



1187
Coast
Village Rd

MONTECITO'S **PREMIER** RETAIL/OFFICE CENTER, NOW TOTALLY **REVITALIZED**



SUITE 10

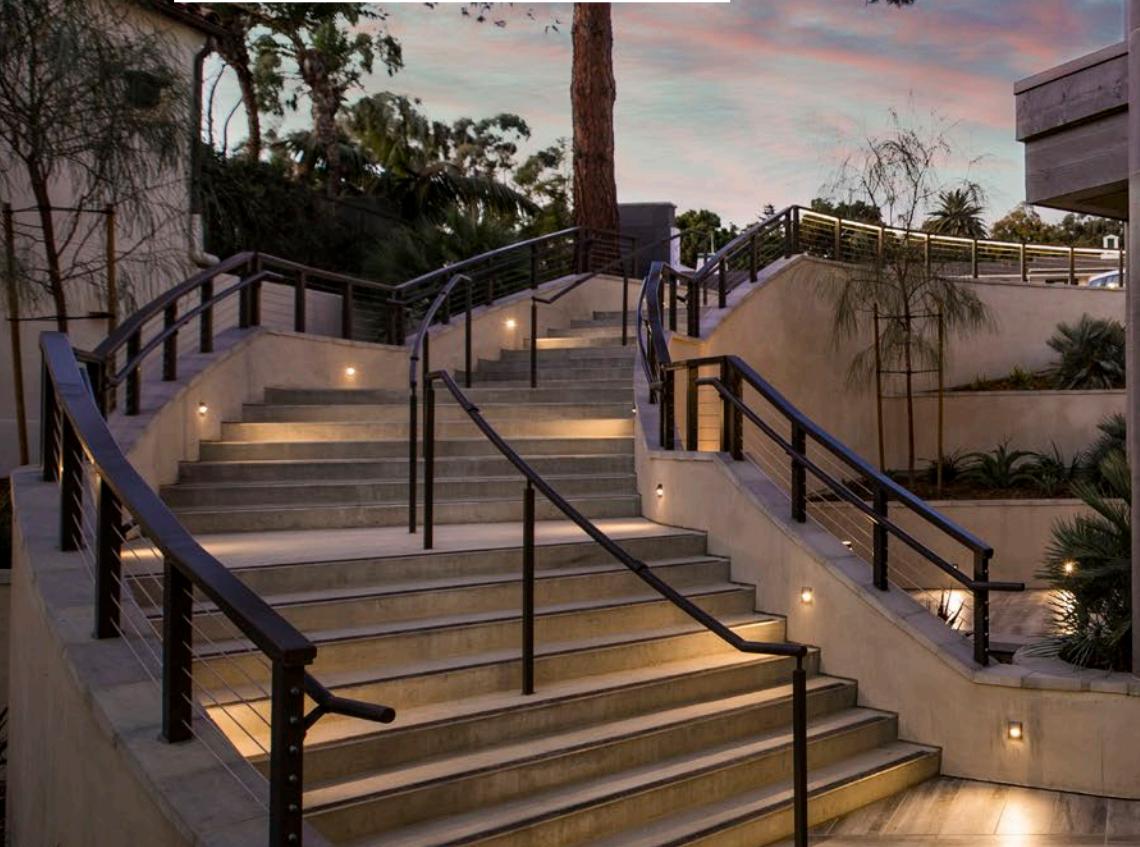
Newly remodeled Executive Offices
for lease from 324 - 774 SF

 **Hayes**
COMMERCIAL GROUP

The information contained herein 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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**WATCH THE PROPERTY VIDEO:
VIMEO.COM/243195335**

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LIFESTYLE CENTER ANCHORING MONTECITO'S "LOWER VILLAGE"

Coast Village Plaza is one of the premier locations in Montecito with outstanding visibility, abundant parking, and a dynamic tenant mix. Suite 10 offers the nicest executive office suites in Montecito, close to amenities with 3/1000 parking. Exterior improvements include new common restrooms, parking lot, decking, painting, patios, lighting, signage, doors, landscaping, and elevator.

Project Name: Coast Village Plaza

Spaces:

Suite	SF	Rate	Monthly Rent
A	285	\$5.70	\$1,625
B	263	\$5.70	\$1,499
D	900	\$5.00	\$4,500
E	477	\$5.00	\$2,385
F	766	\$4.50	\$3,447
G	318	\$4.70	\$1,495
H	322	\$4.70	\$1,513
I	321	\$4.70	\$1,509

Lease Type:

Full Service Gross. Tenant is responsible for internet, cable and interior janitorial.

Available:

Now

Term:

3-5 years

Restrooms:

Common

HVAC:

Yes, with separate thermostats for each office

Elevator:

Yes

Parking:

3/1,000 on-site parking, plus street parking directly in front of the building and on Coast Village Circle

Adjacent Tenants:

Empty Bowl Noodle Bar, Renaud's Patisserie, Juice Ranch, Here's the Scoop, The Tennis Shop, Sequel Salon, Richie's Barber Shop, Norvell Bass Cleaners, Riviera Smiles, and UPS



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FLOOR PLAN





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PROPERTY PHOTOS



Suite 10 interior



Coast Village Plaza



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AERIAL VIEW LOOKING WEST



AREA INFORMATION

MONTECITO

Situated between the mountains and the sea and boasting a near-perfect year-round climate, Montecito has become one of the most exclusive and attractive communities in the world. Home prices begin at nearly \$2 million and go up to \$45 million and more. Along with a coterie of movie stars and celebrated authors, some dozen billionaires either call Montecito home or maintain second homes here. The community is consistently ranked by Forbes magazine as one of the wealthiest in the United States.

Coast Village Road is Montecito's main retail corridor, offering sophisticated shopping and dining on a small-town scale and has been described as a laid back version of Rodeo Drive in Beverly Hills.

Overlooking Butterfly Beach, the fabled oceanfront Four Seasons Biltmore is one of the few five-star establishments in California. Other Montecito attractions include Lotusland, El Fureidis, Music Academy of the West, Casa del Herrero, and San Ysidro Ranch and Montecito Inn. There are three private golf courses in Montecito: Birnam Wood, The Valley Club and Montecito Country Club. The Knowlwood Tennis Club and Coral Casino offer both swim and tennis clubs for their members.

Consistently ranked among the top 100 liberal arts colleges by *US News and World Report*, Westmont College is nestled on an idyllic campus in Montecito.



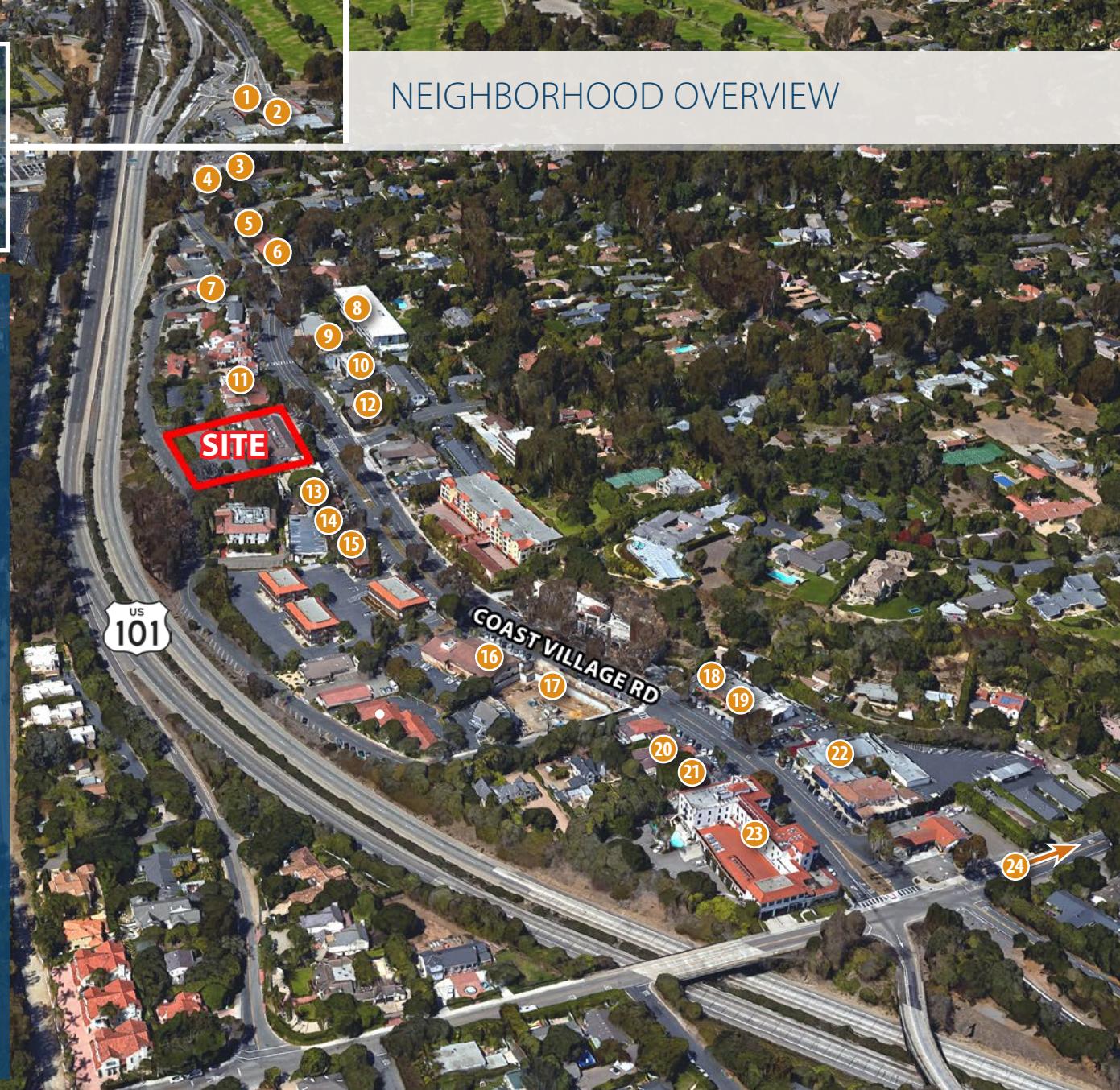


Coast Village
plaza

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1. Montecito Country Mart
2. Vons
3. Union Bank
4. Starbucks
5. Bank of America
6. Montecito Bank & Trust
7. Morgan Stanley
8. Letter Perfect
9. K-Frank (Apparel)
10. Berkshire Hathaway
11. Chase Bank
12. Oliver's (Restaurant)
13. Coffee Bean & Tea Leaf
14. Angel (Apparel)
15. Mischief (Apparel)
16. Jeannine's Bakery
17. Honor Bar (Restaurant)
18. Leggiadro (Apparel)
19. Los Arroyos (Restaurant)
20. Viva Oliva (Tasting room)
21. Lucky's Steakhouse
22. CVS
23. Montecito Inn
24. San Ysidro Ranch
25. Four Seasons Biltmore
26. Butterfly Beach



NEIGHBORHOOD OVERVIEW

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