



PASEO NUEVO

STATE STREET · SANTA BARBARA
CALIFORNIA · 93101



**SHORT TERM RETAIL LEASE OPPORTUNITIES
IN DOWNTOWN SANTA BARBARA'S
ICONIC PASEO NUEVO MALL**

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PASEO NUEVO

STATE STREET
DOWNTOWN SANTA BARBARA
CALIFORNIA 93101

Lease Specifics

Space Sizes

±936 SF – ±6,298 SF

Lease Rate

Contact Listing Agents

Available

Now

Term

12-24 Months

Parking

Mall Parking & Public Lots

Zoning

C-G (Commercial General)

CSO

Available

Paseo Nuevo Resources

- 24/7 Security • Digital Marketing
- Events & Activations

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

Premier
**COASTAL CALIFORNIA
TRAVEL DESTINATION**

7.2
MILLION

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

63%
OF VISITORS

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

#3
MOST POPULAR

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

\$1.9
BILLION

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

JOIN THESE & MORE SURROUNDING TENANTS!

vuori

AVEDA

SEPHORA

H&M

alo

Orangetheory
FITNESS

PACSUN

pressed
JUICERY

HOLLISTER

zumiez

BR
BANANA REPUBLIC

claire's

VS
VICTORIA'S
SECRET

GAP

Bath
& Body
Works

Eureka!

● sunglasses hut

california
PIZZA KITCHEN

PRESENTED BY

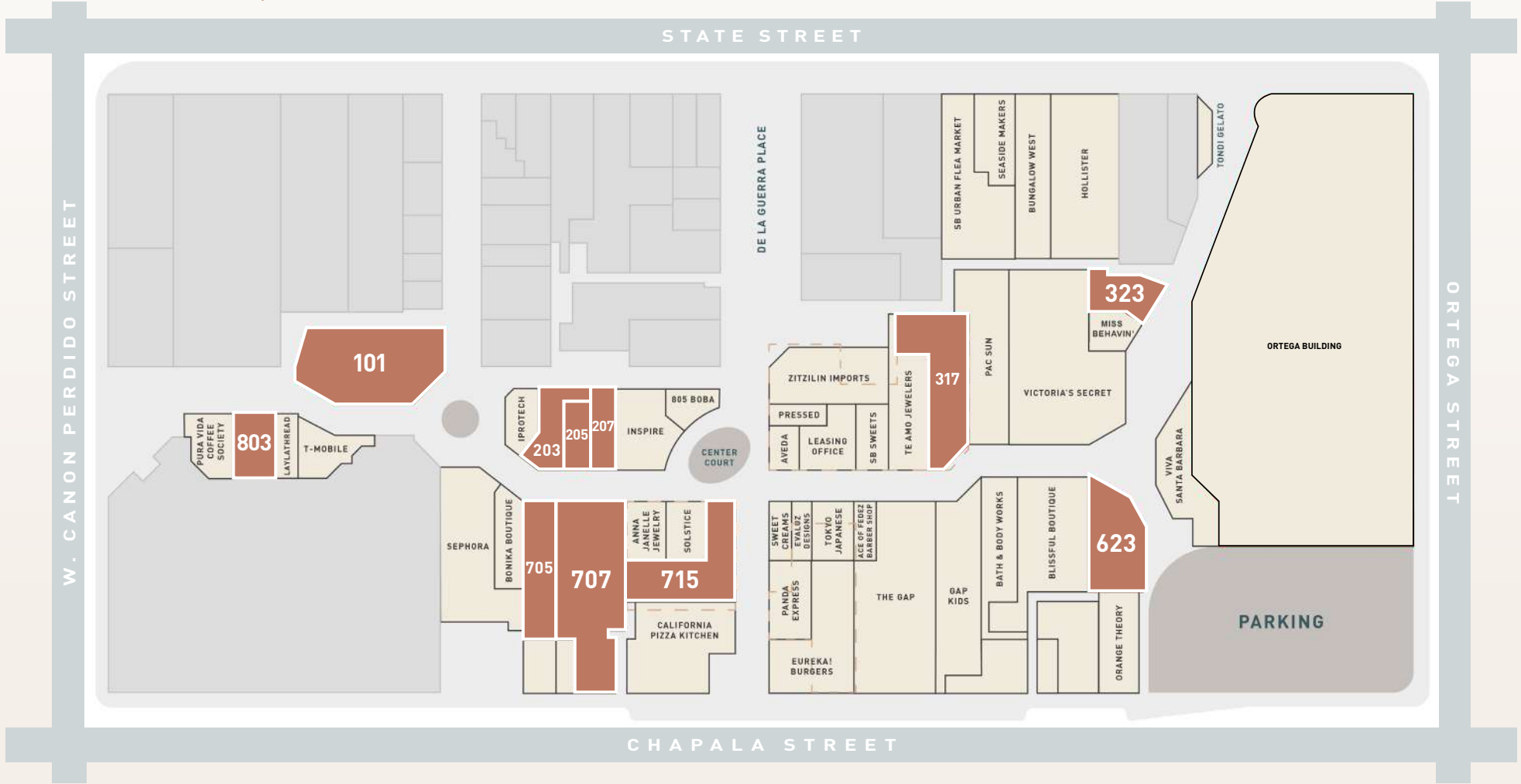
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RADIUS
Commercial Real Estate



SUITE #	STATUS	SIZE	USE	LEASE RATE
803	VACANT	±1,440 RSF	Retail	Contact Listing Agent
101	VACANT	±5,505 RSF	Retail	Contact Listing Agent
203	VACANT	±1,510 RSF	Retail	Contact Listing Agent
205	VACANT	±936 RSF	Retail	Contact Listing Agent
207	VACANT	±1,145 RSF	Retail	Contact Listing Agent
705	VACANT	±2,365 RSF	Retail	Contact Listing Agent

SUITE #	STATUS	SIZE	USE	LEASE RATE
707	VACANT	±6,298 RSF	Retail	Contact Listing Agent
715	VACANT	±3,425 RSF	Retail	Contact Listing Agent
317	VACANT	±3,603 RSF	Retail	Contact Listing Agent
323	VACANT	±1,480 RSF	Retail	Contact Listing Agent
623	VACANT	±2,458 RSF	Retail	Contact Listing Agent

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Demographics

CUSTOMER INSIGHTS

2.3M

2023 Annual Visits

59.7%

College Educated or Higher

126k

Average Household Income

94.1%

Employed

29

Median Age

DOWNTOWN SANTA BARBARA

Tenants



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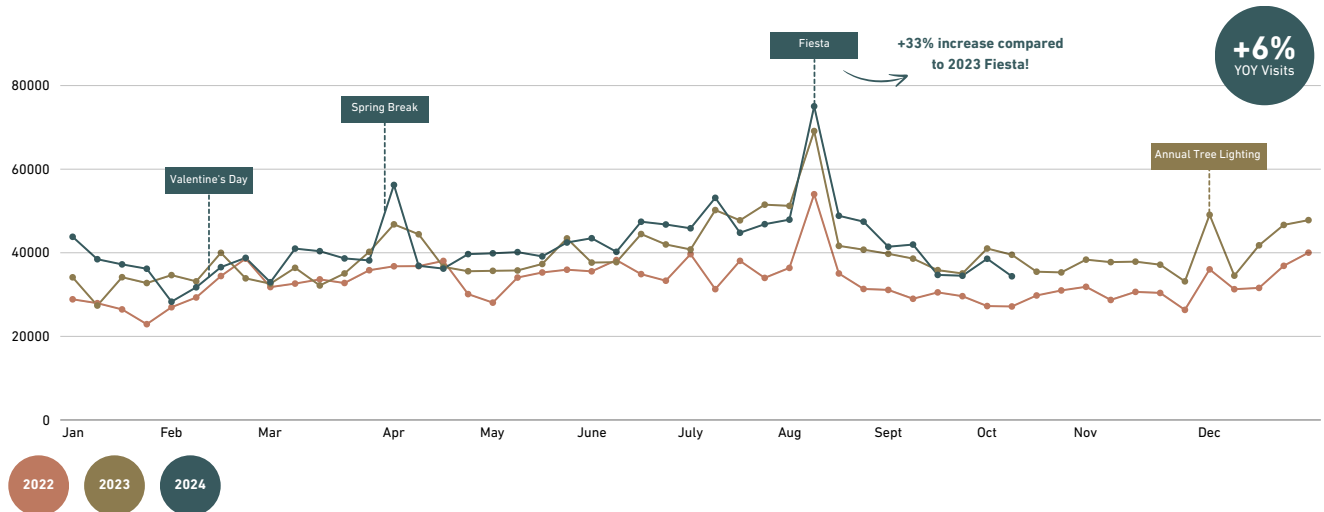
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PASEO NUEVO Visitor Traffic

YOY TRAFFIC COMPARISON

	ESTIMATED # OF VISITS	ESTIMATED # OF VISITORS	VISITS UNDER 10 MIN.	VISITS OVER 10 MIN.
01/01/2024 - 10/05/2024	1.7M	607.4K	223.6K	565.5K
01/01/2023 - 10/05/2023	1.6M	584.3K	205.2K	536.2K
01/01/2022 - 10/05/2022	1.3M	487.3K	121.5K	464.3K



Traffic based on retailer visitors. Traffic does not include residents or employees.

6.0%

YEAR OVER YEAR
VISITS INCREASE

1.7M

ESTIMATED
VISITS

607.4K

ESTIMATED #
VISITORS

46

MINUTES AVG
DWELL TIME

Data sourced from 1/1/24-10/5/24



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