

SHEPARD PLACE SHOPS

1047 CASITAS PASS ROAD, CARPINTERIA, CA 93013

ONLY ONE SPACE REMAINING: ±1,152 SF



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The information contained herein has been obtained from sources that have been deemed reliable. While we have no reason to doubt its accuracy we do not guarantee it.



LOCATION DESCRIPTION

Shepard Place Shops is a neighborhood shopping center on Carpinteria’s main retail corridor, with a great tenant mix of franchises and locally owned businesses. Each unit is in move-in condition and offers excellent street visibility. This friendly neighborhood shopping center is the ideal retail location in Carpinteria. Shepard Place Shops is close to Carpinteria’s City Hall and Post Office. Major banking institutions, State and local beaches, and variety of local businesses are within walking distance of this center. Located just off of Highway 101 at Casitas Pass Road, Shepard Place Shops is convenient and easily accessible.

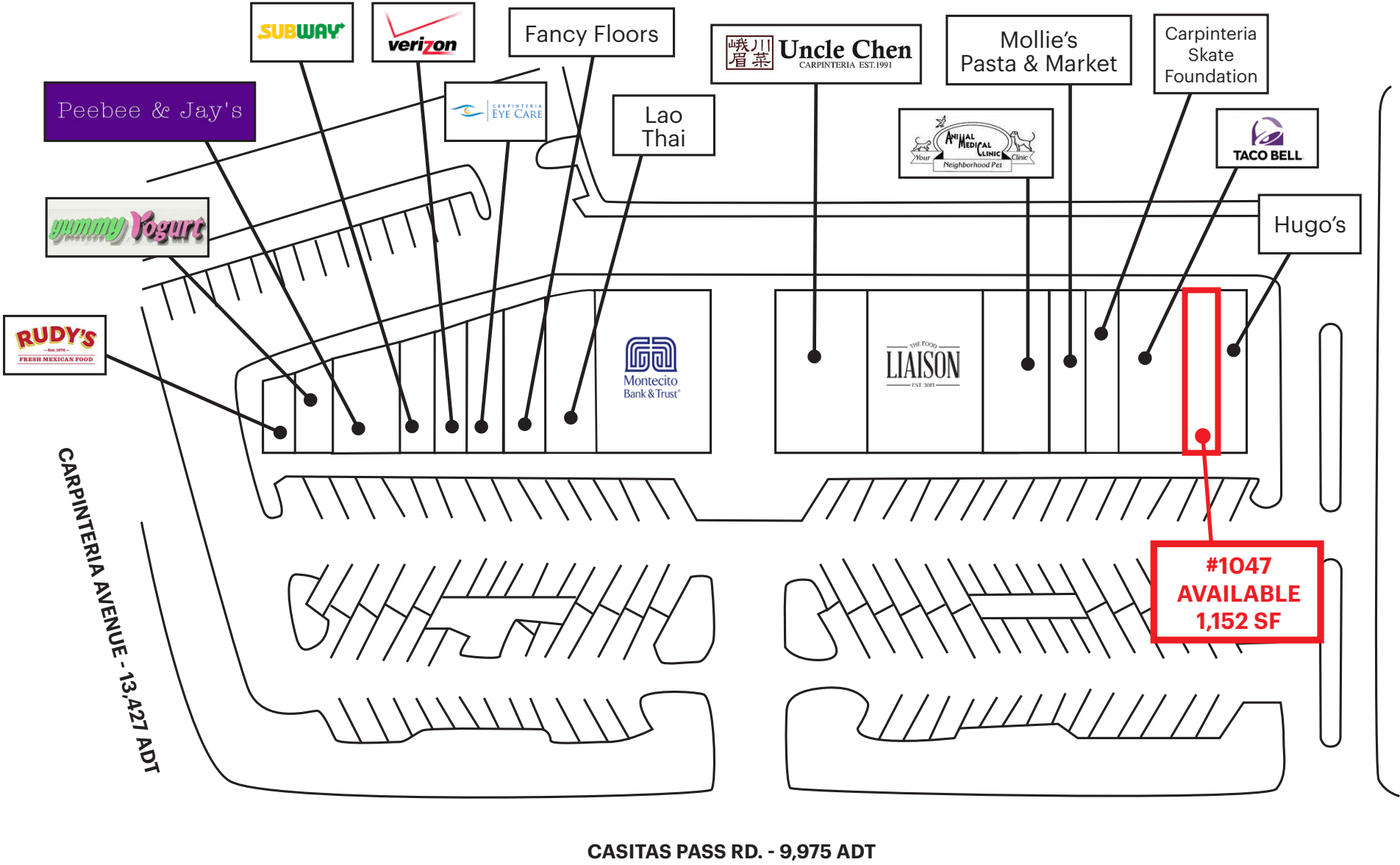
PROPERTY PROFILE

AVAILABLE SPACE	±1,152 SF						
TRAFFIC COUNTS	<table border="0"> <tr> <td>Casitas Pass Road</td> <td>9,975 ADT</td> </tr> <tr> <td>Carpinteria Avenue</td> <td>13,427 ADT</td> </tr> <tr> <td>HWY 101</td> <td>67,211 ADT</td> </tr> </table>	Casitas Pass Road	9,975 ADT	Carpinteria Avenue	13,427 ADT	HWY 101	67,211 ADT
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Carpinteria Avenue	13,427 ADT						
HWY 101	67,211 ADT						
ASKING RENT	\$3.50/SF, NNN (Call Agents for Details)						
NNN	Est. \$0.93/SF						
PROPERTY HIGHLIGHTS	<ul style="list-style-type: none"> • Located within Carpinteria’s Main Retail Corridor • Center has Excellent Street Visibility • Opposite Carpinteria Middle School • Strong Daytime Demographics • Available Now 						

*Traffic Counts Source: Sites USA REGIS Online 2/02/24



SITE PLAN



*Traffic Counts Source: Sites USA REGIS Online 2/02/24



**LUCKY LLAMA
COFFEE HOUSE**



SHEPARD PLACE SHOPS

WALNUT AVENUE
PALM AVENUE - 1,093 ADT

CARPINTERIA AVENUE - 13,427 ADT

Carpinteria Middle School

CASITAS PASS ROAD - 9,975 ADT

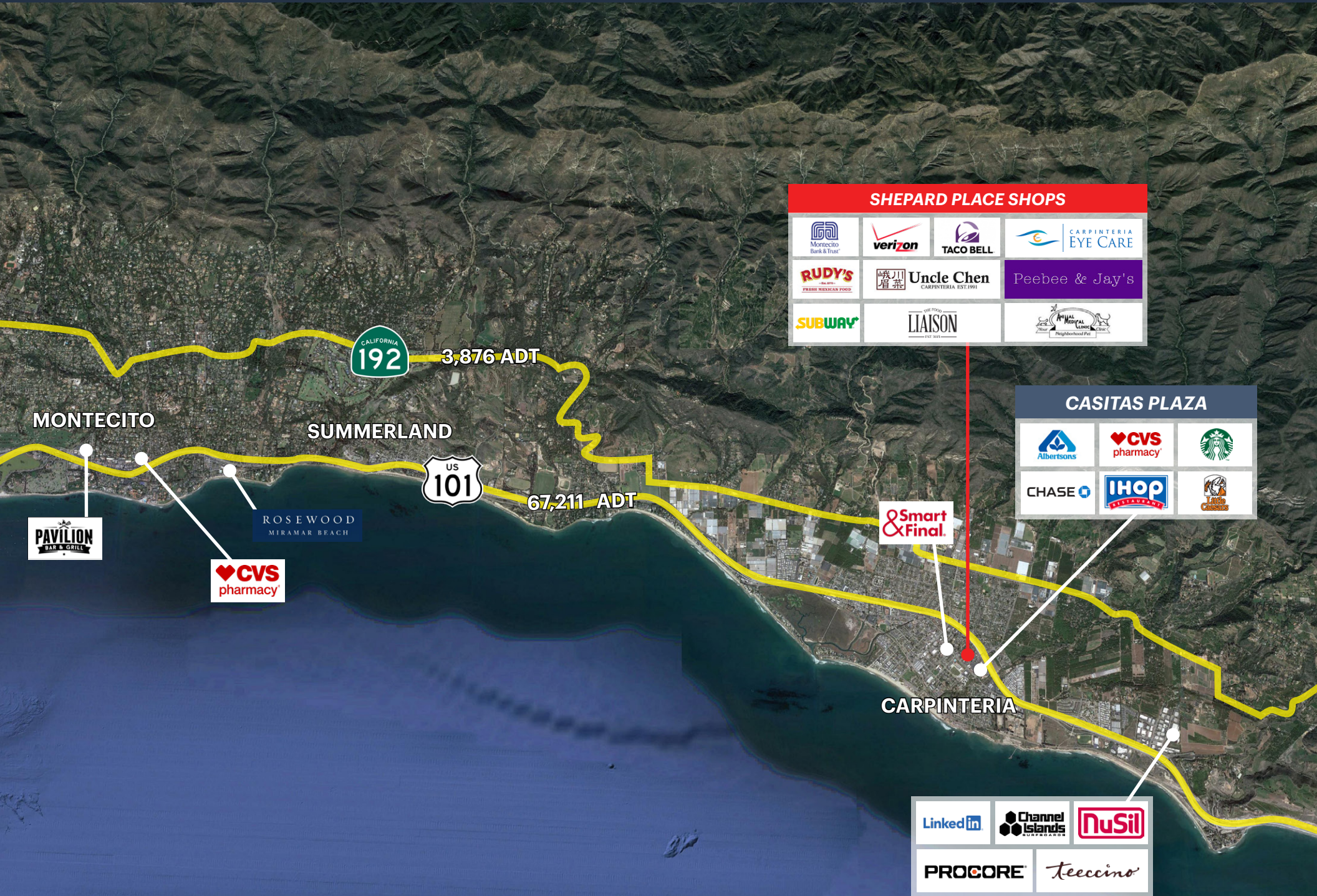


67,211 ADT



CASITAS PLAZA

*Traffic Counts Source: Sites USA REGIS Online 2/02/24



SHEPARD PLACE SHOPS

CASITAS PLAZA



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**POPULATION
2023**

1 MILE	5 MILES	10 MILES
10,651	16,648	19,064



**ESTIMATED AVERAGE
HOUSEHOLD INCOME**

1 MILE	5 MILES	10 MILES
\$160,195	\$177,384	\$180,779



**HOUSEHOLD INCOME
DISTRIBUTION
\$200,000 or More**

1 MILE	5 MILES	10 MILES
24.1%	27.7%	29.5%



**MEDIAN HOME VALUE
\$1,000,000 or More**

1 MILE	5 MILES	10 MILES
40.5%	40.1%	44.1%



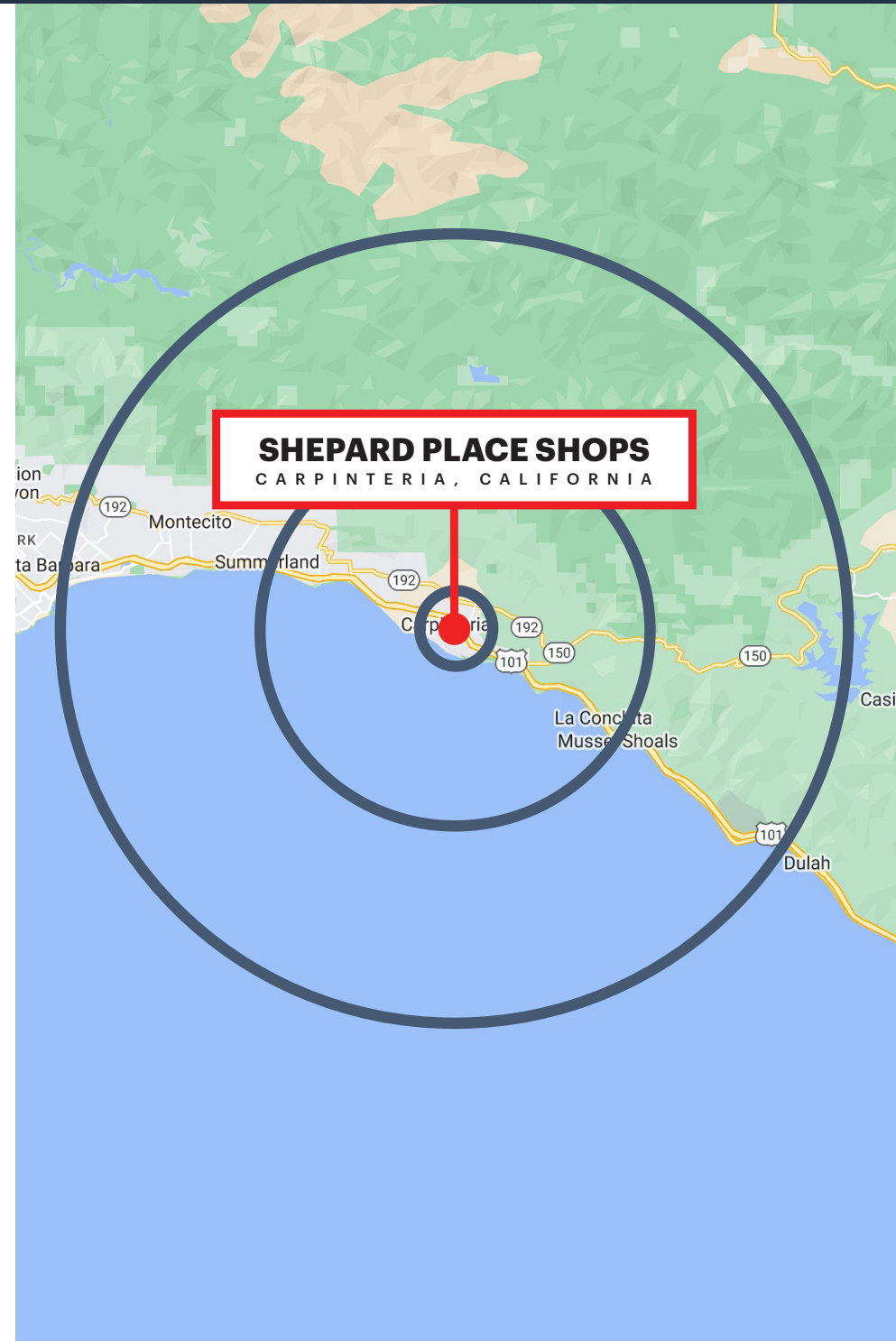
**COLLEGE DEGREE
BACHELOR DEGREE OR
HIGHER**

1 MILE	5 MILES	10 MILES
42.6%	44.4%	45.3%



**TOTAL RETAIL
EXPENDITURES**

1 MILE	5 MILES	10 MILES
\$213.12 M	\$369.81 M	\$442.78 M



SHEPARD PLACE SHOPS
CARPINTERIA, CALIFORNIA

*Demographics Source: Sites USA REGIS Online 2/02/24