

1206

COAST VILLAGE CIRCLE

SUITE F | MONTECITO, CA 93108

**965 SF NEWLY REMODELED
PROFESSIONAL SPACE FOR LEASE**



Colliers

PROPERTY HIGHLIGHTS

Suite F at 1206 Coast Village Circle offers a rare opportunity to lease ±965 square feet of warm shell condition space in the heart of Montecito, just one block from Coast Village Road. The suite is ideal for a solo or boutique medical, dental, wellness, or professional office user seeking a prestigious 93108 address with convenient access, dedicated parking, privacy and the flexibility to design the space to their own specifications.

FLEXIBLE WARM SHELL CONDITION:

Allows tenant to construct the space to meet specific clinical, wellness, or professional office needs.

PREMIER MONTECITO LOCATION:

Located one block from Coast Village Road, Montecito's primary retail and dining corridor.

STRONG MEDICAL / WELLNESS DEMAND:

The immediate area supports an established base of concierge medical, specialty healthcare, dental, and wellness practitioners.

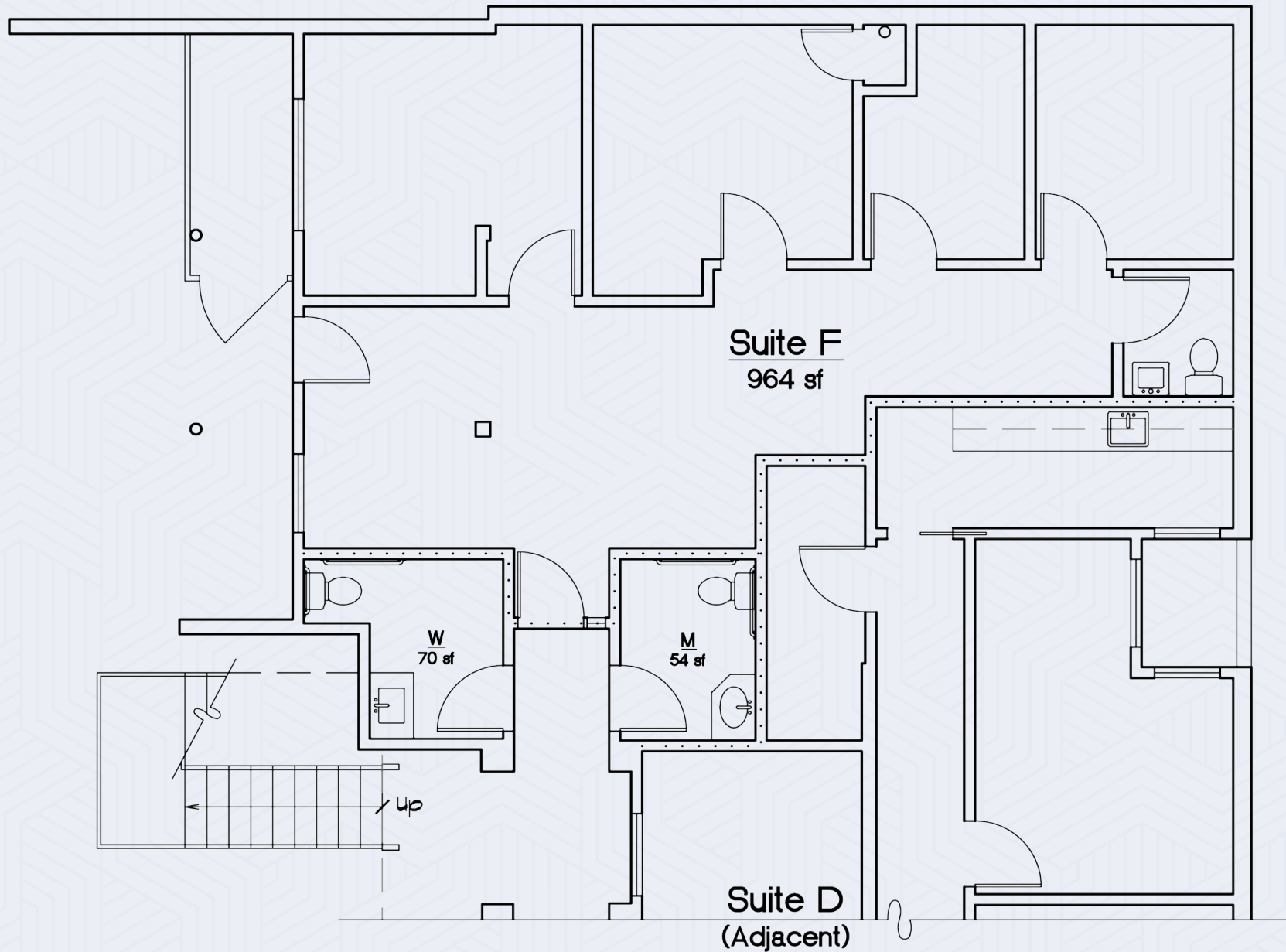
CONVENIENT ACCESS:

Immediate Highway 101 access via the Olive Mill and Hot Springs interchanges.

PROPERTY TYPE	Medical, Dental, Wellness Office
AVAILABLE SPACE	±965 SF
LEASE RATE	\$6.00 PSF Modified Gross
ZONING	C-1/S-D-3
AVAILABILITY	Now



FLOOR PLAN | SUITE F



PROPERTY PHOTOS

Boutique medical/professional office opportunity



Shell condition ready for tenant improvements

Steps from Coast Village Road

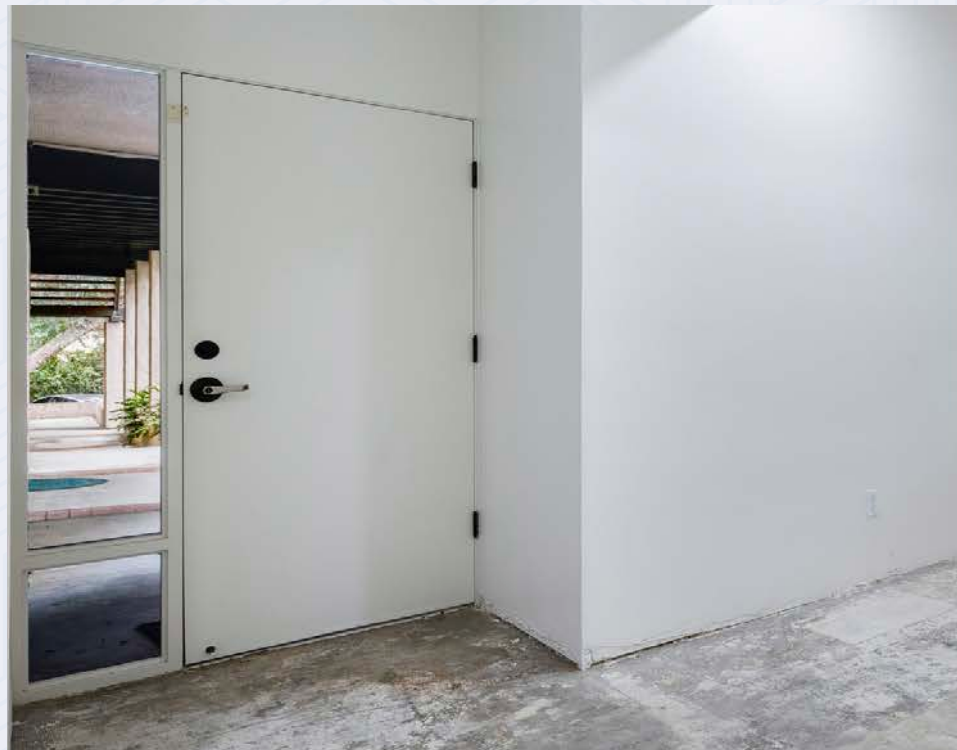


Dedicated parking available

Premier Montecito location







LOCAL AMENITIES



HAMMONDS BEACH



1206
COAST VILLAGE
SUITE F | MONTECITO, CA 93108



SILVERHORN

JAMES PERSE



Lilac MONTECITO



UCLA Health



clark's
MONTECITO

Bottle Shop

COAST VILLAGE ROAD



THE MARKET | MONTECITO

Located in the prestigious 93108 zip code, Montecito is one of Southern California's most desirable coastal communities, known for its affluent residential base, boutique retail corridors, luxury hospitality, and strong demand for high-quality medical, wellness, and professional services. The property's location near Coast Village Road places it within one of the area's most active lifestyle corridors, surrounded by dining, retail, hospitality, and established service providers.

The suite's shell condition provides an attractive opportunity for a tenant to create a customized clinical or professional environment tailored to their operational needs. With dedicated parking, immediate Highway 101 access, and proximity to Santa Barbara Cottage Hospital, 1206 Coast Village Circle, Suite F is well-positioned for a boutique medical, dental, wellness, or professional office user seeking a Montecito presence.



Prestigious Montecito /
93108 address



One block from
Coast Village Road



Strong surrounding base
of affluent residents



Established medical, wellness, and
concierge practitioner presence



Convenient access to
Santa Barbara, Montecito, and
surrounding coastal communities



Approximately two miles
southeast of Santa Barbara
Cottage Hospital



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