

LAS POSITAS CENTER

2259 LAS POSITAS RD
SANTA BARBARA
CA 93105

FOR LEASE

Flexible ±1,196 SF retail/office space

Conveniently situated just off US 101 Fwy
across from Earl Warren Showgrounds

Adjacent to San Roque, Oak Park
& Hope Ranch neighborhoods

\$170,000 Average HHI
within 3 mile radius

JUSTIN DIEM
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The Towbes Group



RADIUSGROUP.COM

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Property Overview

Flexible retail/office space available in the centrally located Las Positas Center, just off the US 101 Freeway at Las Positas Road, between Santa Barbara's highly coveted San Roque, Oak Park and Hope Ranch neighborhoods.

Offering Specifics

Type	Retail/Office
Space Size	±1,196 SF
Lease Rate	\$2.50/SF NNN (\$0.74)
Available	Immediately
Zoning	CN (Neighborhood Commercial)
Parking	Common
Restrooms	Common
HVAC	Yes
CSO	3%

The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

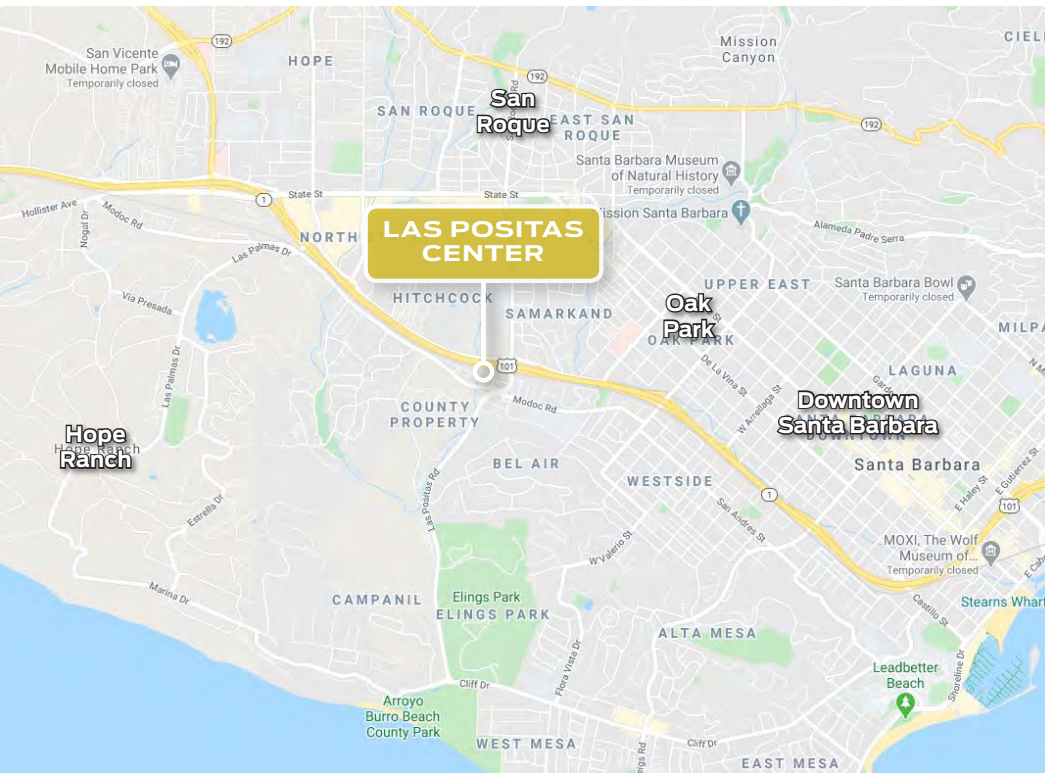
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DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Average HHI	\$165,944	\$171,197	\$169,449
Population	16,916	57,230	87,732
Daytime Population	13,710	49,126	83,172

2024 Estimates from Sitas USA

TRAFFIC COUNTS	
US 101 Fwy @ Las Positas Rd.	135,000 ADT
S. Las Positas Rd. @ Modoc Rd.	29,209 ADT

Traffic Counts from LandVision

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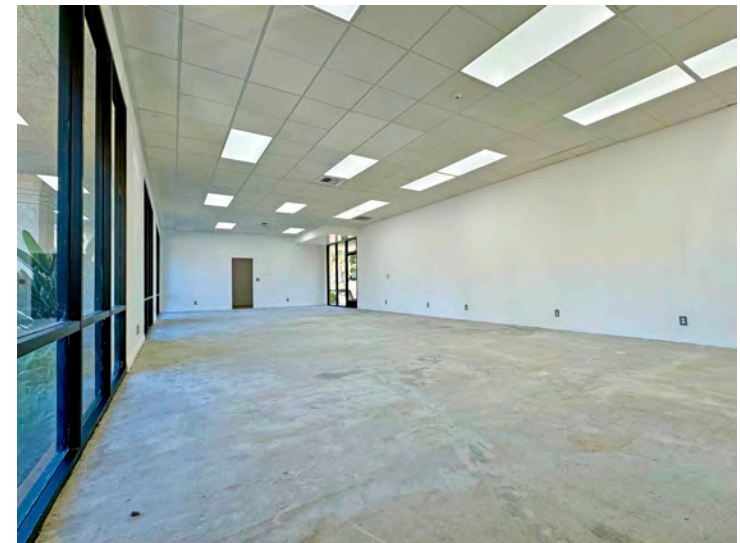
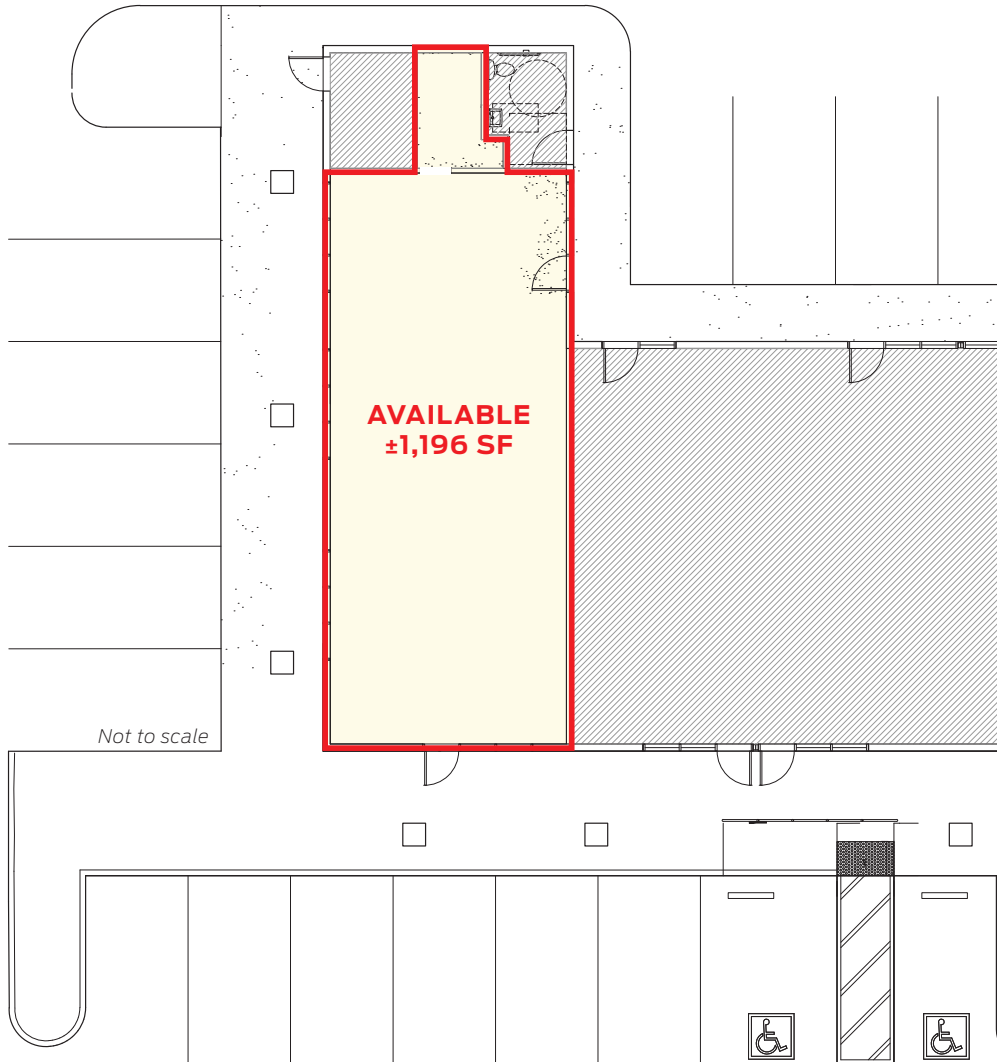


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Floor Plan



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