

OFFERING MEMORANDUM

# MULTI-TENANT OFFICE/RETAIL BUILDING

3823 SANTA CLAUS LANE | OFFERED AT \$3,750,000





# PROPERTY OVERVIEW

Owned by Pacific Railroad with lease  
in place for vehicle parking

Parcel boundaries are approximate and shown for illustrative purposes only





# 3823 SANTA CLAUS LANE CARPINTERIA, CA 93013

This offering presents a rare opportunity to acquire one of only nine commercial parcels located along the coveted coastal stretch of Santa Claus Ln, ideally positioned between Montecito and Carpinteria.

3832 Santa Claus Ln is a well-maintained, mixed-use property featuring four (4) ground-floor retail/office suites, one (1) second-floor office suite, and two (2) common restrooms. The property comprises approximately 5,697 SF of building area situated on a 14,375 SF lot and benefits from gated on-site parking. Suite C includes a large storage area equipped with loading doors, floor drains, wash sink, heated flooring, and surround-sound speakers, providing exceptional functionality and flexibility for a work space. Suite D on the second floor is outfitted with a full bathroom and kitchenette, offering a private space and the potential for a live/work environment.

Surrounded by long-established businesses including Padaro Beach Grill, Rincon Beach Club, A-Frame Surf Shop, Rowan Boutique, and Garden Market, the site enjoys a strong synergy with the surrounding retail environment. A significant revitalization initiative, known as the Santa Claus Lane Improvement Project, is currently underway, delivering enhanced beach access, expanded public parking, and a new pedestrian and bicycle pathway connecting Carpinteria and Summerland. This is truly a rare opportunity to own a premier commercial asset along one of the South Coast's most desirable coastal corridors.



## PROPERTY FACTS

<b>Address:</b>	3823 Santa Claus Ln, Carpinteria, CA 93013
<b>List Price:</b>	\$3,750,000
<b>APN:</b>	005-450-012, 005-440-005
<b>Building Size:</b>	5,697 SF (per owner records) <ul style="list-style-type: none"><li>• Unit A: 1,106 SF (Vacant)</li><li>• Unit B: 2,118 SF (Vacant)</li><li>• Unit C: 1,534 SF (Occupied)</li><li>• Unit D: 620 SF (Occupied)</li><li>• Unit E: 151 SF (Occupied)</li><li>• Restroom: 168 SF (2 common restrooms on ground floor), 1 private restroom in unit D w/shower</li></ul>
<b>Lot Size:</b>	14,375 SF
<b>Parking:</b>	Gated on-site parking + public parking on Santa Claus Ln fronting building
<b>Zoning:</b>	C-1

An aerial photograph of a coastal property. A red location pin is placed on a building complex. The property is situated between a beach and a multi-lane road. The ocean is visible in the background under a clear blue sky.

## PROPERTY HIGHLIGHTS

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- One of only nine commercial parcels located along Santa Claus Lane
- Mixed-use property featuring four (4) ground-floor retail/office suites, one (1) second-floor office suite, and two (2) common restrooms
- 5,697 SF of total building area situated on a 14,375 SF with direct access to the beach from the rear of property
- Ample gated on-site parking
- Benefit from the Santa Claus Ln's recent streetscape and beach access improvement project that has added public parking and enhanced pedestrian & bicycle pathways connecting Santa Claus Ln directly to Carpinteria and Summerland





## EXTERIORS





## UNIT A

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## UNIT B

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## UNIT D





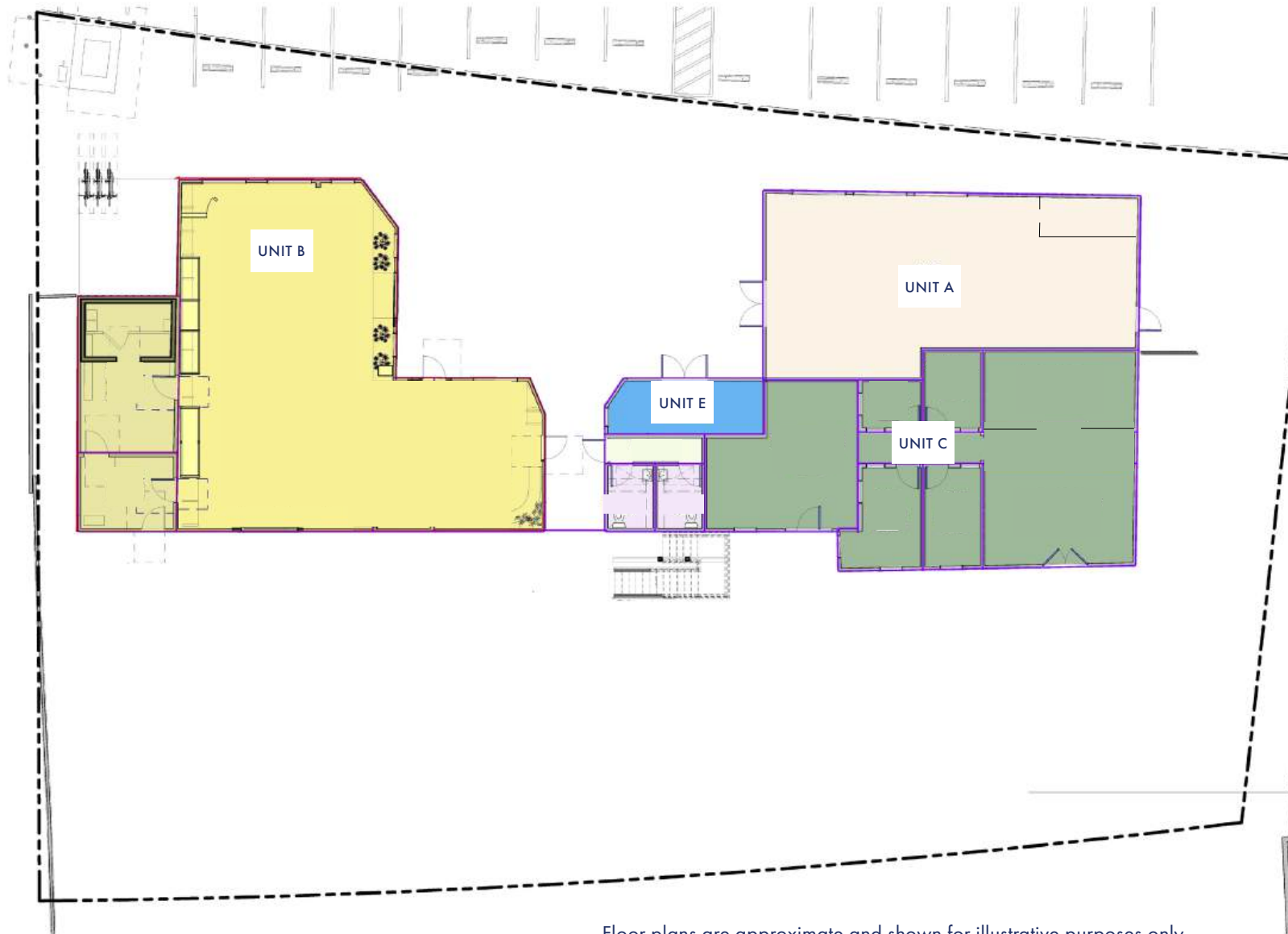
## UNIT E



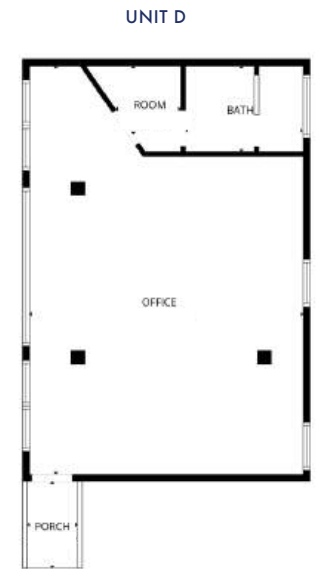


## FLOOR PLANS

### STREET LEVEL



### UPSTAIRS



Floor plans are approximate and shown for illustrative purposes only





**THE ROW:**  
Apiary, Brewlab,  
Rori's Ice Cream,  
Rincon Mountain  
Winery, Juice Ranch

**CARPINTERIA**

**LINDEN AVE:**  
Linden Square,  
Channel Islands Surf  
Shop, The Spot, Little  
Dom's, Island Brew Co

**BIKE PATH TO CARPINTERIA**

**3823 SANTA CLAUS LN**







SANTA BARBARA

MONTECITO

PADARO LANE

POLO FIELDS

SANTA CLAUS LN BEACH

Coast Supply Co,  
Rowan Boutique, The  
Garden Market,  
Rincon Events,  
A-Frame Surf Shop

PADARO BEACH GRILL

3823 SANTA CLAUS LN



## TAKE A STROLL ALONG THE BIKE PATH



### SANTA CLAUS LANE

Tucked just off the 101 highway, Santa Claus Ln is one of Southern California's premier coastal corridors, offering a rare blend of refined beach culture within an exceptionally scenic setting. It is anchored by its beautiful uncrowded beach and long-standing local businesses like Padaro Beach Grill, A-Frame Surf Shop, Rowan Boutique, and The Garden Market that create a lively and authentic coastal atmosphere. Adding to this appeal, the recent streetscape and beach access improvement project has enhanced the area with additional public parking and a pedestrian & bicycle pathway that connects directly to Carpinteria and Summerland. These thoughtful upgrades are set to strengthen connectivity and further support the vitality of Santa Claus Ln's thriving beachside community.



### THE ROW (0.75 miles)

The Row on Carpinteria Ave is one of the area's best-kept secrets, offering an authentic destination where residents and visitors alike can experience an exceptional collection of local makers. This creative enclave brings together beloved Santa Barbara-area favorites such as Rori's Artisanal Creamery, Juice Ranch, Rincon Mountain Winery, The Apiary, Brewlab Brewery, and Chocolats du Calibressan that creates a locals-driven atmosphere and showcases the region's craftsmanship, flavors, and entrepreneurial spirit.



### LINDEN AVENUE (1.5 miles)

Linden Ave in Carpinteria serves as the town's vibrant downtown corridor, offering an exceptional mix of destination dining and boutique retail in a charming, walkable coastal setting. At the heart of the corridor is the new Linden Square development, which has quickly become a gathering place anchored by Santa Barbara favorites including Corazón Cocina, Bettina Pizza, Dart Coffee, and Third Window Brewing. Beyond the food scene, Linden Ave is lined with curated retail, from the iconic Channel Islands Surfboards to stylish boutiques such as Seastrand, The Shopkeepers, and Island Outfitters. Together, the restaurants, cafés, surf culture, and thoughtfully curated shops make Linden Ave an appealing downtown district to explore.



## SURROUNDING COMMUNITIES



### CARPINTERIA

Carpinteria is a laid-back coastal community offering a rare blend of natural beauty and small-town charm. Its walkable downtown corridor along Linden Avenue is anchored by Linden Square, home to popular dining and retail like Bettina Pizzeria, Third Window Brewing and Channel Islands Surfboards. Beyond the beautiful beaches and trails, Carpinteria supports a growing employment base with offices for Microsoft / LinkedIn, NuSil, and Procore, creating for a balanced lifestyle.



### MONTECITO

Montecito is a premier stretch of the South Coast defined by luxury, oceanfront living, and destination dining. Anchored by landmark resorts like the Rosewood Miramar Beach and San Ysidro Ranch, the area is equally known for standout restaurants and bars including Lucky's, Clark's Oyster Bar, and Honor Bar. The pristine beaches, and nearby mountain trailheads create a setting where high-end coastal living meets everyday conveniences.



# SANTA CLAUS LANE IMPROVEMENTS & PARCEL MAP

## COMMERCIAL AREA

Santa Claus Lane's improvement project will add enhanced beach amenities, public parking, and pedestrian & bicycle pathways connecting Santa Claus Ln directly to Carpinteria and Summerland. Renderings encompass current and potential future upgrades to the area.



## PARCEL MAP

Offering includes APN # 005-440-012  
and APN # 005-440-005.  
Parcels have always run together.







# BEACHSIDE PARTNERS

## MULTI-FAMILY ADVISORS

### MULTI-TENANT OFFICE/RETAIL BUILDING

3823 SANTA CLAUS LANE, CARPINTERIA, CA 93013



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