

6529 Trigo Rd

ISLA VISTA, CA



Steps from
UCSB campus

High pedestrian traffic

For Lease | Retail Space in High-Traffic UCSB area | 825 SF

Experience. Integrity. Trust.
Since 1993

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PROPERTY SUMMARY

Retail suite 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. Suite A has been recently updated with new paint, flooring, and restroom upgrades, and offers a private restroom and large window fronting Trigo Road, across the street from Isla Vista Theater.

Size	Suite A 825 SF Suite B Leased Suite C Leased	Term	3-5 years
Rate	\$3.50 MGR	Available	Now
Utilities	Estimated \$0.14 psf + separate electric meter	Parking	Street
		Restroom	One
		To Show	Call listing agent



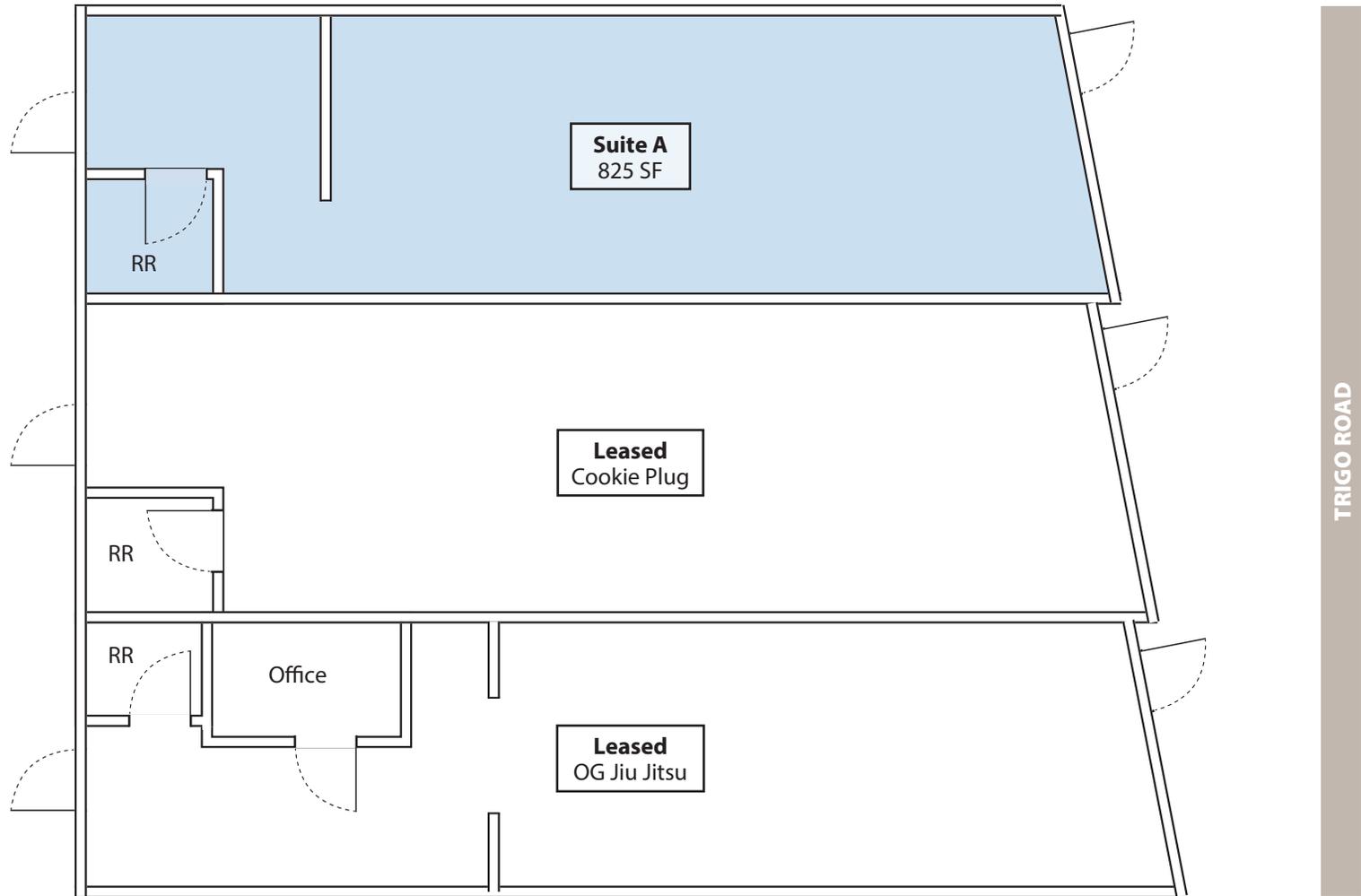
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FLOOR PLAN



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Neighborhood Overview



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



Trade Area Demographics

Isla Vista
 Population: 15,561
 Median Age: 22.3

UCSB
 Current Enrollment: 25,034
 Source: ESRI 2024, UCSB 2023

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