or exudes an effortlessly chic vibe like Montecito. Coast Village Road is Montecito's pristine main thoroughfare, meandering along the lower village near the 101 Freeway and the sparkling Butterfly Beach. Coast Village Road is regarded one of California's premier shopping and dining destinations, with numerous upscale boutiques and world-class restaurants peppering the tree-shaded lane. In Montecito you will walk among the stars and enjoy a life of leisure while sampling the very best of what the area has to offer.



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