



1135 EUGENIA PLACE 5-7

CARPINTERIA
CALIFORNIA
93013

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FOR SALE

±3,200 SF

**COMMERCIAL/OFFICE SPACE
FULLY REMODELED**

Rarely available office condo
in downtown Carpinteria
with easy access to US 101

•DEDICATED CONFERENCE ROOM•

•MODERN RESTROOMS•

•SIX PRIVATE OFFICES•

•FULL KITCHEN•



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CARPINTERIA CA, 93101

FOR SALE | ±3,200SF COMMERCIAL/OFFICE SPACE

This rarely available office condo in downtown Carpinteria has been fully remodeled with fresh, modern finishes throughout. The space includes six private offices, a dedicated conference room, an updated kitchen, and modern bathrooms, including one with a shower. A flexible layout supports a wide range of professional uses with excellent on-site parking conveniently located just minutes from shopping, dining, and accessibility to coastal lifestyle in one of Carpinteria's most desirable areas.

Space Available	±3,200 SF
Sale Price	\$1,300,000
Zoning	C/O
Year Built	1983
Year Remodeled	2021
Zoning	C-O
Offices	6
Restrooms	2
Kitchen	Full
Parking	On-site/Street
Other	Sprinklers
HOA* (see analysis)	\$2,010/MO

360°
VIEW TOUR

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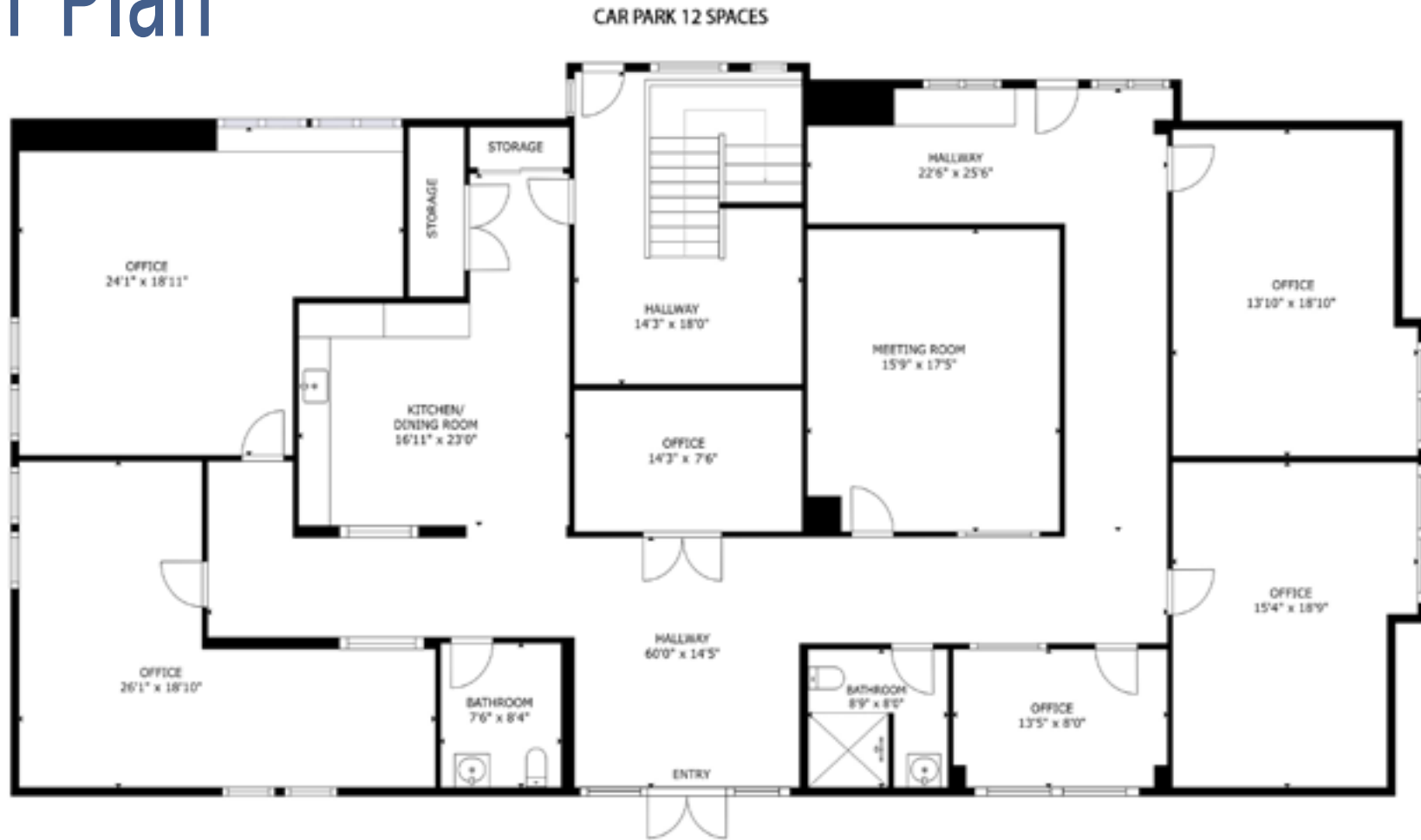
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Floor Plan



For reference only. Not to Scale. All information deemed reliable but not guaranteed. Buyer to verify all using a licensed professional. Square footage is just an approximate estimate.

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Downtown Area Merchants & Attractions

- 1 Reyes Market
- 2 Brass Bird Coffee
- 3 Coastal Liquors & Delicatessen
- 4 Carp Kitchen
- 5 Nutbelly Pizzeria & Deli
- 6 Sushi Teri
- 7 Farmer's Market
- 8 Corktree Cellars
- 9 The Nugget Bar & Grill
- 10 Jack's Bistro & Famous Bagels
- 11 Dang Burger
- 12 Rusty's Pizza Parlor
- 13 City Market Center
- 14 Yo Yum Yum Frozen Yogurt
- 15 Clementine's Steak House
- 16 Carl's Jr. Restaurant
- 17 City Market Groceries
- 18 Island Brewery Company
- 19 Rori's Artisanal Creamery
- 20 Guadalajara Restaurant



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ANALYSIS • 1135 Eugenia Place • Units 5-7 • Carpinteria, CA 93013

*HOA fees: \$2,009.68 (this includes a reserve for painting and roof that is accumulated each year which was \$140,000 as of 3/31/2025), cleaning for common areas (kitchen and hallways), HVAC annual filter and maintenance, gardener/landscaping maintenance, electric, water (for unit, landscaping, and fire sprinklers), trash removal, fire and irrigation testing, fire/security monitoring and testing, pest control, driveway maintenance and resurfacing, building exterior maintenance (window sealing was the latest item done), HOA annual tax filing fee and accounting services, insurance on building exteriors (does not include tenant improvements or personal property inside the units).

Unit	Square Footage	Tenant	Rent	Price/SF	Lease Term
Suite A	±491 SF	Tenant	\$2,400	\$4.89/SF	M2M
Suite B	±305 SF	Tenant	\$1,800	\$5.90/SF	11/1/23-10/31/26
Suite C	±116 SF	Tenant	\$725	\$6.25/SF	11/1/21-10/31/25
Suite D	±225 SF	Tenant	\$750	\$3.33/SF	M2M
Suite E	±225 SF	Tenant	\$1,350	\$6.00/SF	11/1/21 M2M
Conference Suite	±225 SF	Tenant	\$200	\$0.89/SF	1/1/22 M2M
Suite F	±107 SF	Tenant	\$500	\$4.67/SF	4/1/25 M2M
Kitchen	±129 SF				
Corridors	±683 SF				
			±2,506 SF	\$7,725	

TOTAL SF = ±2,536 SF PER PLANS

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\$92,700
Cost in
Cap Rate



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