

3651 Via Real County of Santa Barbara, CA

FREEWAY VISIBLE REDEVELOPMENT OPPORTUNITY



3651 Via Real
County of Santa Barbara, CA

For Lease

Property Highlights

- Redevelopment opportunity on ±0.79 Acres
- Freeway visibility
- Full access to northbound and southbound US 101 Freeway
- Two pad spaces available:
 - Drive-thru pad: ±2,215 SF Building
 - Service station with carwash: ±2,500 SF Building
- Lease Rate:
 - One Pad: \$150,000/Year, NNN
 - Two Pads: \$300,000/Year, NNN

Demographics – Trade Area

DEMOGRAPHICS (2023 Est) <i>Source: Esri</i>	
Carpinteria – Summerland – Montecito – Santa Barbara	
Residential Population	155,512
Daytime Population	193,498
Average Household Income	\$162,484

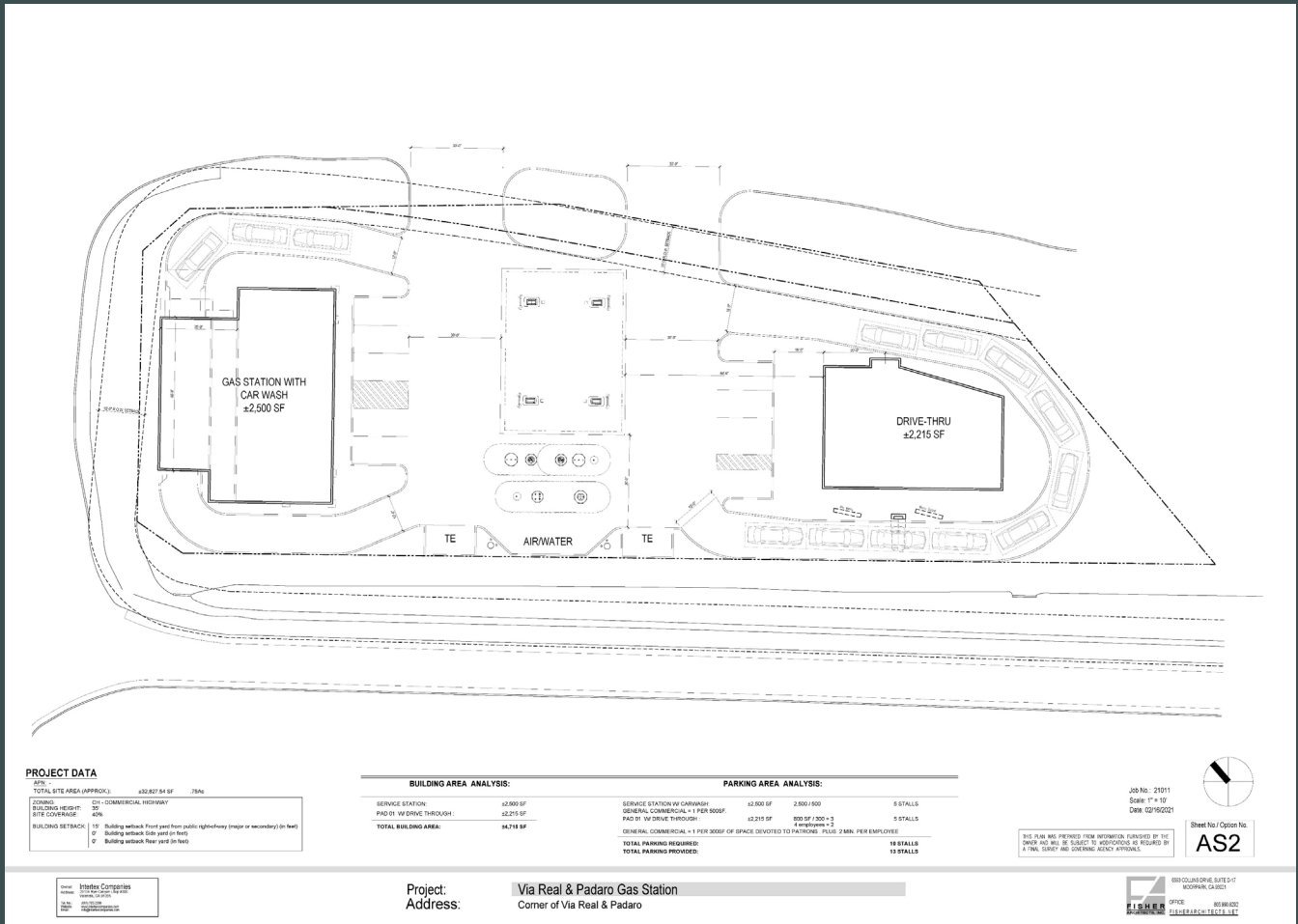
Traffic Counts

TRAFFIC COUNTS	
US 101 @ Padaro Lane	63,000 ADT
<i>Source: CalTrans (2021 Volume)</i>	

3651 Via Real
 County of Santa Barbara, CA

For Lease

Proposed Layout:



PROJECT DATA

APN: 025-007-04-001
 TOTAL SITE AREA (APPROX): 48,827 SQ FT (0.90 AC)
 ZONING: C2 - COMMERCIAL, HIGHWAY
 BUILDING HEIGHT: 32'
 SITE COVERAGE: 40%
 BUILDING SETBACK: 10' Building setback Front yard from public right-of-way (major or secondary) (in feet)
 0' Building setback Side yard (in feet)
 0' Building setback Rear yard (in feet)

BUILDING AREA ANALYSIS:		PARKING AREA ANALYSIS:	
SERVICE STATION:	42,880 SF	SERVICE STATION/VK CARWASH:	42,880 SF / 2,600 / 100
PAD 01 VK DRIVE THROUGH:	42,215 SF	GENERAL COMMERCIAL - 1 PER 500SF:	86 STALLS
TOTAL BUILDING AREA:	84,718 SF	PAD 01 VK DRIVE THROUGH:	42,215 SF / 800 SF / 300 +/-
		GENERAL COMMERCIAL - 1 PER 300SF OF SPACE DEVOTED TO PARKING:	4 employees +/-
		TOTAL PARKING REQUIRED:	19 STALLS
		TOTAL PARKING PROVIDED:	19 STALLS

JOB NO.: 21011
 SCALE: 1" = 10'
 DATE: 02/16/2021

Sheet No / Option No.
AS2

THIS PLAN WAS PREPARED FROM INFORMATION SUBMITTED BY THE OWNER AND WILL BE SUBJECT TO MODIFICATIONS AS REQUIRED BY A FINAL SURVEY AND GOVERNING AGENCY APPROVAL.

Prepared by: **Interbay Companies**
 10000 Via Real, Santa Barbara, CA 93101
 805.964.1111
 www.interbay.com

Project: **Via Real & Padaro Gas Station**
 Address: **Corner of Via Real & Padaro**

888 COLANDREA BLVD STE D-11
 MOOREVILLE, CA 93021
ELMER
 OFFICE: REDWOOD CITY
 CALIFORNIA ARCHITECTURE, INC.

THE SITE PLAN(S) SET FORTH HEREIN IS/ARE FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A WARRANTY, REPRESENTATION OR AGREEMENT ON THE PART OF LANDLORD THAT THE SITE PLAN(S) IS/ARE OR WILL REMAIN AS INDICATED HEREON.

3651 Via Real County of Santa Barbara, CA

For Lease



Contact

Lawrence Tanji
Senior Vice President
805 288 4681
larry.tanji@cbre.com
Lic. 01875638

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.