

3823 SANTA CLAUS LANE

CARPINTERIA CA 93013

NEW PRICE

\$4,100,000

**±6,250 SF Building
on ±0.33 AC Lot**

**Recently remodeled commercial
asset conveniently located near
the 101 Freeway and the beach
with ample on-site parking &
showroom space situated on ap-
proximately one third of an acre
with a 2nd floor office/loft space**



 **RADIUS**[®]
Commercial Real Estate

RADIUSGROUP.COM

PRIME LOCATION

Direct Access to US 101 Freeway
Santa Barbara ... 10 Miles
Ventura ... 17 Miles
Santa Barbara Airport ... 20 Miles
Oxnard ... 25 Miles
Los Angeles... 80 Miles
Just Steps From The Beach



DOWNTOWN
SANTA BARBARA

MONTECITO

SUMMERLAND

SANTA BARBARA POLO & RACQUET CLUB



SEASIDE GARDENS

SANTA CLAUS BEACH

EVENTS BY RINCON

PADARO BEACH GRILL

THARIO'S KITCHEN

THE GARDEN MARKET

A-FRAME SURF

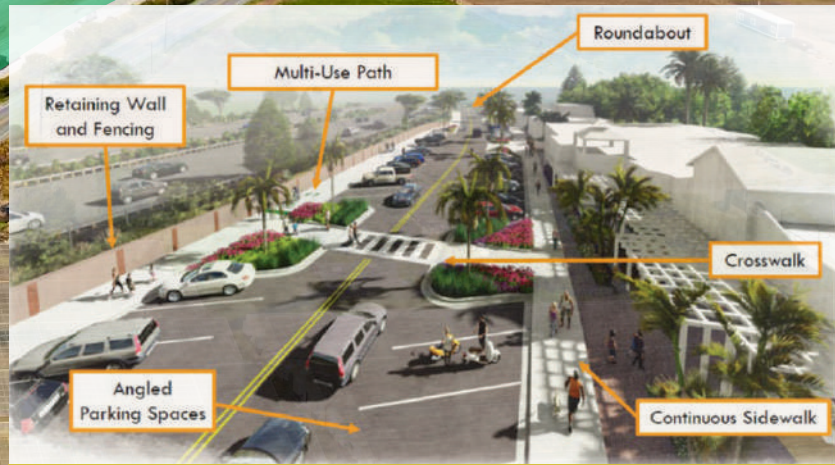
ROWAN BOUTIQUE

COAST SUPPLY CO.

3823 SANTA CLAUS LANE

SANTA BARBARA EXOTICS

101 FREEWAY (±69,428 VPD)



Recent Beach Access & Streetscape Improvements Have Been Made to The Santa Claus Lane Corridor
(More information on page 4)



Embrace the allure of coastal living while elevating your business to new heights at our premier retail and office building nestled near the beach. With expansive storefronts and sleek office spaces designed for productivity, this destination offers the perfect blend of work and leisure. Imagine welcoming customers to your boutique shop with the salty breeze in the air or impressing clients in a professional office environment surrounded by the tranquility of the seaside. Whether you're seeking a prime location to showcase your retail offerings or establish a dynamic office space that inspires creativity, our beachside building provides the ultimate opportunity to thrive in a vibrant coastal community. Please contact Listing Agent for further details and to schedule a showing.

Opportunity Highlights

New Price	\$4,100,000
Building Size	±6,250 SF
Land Size	±0.33 AC
APN	005-450-012
Floors	Two (2)
Parking	26 spaces in rear of building; 15 public spaces on-street
Restrooms	Common & in-suite with shower
Zoning	C-1
Other	Recently remodeled with high-end finishes, including radiant flooring in Unit C
CSO	2.5%

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.

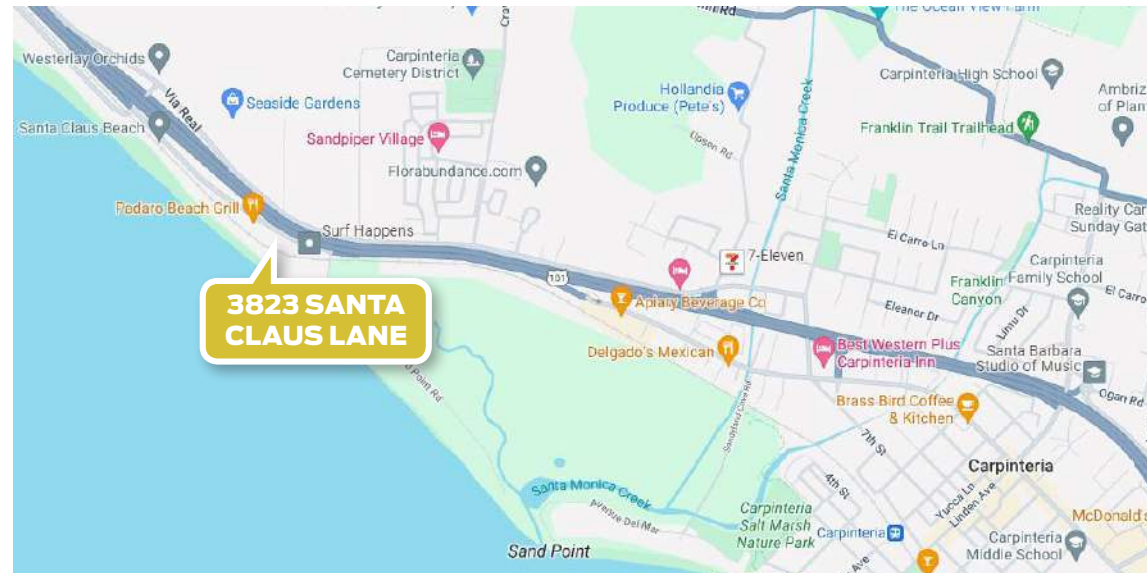
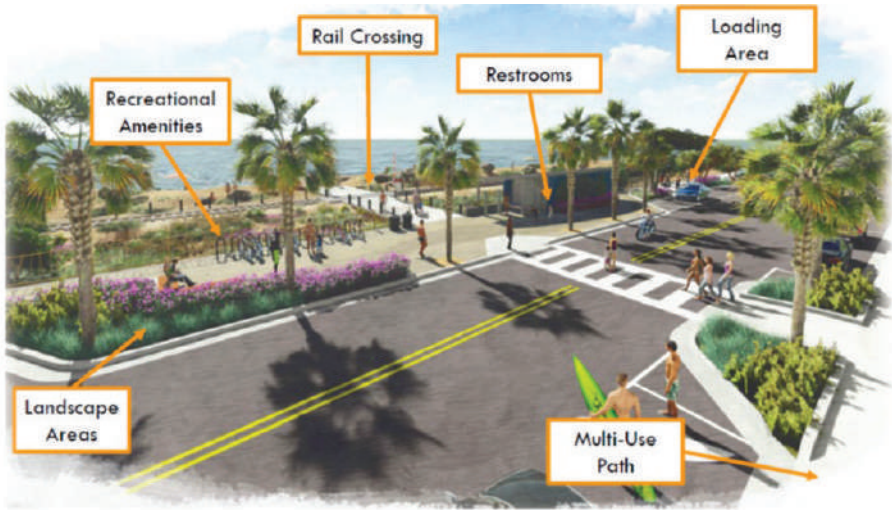


This property was issued a cannabis dispensary license in excess of \$1M and has the option to be utilized by the next owner.

ROB HAMBLETON
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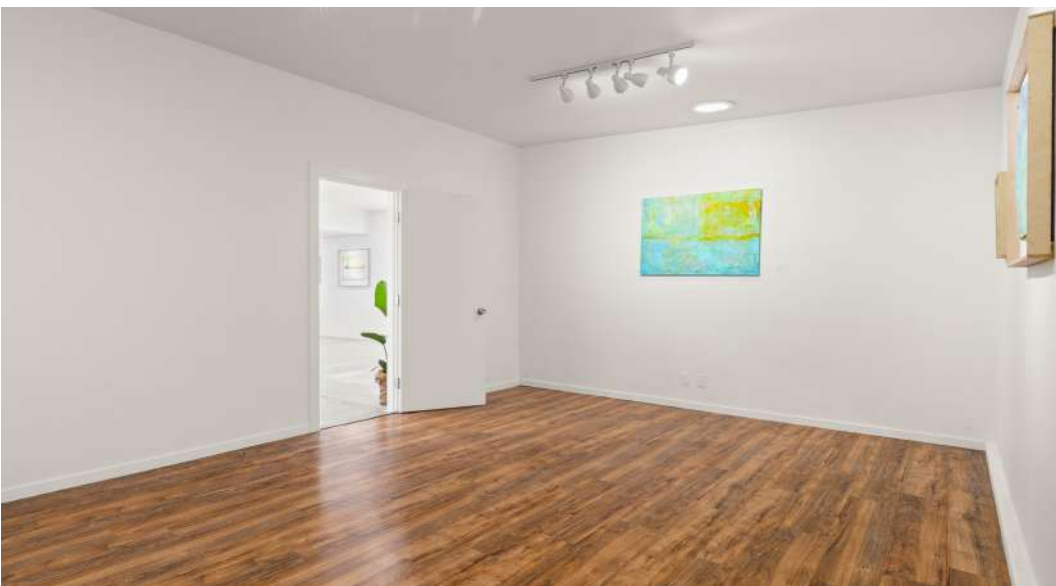


±6,250 SF RETAIL/OFFICE BUILDING FOR SALE
 Recently remodeled building featuring two floors, expansive storefronts & showroom space along Carpinteria's Santa Claus Lane near the beach



Streetscape & beach access improvements will provide sale & legal recreational access for the public to enjoy the area's beach and coastal resources while allowing for more foot traffic to the Lane while creating additional economic multipliers.





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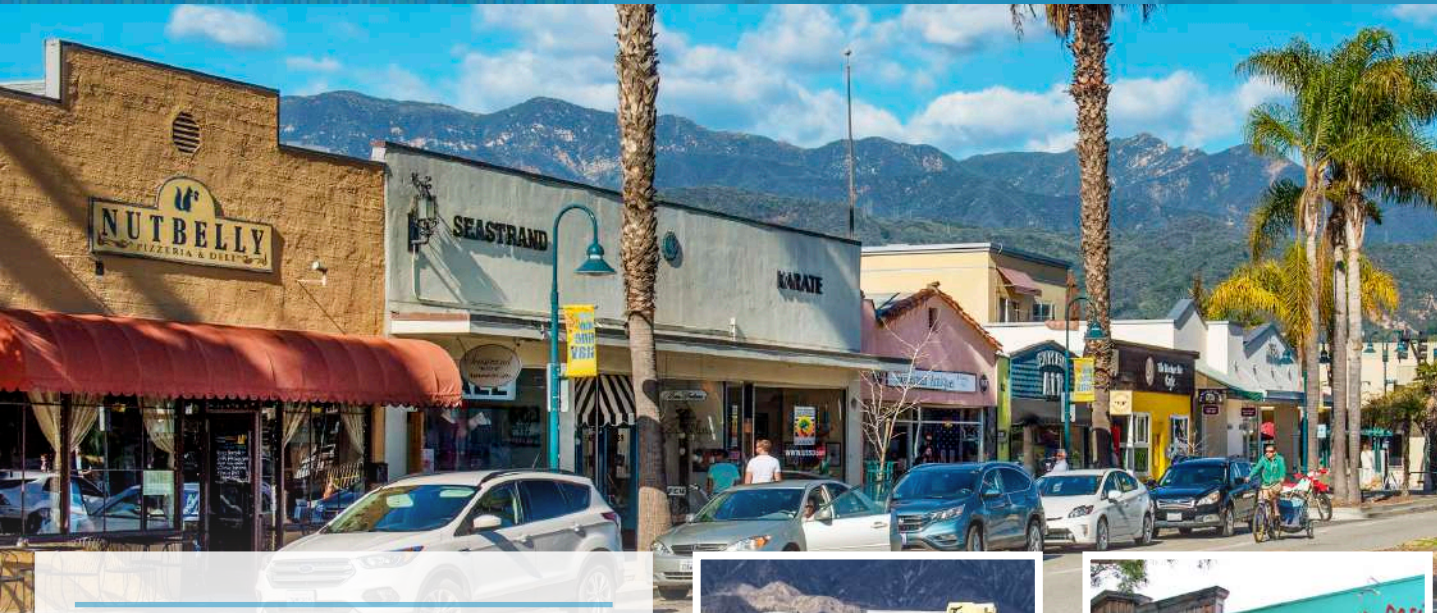
Market Overview

CARPINTERIA: CENTRAL LOCATION, SUNSHINE & GOOD COMPANY

Carpinteria is known as one of California's friendliest coastal communities, just 12 miles south of Santa Barbara and 15 miles north of Ventura along US Hwy 101. The Santa Barbara Airport is also a convenient 15 minute drive from downtown Carpinteria. Immediately to the north of Carpinteria lie foothills and a mountain range. Between the foothills and the populated area of the city is a thriving agricultural zone.

Carpinteria is notable for its pristine beaches, fields of flowers and orchards, and community events such as the Avocado Festival. The city is famous for its laid-back, friendly atmosphere where surfers, commuters, youth, and visitors enjoy a wide variety of downtown shopping, dining and recreational activity.

In fact, an array of top tier companies and tech corporations have been drawn to Carpinteria's cool breezes and ready access to skilled employees from throughout California's Central Coast, including as a home, including Microsoft/ LinkedIn, NUSIL and ProCore, to name a few.



"Top 14 Unsung Beach Towns"

Sunset
MAGAZINE



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