

LIVE.WORK. INVEST.

One Property. Multiple Opportunities.

4420 VIA REAL CARPINTERIA
CALIFORNIA
93013

Offered at \$1,795,000 • 5.5% Projected CAP Rate

±3,857 SF Commercial Building • ±10,018 SF Lot

Two Commercial Units • Two 2nd Flr Apartments

PRESENTED BY

BRAD FROHLING

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4420 VIA REAL

CARPINTERIA
CA 93013

Freestanding mixed-use building with excellent parking, just off the 101 Freeway in Carpinteria. The second floor offers spacious, well-appointed apartments, currently leased. Both ground-floor commercial spaces will be delivered vacant at close of escrow — one featuring extensive commercial kitchen improvements, including walk-in coolers, floor drains, and stainless steel equipment throughout. A rare opportunity for an investor or owner-user to acquire a versatile, multi-use property with flexible floorplans, HVAC throughout, large windows, and nicely appointed apartments. The roof was replaced and an extensive solar power system with Tesla Powerwall backup was installed in 2024.

Please do not disturb tenants. Contact listing brokers to schedule a showing.

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Offered at
\$1,795,000

**Projected Cap 5.5% (Based on existing
2nd floor rents and projected ground
floor rents.)**

Building Size

±3,857 SF (includes ±400 SF covered parking)

Land Size

±10,018 SF

Unit Mix

1st Floor: Two Commercial Units

2nd Floor Apartments: (2) 2BD/1BA

Parking

12 Total

10 Parking Spaces and 2 Enclosed

Floors

2

Year Built

1970's

APN

003-101-022

HVAC

Yes

Restrooms

In each of the four suites

CSO

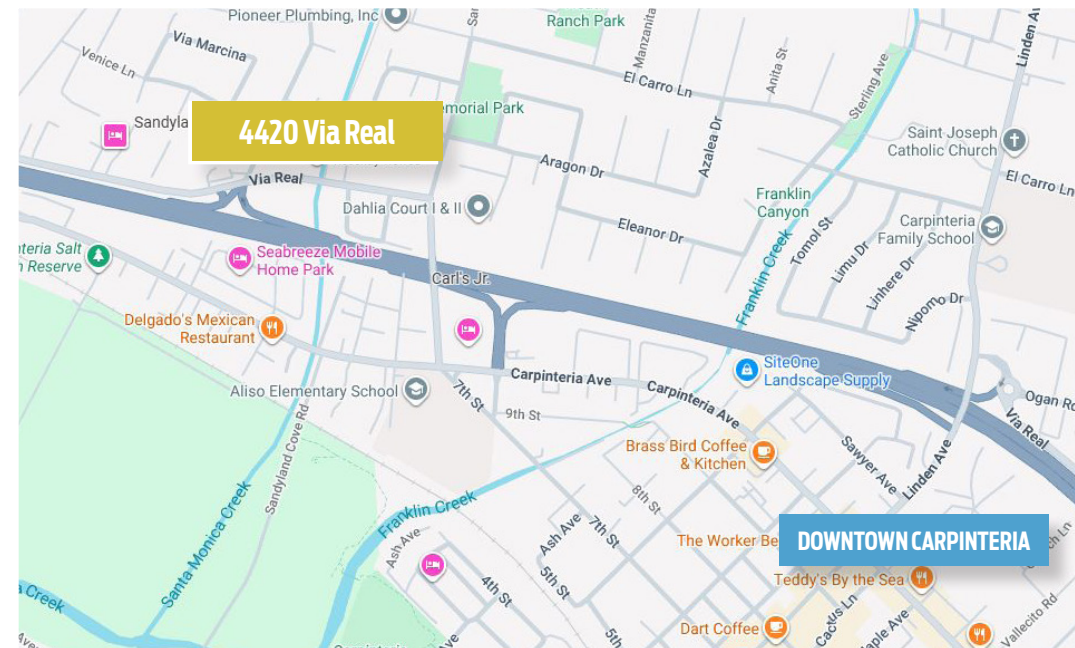
2.5%



4420 VIA REAL CARPINTERIA CA 93013

FOR SALE

±3,857SF FREESTANDING MIXED USE BUILDING



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Floor Plan- First & Second Floor



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Unit A



Unit B



Unit B



Unit B

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Unit C



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Summary

Purchase Price	\$1,795,000
No. Units	(2) Commercial (2) Residential
Building Size	±3,857 SF
Total Lot Size	±10,018 SF
Projected Cap	5.5%
Year Built	1970's



Rent Roll

Unit #	Unit Type	Sq. Ft.	Price/SF	Lease Type	Mo. Base Rent
Unit D	2 BD + 1 BA	981 SF		Gross	\$2,972
Unit C	2 BD + 1 BA	852 SF		Gross	\$2,552
Unit B	Commercial	812 SF	\$3.32	Gross	\$2,700 (projected)
Unit A	Commercial	812 SF	\$2.70	Gross	\$2,200
	Garage	400 SF	\$2.50	Gross	\$1,000
3,889 SF					\$11,424

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CARPINTERIA

>100K

MEDIAN HH
INCOME

~45%

BACHELORS
DEGREE OR HIGHER

~70°

AVG YEAR-
ROUNDTMP

15

MINUTES TO
SANTA BARBARA

Positioned along the Southern California coast between Santa Barbara and Ventura, Carpinteria represents a **highly desirable, supply-constrained coastal market** supported by an **affluent and stable demographic base**. The city's population of 13,000 is characterized by a median age near 45 and **household incomes exceeding \$100K**, with nearly half of residents holding a bachelor's degree or higher—underpinning a **well-educated workforce and consistent housing demand**.

Carpinteria's appeal extends beyond its economic fundamentals, driven by a **coastal lifestyle that continues to attract a strong renter base**. Walkable downtown amenities along Linden Ave, accessible beaches, and a relaxed community environment contribute to sustained demand from both local residents and commuters. The city's economy remains **diversified across technology, advanced manufacturing, agriculture and tourism**, with employers such as Procore Technologies and LinkedIn Learning & Video facility reinforcing **income stability** and **access to high-quality jobs** throughout the region.

Carpinteria's limited land availability and coastal development constraints create meaningful barriers to new supply. Combined with median home values exceeding \$1 million and enduring lifestyle-driven demand, these dynamics support **long-term rent growth potential and asset appreciation** within this tightly held multifamily submarket.

Supply-Constrained Coastal Submarket

>\$1.0M Median Home Value | High Barrier to Entry

Affluent Demographics | ~\$100K+ Median Income

Highly Educated Workforce (~45% Bachelor's+)

Diverse Economic Base: Tech, Ag, Tourism

Proximity to Regional Employment Hubs

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Sunset

"Top 14 Unsung Beach Towns"

TRAVEL+ LEISURE

*"15 Best US Beach Towns
to Live in Year-Round"*

Walkable Coastal Downtown (Linden Ave.)

Perennially Touted "World's Safest Beach"

Year-Round Temperate Climate (~70°F Avg.)

Small-Town Character with Coastal Amenities

~15 Minutes to Santa Barbara

Outdoor-Oriented Living: Surf, Trails, Open Space



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