

RARE DOWNTOWN CARPINTERIA
OWNER-USER OPPORTUNITY

THE ASSET

LINDEN AVENUE

±18,000 SF building on ±1.15 acres recently re-zoned to Residential Mixed-Use (RMU-20/25) presenting an excellent opportunity for an owner-user, investor, or developer.

Close to shops, cafes, markets & delis in the seaside town of Carpinteria.

OFFERED AT \$4,750,000



RADIUSGROUP.COM

1155
EUGENIA PL
CARPINTERIA
CALIFORNIA
93013

Property Overview

Located in the heart of downtown Carpinteria, just one block off Linden Avenue, 1155 Eugenia Place offers a rare opportunity to acquire a premier coastal asset with both immediate usability and long-term upside. The ±18,000 square foot two-story office building features abundant natural light, private outdoor areas, and sweeping mountain views, all within walking distance to Carpinteria's vibrant shops, restaurants, and beaches.

The property benefits from convenient access to Highway 101 and is surrounded by a strong mix of amenities and established businesses, making it an ideal location for both employees and visitors.

Offered vacant, the property presents a compelling opportunity for an owner-user, investor, or developer to capitalize on its highly desirable location and flexible use potential. 1155 Eugenia Place is well-suited for professional firms, medical users, education, or regional headquarters seeking a coastal presence with on-site parking and walkable amenities.

Zoning & Development Potential

In May 2025, the City of Carpinteria rezoned 1155 Eugenia Place to the Residential Mixed-Use (RMU-20/25) designation as part of its Housing Element update, positioning the property as a targeted infill site for higher-density residential or mixed-use development. The existing approximately 18,000-square-foot office building remains a legal nonconforming use under the new zoning, allowing continued commercial occupancy while providing flexibility for future repositioning.

Ownership may elect to maintain or adaptively reuse the current improvements, pursue a mixed-use redevelopment incorporating residential density incentives, or consider multi-family housing strategies aligned with state housing programs. This regulatory framework creates a compelling opportunity to balance near-term income potential with long-term redevelopment upside in a supply-constrained coastal market.

Pricing & Market Overview

Offered at \$4,750,000 (\$264 PSF), 1155 Eugenia Place represents a unique opportunity within a tightly held coastal market where larger office properties rarely come available. Comparable sales are limited, with the most relevant being the nearby sister property at 1145 Eugenia Place, which sold in 2020 for \$9,000,000 (\$363.31/SF). While market conditions have evolved, the subject property's location, scale, and newly established zoning flexibility position it well within the current landscape. For buyers seeking a foothold in downtown Carpinteria, the offering provides a balanced opportunity with both near-term usability and longer-term potential.

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1155 CARPINTERIA
CALIFORNIA
93013
EUGENIA PL

OPPORTUNITY HIGHLIGHTS

Property Type

Office

Size

±18,000 SF

Price/SF

\$264/SF

Land Size

±50,094 SF (±1.15 AC)

APN

003-162-012

Zoning

RMU (Residential Mixed-Use)

Parking

72 (4/1,000)

HVAC

Throughout

Restrooms

Two (2) Sets; One on Each Floor

Floors

Two (2)

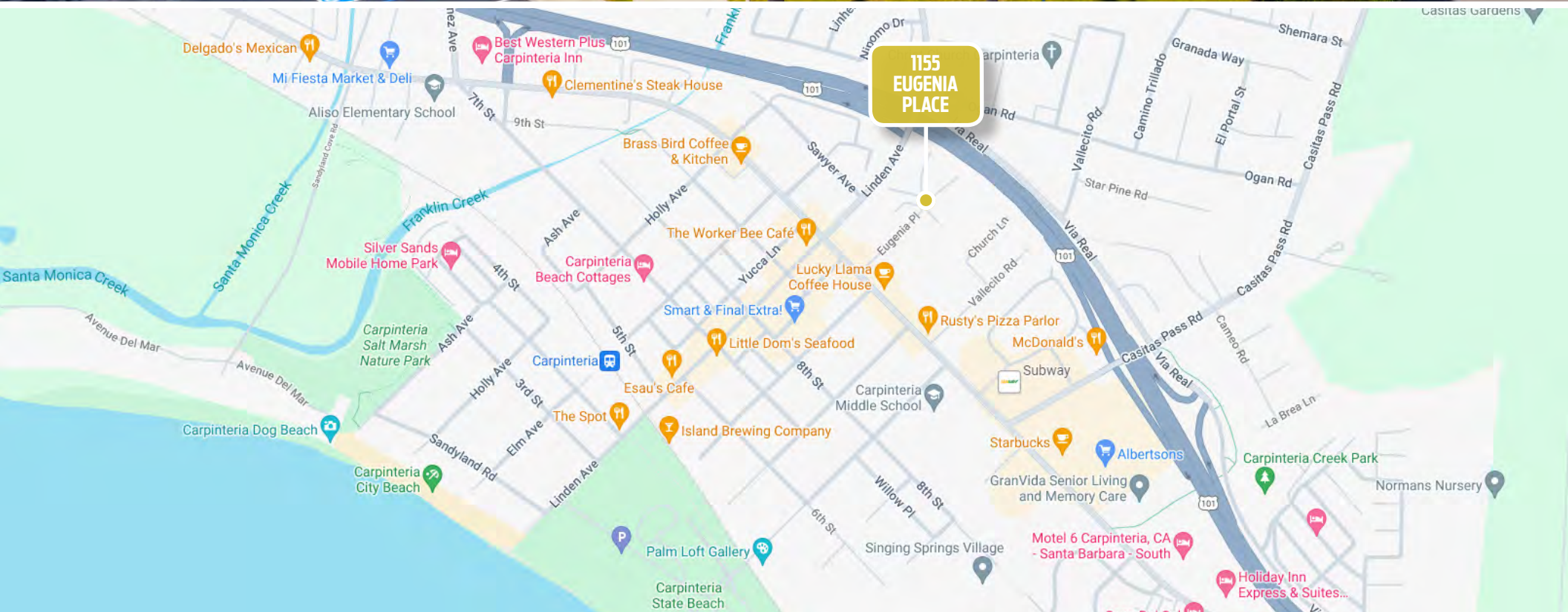
Elevators

Yes

Sprinklers

Yes





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NEW TO MARKET

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Mixed-use in the vibrant seaside town of Carpinteria



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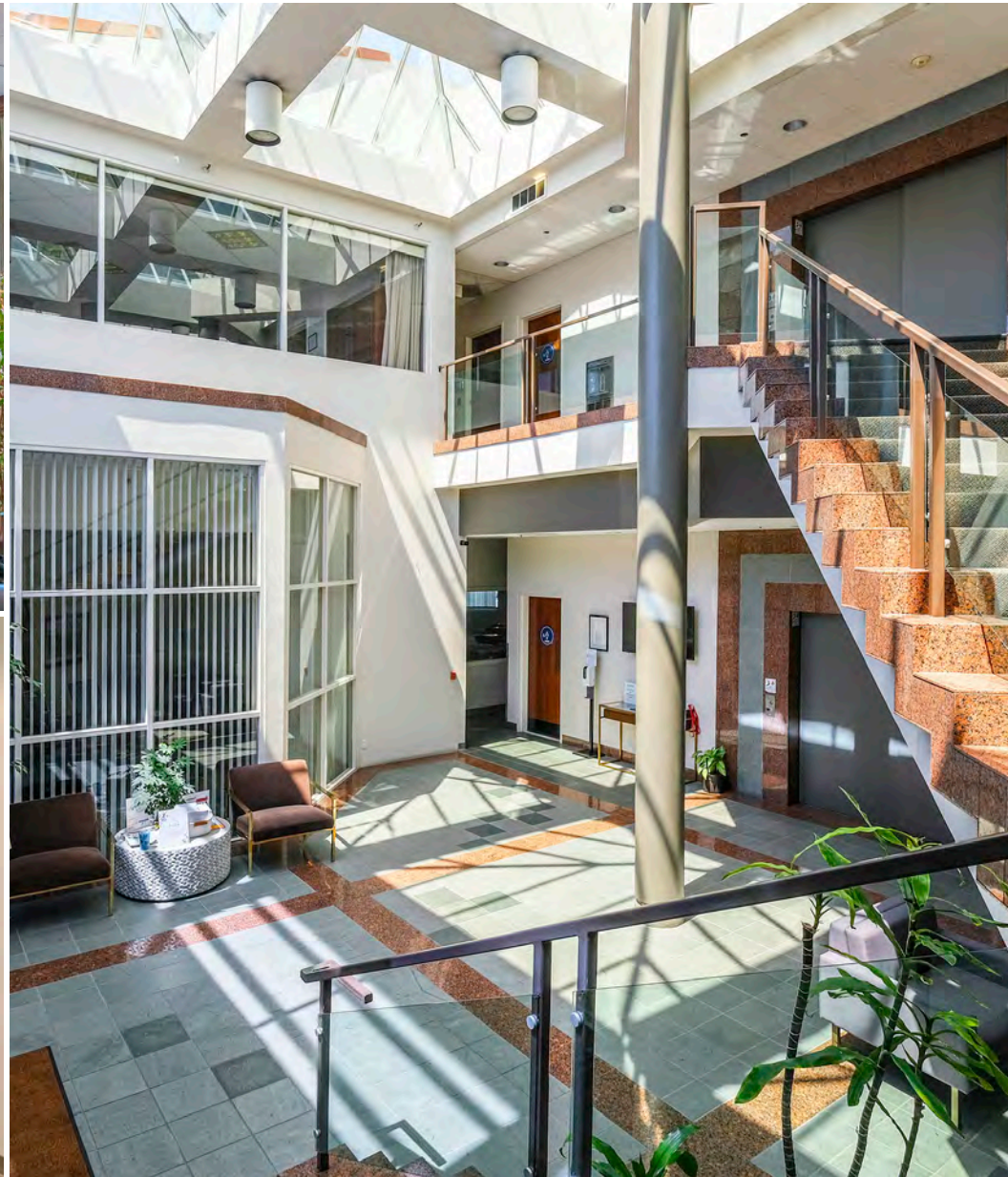
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FIRST FLOOR



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SECOND FLOOR



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- 1 Jack's Famous Bagels & Bistro
- 2 Rincon Brewery
- 3 Smart & Final Extra!
- 4 The Worker Bee Cafe
- 5 Dang Burger
- 6 Lucky Llama Coffee House
- 7 Nutbelly
- 8 Reynaldo's Mexican Bakery
- 9 Sushi Teri
- 10 Teddy's By The Sea
- 11 Alcazar Theatre
- 12 Brass Bird Coffee & Kitchen
- 13 Carpinteria Valley Lumber
- 14 Sansum Clinic Carpinteria Family Medicine
- 15 Reyes Market
- 16 Carpinteria Arts Center
- 17 Rori's Artisanal Creamery
- 18 Siam Elephant Thai
- 19 Esau's Cafe
- 20 Giannfranco's Trattoria
- 21 Island Brewing Company
- 22 Corktree Cellars
- 23 Mollie's Italian Deli, Market & Restaurant

SELECT NEARBY AMENITIES & POINTS OF INTEREST



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SELECT NEIGHBORING BUSINESSES



Agilent Technologies



Microsoft

BEGA



FREUDENBERG
MEDICAL

PROCORE

LinkedIn



zbe



DACInternational

EMCOR

GIGAVAC



1155
EUGENIA
PLACE

LINDEN AVENUE

CARPINTERIA AVENUE

US
101

SANTA BARBARA

Central Location, Sunshine & Good Company

1195 Eugenia Place sits adjacent to a host of top tech and international companies like Microsoft, LinkedIn, NUSIL Technology, Freudenberg, BEGA-USA, ProCore, Continental AG, and Gigavac among others.

The property enjoys an optimal location along the US 101 Freeway between Ventura and Los Angeles to the South and Santa Barbara and Carpinteria to the north.

With pristine California beaches, proximity to Santa Barbara Wine Country, abundant options for outdoor recreation, temperate year-round weather, access to an abundance of highly skilled employees — we can go on — it's no surprise many of the most successful businesses in their industry have made the Santa Barbara region their home.

DIRECT ACCESS TO US 101 FWY

10 MILES NORTH TO SANTA BARBARA

15 MILES SOUTH TO VENTURA

20 MILES NORTH TO SB AIPORT

20 MILES NORTH TO UCSB CAMPUS

25 MILES SOUTH TO OXNARD

80 MILES SOUTH TO LOS ANGELES

.25 MILES TO THE OCEAN!

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**Carpinteria: Central Location,
Sunshine & Good Company**

Carpinteria is known as one of California's friendliest coastal communities, just 12 miles south of Santa Barbara and 15 miles north of Ventura along US Hwy 101. The Santa Barbara Airport is also a convenient 15 minute drive from downtown Carpinteria. Immediately to the north of Carpinteria lie foothills and a mountain range. Between the foothills and the populated area of the city is a thriving agricultural zone.

Carpinteria is notable for its pristine beaches, fields of flowers and orchards, and community events such as the Avocado Festival. The city is famous for its laid-back, friendly atmosphere where surfers, commuters, youth, and visitors enjoy a wide variety of downtown shopping, dining and recreational activity.

In fact, an array of top tier companies and tech corporations have been drawn to Carpinteria's cool breezes and ready access to skilled employees from throughout California's Central Coast, including as a home, including Microsoft/LinkedIn, NUSIL and ProCore, to name a few.

"Top 14 Unsung Beach Towns"

Sunset
MAGAZINE



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