

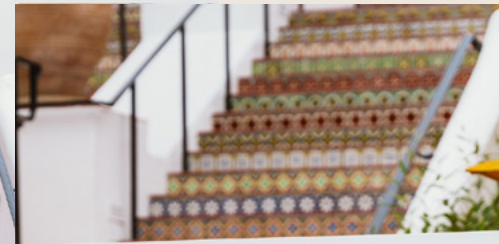


PASEO
NUEVO

Elevate the Everyday.

Short term retail lease
opportunities in downtown
Santa Barbara's iconic
Paseo Nuevo Mall.

STATE STREET
DOWNTOWN SANTA BARBARA
CALIFORNIA · 93101



PASEO
NUEVO



Experience the heart of downtown Santa Barbara



PASEO
NUEVO

Paseo Nuevo isn't just a shopping center – it's an experience that blends Spanish-style beauty, community events, interactive games, and a carefully curated selection of over 50 local, regional, and national boutiques and eateries. The Paseo Nuevo showcases local artists and

cultural experiences with a museum and theater on property, as well as interactive public art installations.

Whether you're looking to shop, relax, or enjoy an afternoon latte, Paseo Nuevo has the California dream lifestyle waiting for you.

JOIN THESE & MORE SURROUNDING TENANTS

VUORI AVEDA SEPHORA zumiez

H&M alo GAP  VICTORIA'S SECRET  HOLLISTER

PAC SUN pressed.  sunglass hut claire's

Bath
& Body
Works


BANANA REPUBLIC

Eureka!

 lululemon



Irreplaceable Downtown State Street Location & Synergy

The Paseo Nuevo Mall accounts for 1/3 of the retail & restaurant gross leasable area in downtown Santa Barbara, making it the city's premier destination for commerce, community & culture.

Main-on-Main location at the center of downtown Santa Barbara's iconic State Street — the City's premier high street retail destination.

State Street anchors one of America's most pedestrian friendly downtowns, enjoying massive foot traffic & customer visits (99/100 Walk Score).

Open-air regional mall with over 50 retail tenants, 458,000 SF of retail space, and approx. 1,200 public parking stalls within 1 block, including 575 on-site mall parking spaces.

\$20 million dollar renovation completed in 2020 by Pacific Retail Partners & J.P. Morgan Asset Management, including reimagined Center Court, enhanced landscaping & lighting, and fresh gathering spots with water and fire features.





PASEO
NUEVO

Premier Coastal California Travel Destination

7.2
MILLION

In recent years, Santa Barbara averaged over 7.2 million annual visitors

#3
POPULAR

Of those travelers, shopping was the third most popular activity at 50.1% (#1 Dining · #2 Beaches)

63%
OF VISITORS

63% of all visitors explored Downtown/State Street during their stay

\$1.9
BILLION

Visitor related spending contributed \$1.9 billion to the local economy

LEASE SPECIFICS

SPACE SIZES ±936 SF – ±6,298 SF

LEASE RATE Contact Listing Agents

AVAILABILITY Available Now

TERM 12-36 Months

PARKING Mall Parking & Public Lots

ZONING C-G (Commercial General)

CSO Available

**PASEO NUEVO
RESOURCES**

24/7 Security
Digital Marketing
Events & Activations



Visitor Boom: Stats That Tell the Story



ESTIMATED ANNUAL VISITS VS. PRIOR YEARS

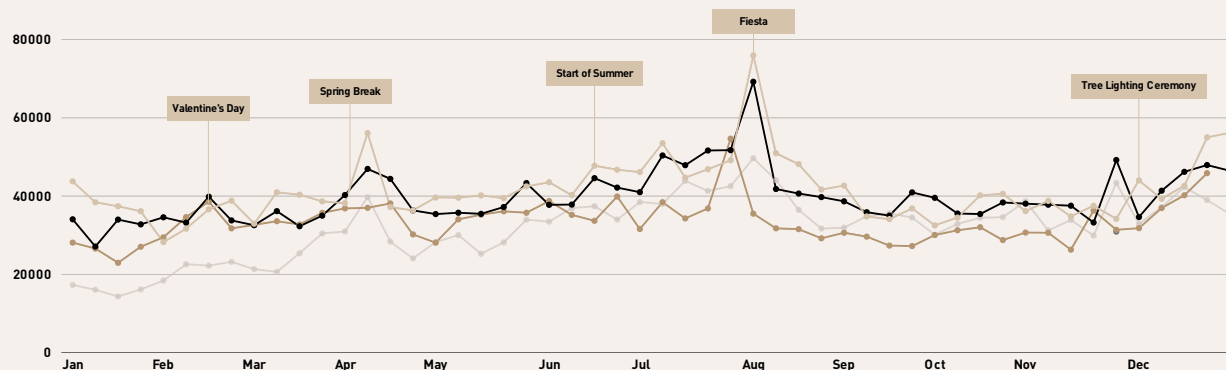
Year	Estimated # of Visits	Estimated # of Visitors	Visits Under 10 Min.	Visits Over 10 Min.
2021	1.7M	553.3K	159.2K	1.5M
2022	1.7M	551.8K	160.4K	1.6M
2023	2.1M	661.0K	268.5K	1.8M
2024	2.2M	680.3K	289.6K	19M

+5%
YOY VISITS

5.0%
YEAR OVER YEAR
VISITS INCREASE

1.9M
ESTIMATED VISITS
OVER 10 MINUTES

680K
ESTIMATED
VISITORS



Traffic based on retailer visitors. Traffic does not include residents or employees. Data from Placer.ai



PASEO NUEVO

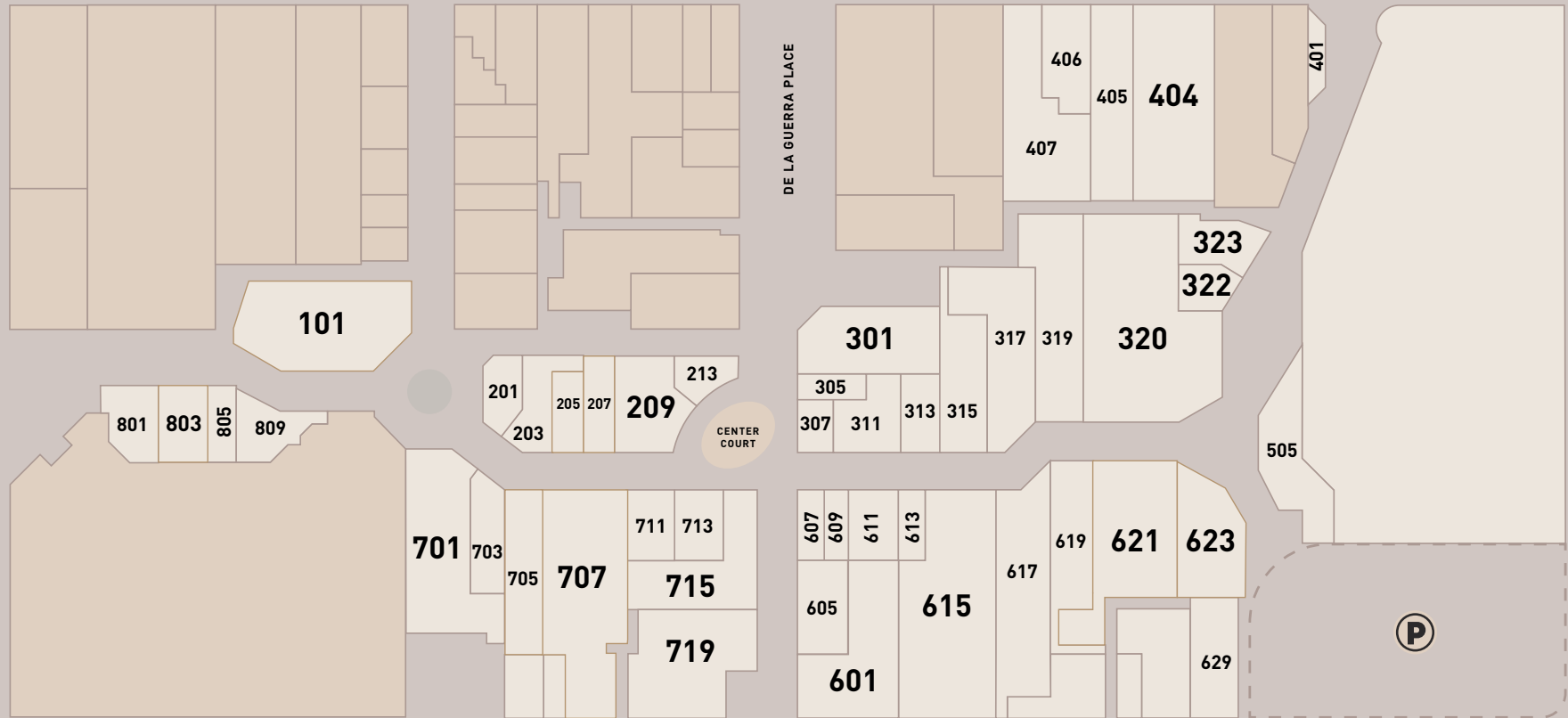
STATE STREET

W. CANON PERDIDO STREET

DE LA GUERRA PLACE

ORTEGA STREET

CHAPALA STREET



@PASEONUEVOSB
PASEONUEVOSB.COM

SITE PLAN

DOWNTOWN SANTA BARBARA TENANTS

Beautifully
Positioned.
Perfectly
Connected.

2.2M

2024 ANNUAL
VISITS

59.7%

COLLEGE EDUCATED
OR HIGHER

Demographics
Customer Insights



126K

AVERAGE HH
INCOME

94.1%

EMPLOYMENT

29

MEDIAN
AGE



PASEO
NUEVO



PASEO NUEVO

STATE STREET | SANTA BARBARA, CA

Get In Touch

MILES WATERS

Vice President
Lic. 02047288
Direct: +1 805 518 1493
Mobile: +1 805 729 6784
miles.waters@colliers.com

AUSTIN HERLIHY

Executive Vice President
Lic. 01518112
Direct: +1 805 518 1491
Mobile: +1 805 705 1149
austin.herlihy@colliers.com

MIKE CHUNG

Associate
Lic. 02156327
Direct: +1 805 518 3254
Mobile: +1 805 453 3953
mike.chung@colliers.com

CHRIS PARKER

Vice President
Lic. 01887788
Direct: +1 805 518 1492
Mobile: +1 805 403 4735
chris.parker@colliers.com



COLLIERS
314 E. Carrillo St
Santa Barbara, CA 93101
colliers.com



@PASEONUEVOSB
PASEONUEVOSB.COM

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should under take their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Greater Los Angeles, Inc.

