

# 6529 Trigo Rd

ISLA VISTA, CA



Steps from UCSB campus

High pedestrian traffic

**For Lease** | Retail Space in High-Traffic UCSB area | 825 - 2,523 SF

*Experience. Integrity. Trust.*  
Since 1993

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## PROPERTY SUMMARY

Three retail suites are available separately or together just steps from UCSB in the heart of Isla Vista, near one of the busiest bike and pedestrian routes leading to campus. High visibility to the university's 26,179 students. Each suite offers a private restroom and large window fronting Trigo Road, across the street from Isla Vista Theater.

<b>Size</b>	Suite A	825 SF	<b>Term</b>	3-5 years	
	Suite B	841 SF			
	Suite C	857 SF			
	<b>Total</b>	<b>2,523 SF</b>			
<b>Rate</b>	\$3.50 MGR			<b>Available</b>	Now
	<b>Utilities</b> Estimated \$0.14 psf + separate electric meter				<b>Parking</b>
				<b>Restrooms</b>	Yes, private in each unit
				<b>To Show</b>	Call listing agent



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Storefronts



Suite A



Suite B



Suite C

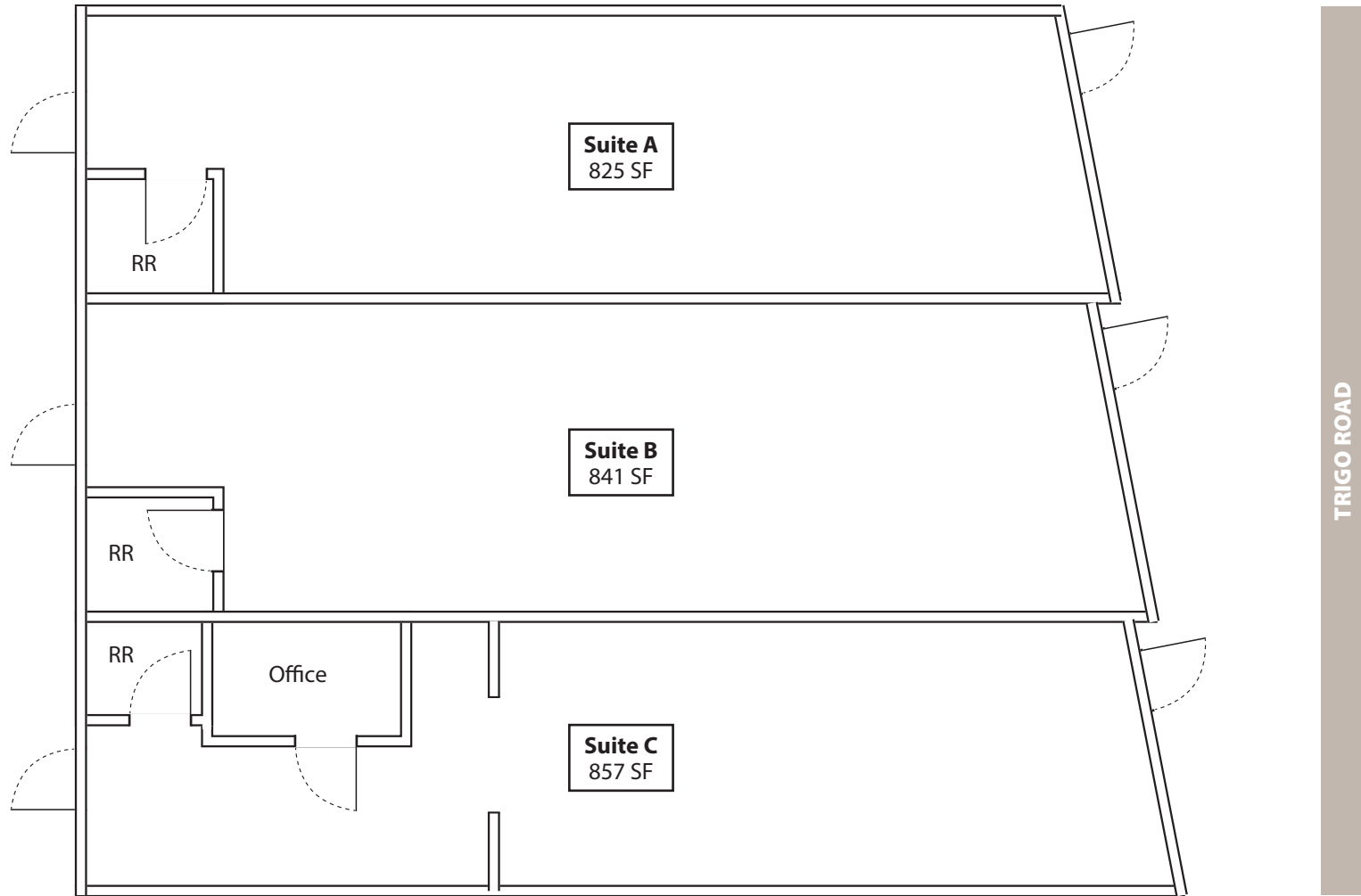
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# FLOOR PLAN



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# Neighborhood Overview



- |                        |                    |                           |                         |
|------------------------|--------------------|---------------------------|-------------------------|
| 1. 7-Eleven            | 10. Super Cuca's   | 19. Hummus Republic       | 28. Isla Vista Market   |
| 2. Amazon Hub          | 11. Dublin's Grill | 20. Varsity Bike Shop     | 29. Domino's Pizza      |
| 3. The Loop Apartments | 12. Lao Wang       | 21. Hana Kitchen          | 30. Sushiya Express     |
| 4. Isla Vista Theater  | 13. The Habit      | 22. I.V. Deli Mart        | 31. Rosarito            |
| 5. Spudnuts            | 14. Wingstop       | 23. Blenders in the Grass | 32. Deja Vu             |
| 6. Mojo Asian Fusion   | 15. Starbucks      | 24. Kozy Coffee           | 33. Red Pepper Chinese  |
| 7. Poke Theory         | 16. Freebirds      | 25. Poke Ceviche          | 34. Naan Stop           |
| 8. Cajé                | 17. Pho Bistro     | 26. Dank Bowl Kitchen     | 35. IV Food Cooperative |
| 9. Woodstock's Pizza   | 18. Chase Bank     | 27. Rockfire Grill        | 36. IV Bagel Cafe       |



**Trade Area Demographics - 2022**

Isla Vista  
 Population: 15,757  
 Median Age: 22.1

UCSB  
 Current Enrollment: 26,179

*Source: ESRI, Wikipedia*

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