

4945 CARPINTERIA AVE. CARPINTERIA, CA 93013

NOW FOR LEASE

\$2.15/SF NNN (\$0.57)

±1,691 SF high visibility storefront
located at busy signalized
intersection in downtown Carpinteria

Plug-and-play fully operational
kitchen with hood & grease trap

Oversized kitchen allows for baking,
restaurant service & catering
capabilities

Private rear patio



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Retail For Lease | ±1,691 SF Restaurant Space on Main Retail Corridor



High visibility storefront restaurant/retail space located near the high traffic corner of Carpinteria & Linden Avenues. Kitchen and back patio offer a turn-key opportunity for restaurant, bakery or coffee shop. Easy access from Hwy. 101 and abundant parking in the city lot directly behind the building. Call Listing Agents to arrange a showing.

2019 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Average HHI:	\$123,313	\$125,908	\$130,048
Population:	10,509	15,802	18,791
Daytime Population:	7,604	12,150	13,873

TRAFFIC COUNTS	
Carpinteria Ave @ Linden Ave	11,453 ADT
Linden Ave @ Carpinteria Ave	5,432 ADT

2019 Estimates & Traffic Counts from Sites USA

Offering Specifics

Lease Rate	\$2.15/SF NNN (\$0.57)
Date Available	Immediately
Space Size	Approx. 1,691 SF
Type	Retail/Restaurant
Parking	One (1) Reserved Space & City Lot Parking Directly Behind Building
Restrooms	1
HVAC	Yes
Zoning	Central Business District
CSO	3%

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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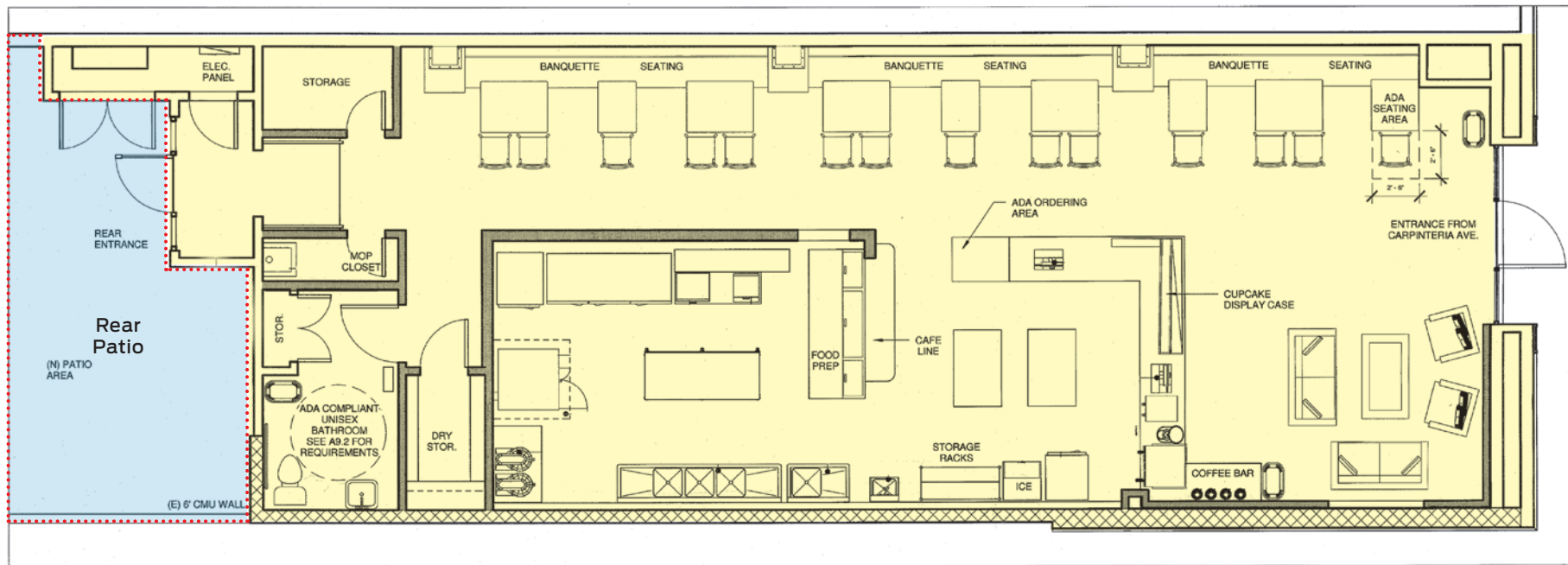
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FLOOR PLAN



Not to scale

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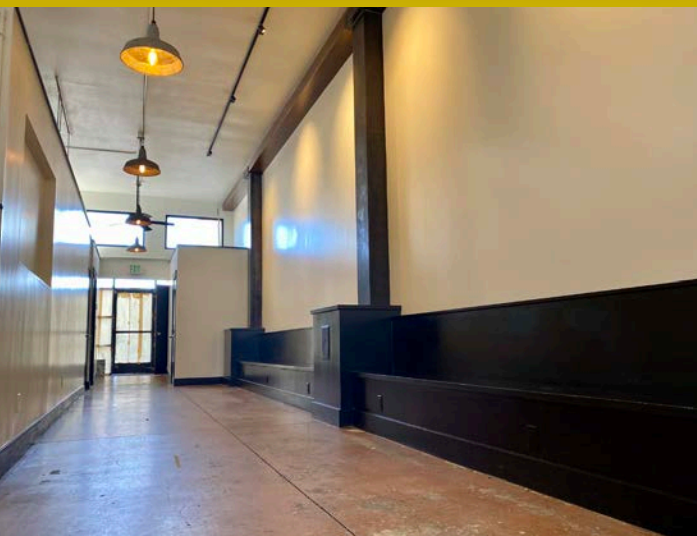
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PATIO WALL MURAL/SIGNAGE

- Available upon approval by the Lessor and the City of Carpinteria



KITCHEN EQUIPMENT INCLUDED (TO BE VERIFIED)

- Handsink
- Eye Wash Station
- Prep Sink
- 3 Compartment Wash Sink
- Imperial Double Deck Oven
- Captive Aire Hood w/Fire Suppression System
- True 3 Door Refrigerator
- True Line Prep Refrigerator
- True 1 Door Freezer
- Ice Maker
- Eurodib Large Floor Mixer & Bowl

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- 1 Smart & Final Extra!
- 2 Rincon Brewery
- 3 Jack's Famous Bagels & Bistro
- 4 The Worker Bee Cafe
- 5 Rite Aid
- 6 Lucky Llama Coffee House
- 7 Nutbelly
- 8 Reynaldo's Mexican Bakery
- 9 Sushi Teri
- 10 Giovanni's
- 11 Rabobank
- 12 Coffee Bean & Tea Leaf
- 13 Beach Liquor
- 14 Tacos to Go
- 15 Tacos Don Roge
- 16 Oaxaca Fresh
- 17 Pizza Man Dan's
- 18 Siam Elephant Thai
- 19 Esau's Cafe
- 20 Gianni's Trattoria
- 21 Whimsy Boutique
- 22 Serigraph Restortwear
- 23 Rincon Design

Neighboring Merchants



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Market Overview

CARPINTERIA: CENTRAL LOCATION, SUNSHINE & GOOD COMPANY

Carpinteria is known as one of California's friendliest coastal communities, just 12 miles south of Santa Barbara and 15 miles north of Ventura along US Hwy 101. The Santa Barbara Airport is also a convenient 15 minute drive from downtown Carpinteria. Immediately to the north of Carpinteria lie foothills and a mountain range. Between the foothills and the populated area of the city is a thriving agricultural zone.

Carpinteria is notable for its pristine beaches, fields of flowers and orchards, and community events such as the Avocado Festival. The city is famous for its laid-back, friendly atmosphere where surfers, commuters, youth, and visitors enjoy a wide variety of downtown shopping, dining and recreational activity.

In fact, an array of top tier companies and tech corporations have been drawn to Carpinteria's cool breezes and ready access to skilled employees from throughout California's Central Coast, including as a home, including Microsoft/LinkedIn, NUSIL and ProCore, to name a few.

"Top 14 Unsung Beach Towns"

Sunset
MAGAZINE



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