

## PROPERTY HIGHLIGHTS

- 7,841 SF parcel in heart of Isla Vista
- SR H-20 zoning

ISLA VISTA

SITE

UCSB

**FOR SALE**

6649 Abrego Rd, Isla Vista, CA | Parcel With Development Potential | 7,841 SF

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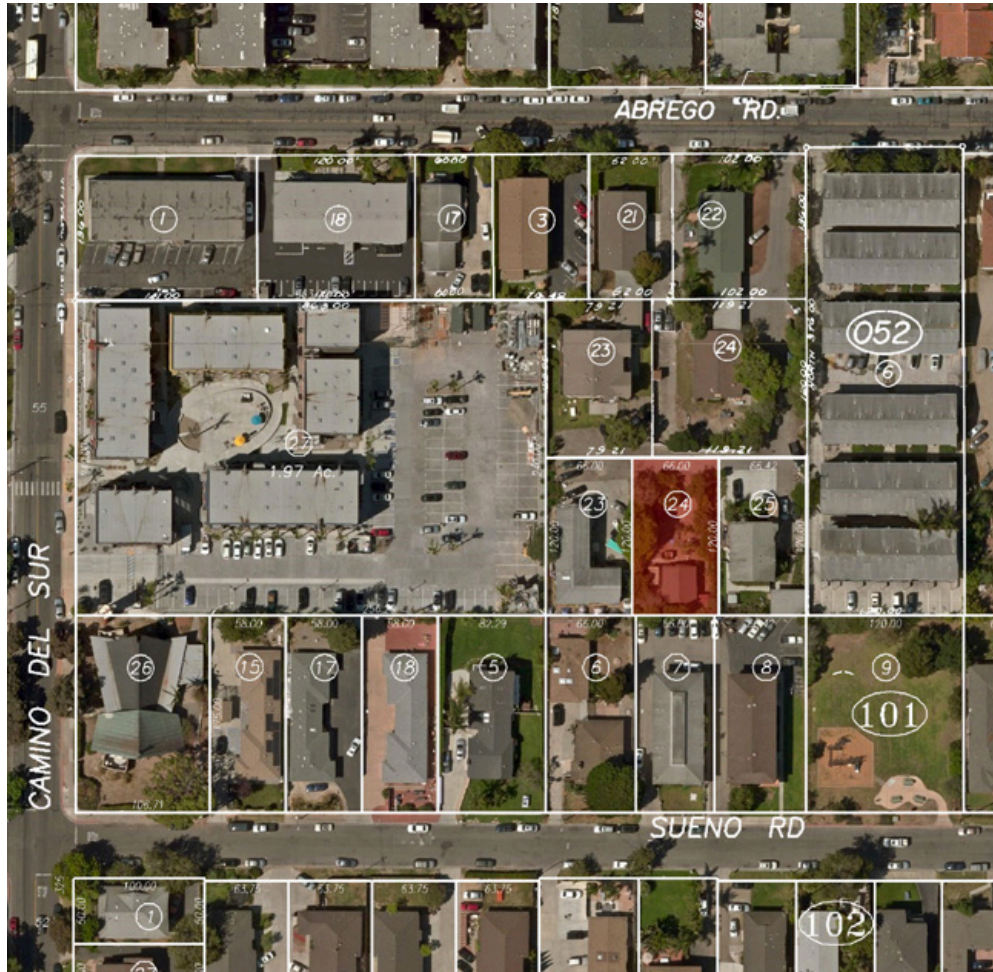
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222 E. Carrillo Street, Suite 101, Santa Barbara, California 93101 | HayesCommercial.com

**FOR SALE**

**6649 Abrego Rd, Isla Vista, CA | Parcel With Development Potential | 7,841 SF**

**Property Overview**



<b>Price:</b>	\$345,000
<b>Land Size:</b>	7,841 SF
<b>Price per SF:</b>	\$44
<b>APN:</b>	075-101-024
<b>Zoning:</b>	SR H-20 (Student Residential High-Density)
<b>Utilities:</b>	None
<b>Location:</b>	Near UCSB campus in one of the most densely populated communities in California. Current enrollment at UCSB is more than 24,000.
<b>Demographics:</b>	Isla Vista population - 25,215 83% aged 15-24
<b>CSO%:</b>	3%

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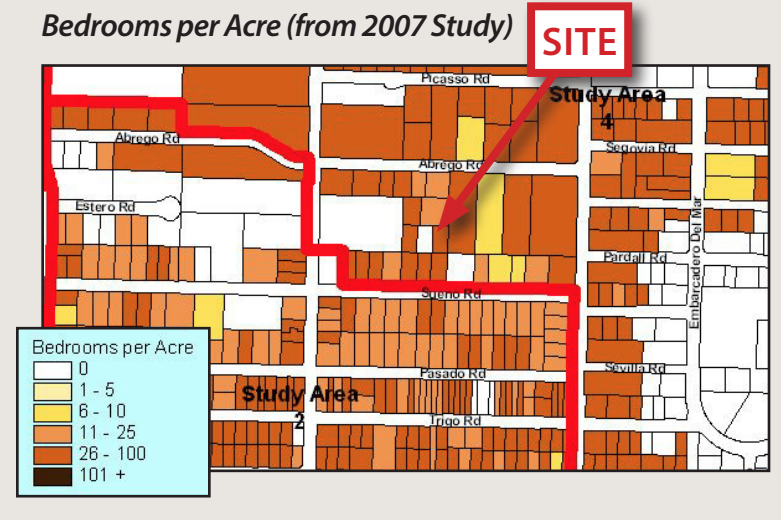
Isla Vista

Isla Vista is notable for its unique student and beach culture, cultivated by a population largely made up of UCSB and Santa Barbara City College students. The unincorporated community located 9 miles west of Santa Barbara is surrounded on three sides by the University of California, Santa Barbara (UCSB), on a coastal bluff overlooking the Pacific Ocean. Isla Vista is known for having one of the highest concentrations of people (62.5 people per acre) in California.



Isla Vista's downtown core includes a central park, food and beverage establishments, retail services and markets geared toward the student population. The primary source of transportation to and from class and around town is the bicycle or skateboard, rather than the car.

Bedrooms per Acre (from 2007 Study)



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### University of California, Santa Barbara

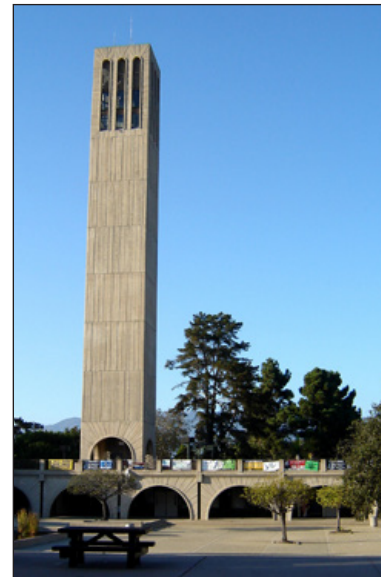
University of California, Santa Barbara (UCSB) is a public institution founded in 1909. It has a total undergraduate enrollment of 20,607, its setting is suburban, and the campus size is 989 acres. UCSB is ranked 8th among public universities and 37th overall by US News and World Report (2016).

Boasting six nobel laureates on faculty and ranked eighth in the world for its impact on the sciences,\* UCSB is integral to the Goleta community and its largest employer. Students graduating with degrees in engineering and computer science frequently stay in the area to work for local businesses or start their own.

UCSB encompasses five schools and colleges offering over 200 majors. Graduate programs at UCSB include the highly ranked College of Engineering. The Gevirtz Graduate School of Education and Donald Bren School of Environmental Science and Management are other notable graduate schools at UCSB. Undergraduates can apply for the College of Creative Studies, which emphasizes focused studies in one of eight disciplines: art, biology, chemistry and biochemistry, computer science, literature, mathematics, music composition or physics.



\* Ranked #8 of 750 universities worldwide in 2014 by the Centre for Science and Technology Studies of Leiden University,



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**Santa Barbara City College**

Santa Barbara City College is a comprehensive community college serving the south coast of Santa Barbara County. Established in 1909, SBCC is renowned as the #1 community college in the nation. The college has a wide range of associate degree and certificate programs, as well as transfer programs that provide the first two years of study toward the baccalaureate degree. Students are attracted to SBCC by virtue of its outstanding faculty, small classes, state-of-the-art facilities, student support services and incredible location.

In 2013, Santa Barbara City College was named the nation’s top community college by the Aspen Institute College Excellence Program. SBCC also ranks number 1 in percentage of students that transfer to the University of California.

The student body consists of 19,542 including 11,753 part-time students and 7,789 full-time students. The school maintains an open admission policy, and all students who are at least 18 years of age or hold a high school diploma, or its equivalent are admitted.



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