



5320 CARPINTERIA AVENUE STE. E

CARPINTERIA
CALIFORNIA
93013



US 101
FREEWAY



CASITAS PLAZA
SHOPPING CENTER



CASITAS PASS RD



SHEPAR PLACE
SHOPS

CARPINTERIA AVE



FOR LEASE
\$1.95/SF NNN (\$0.90)

Optimally located ±1,352 SF office
space w/ easy access to US 101 Fwy
& amenity-rich downtown Carpinteria.

JUSTIN DIEM
805.879.9634
jdiem@radiusgroup.com
CA LIC. 02058176

GENE DEERING
805.879.9623
gdeering@radiusgroup.com
CA LIC. 01450943



±1,352 SF professional office space
near amenity-rich downtown

This professional office suite boasts private offices, reception, private restroom and outdoor areas. Features include vaulted ceilings, abundant natural light and sliding glass doors to courtyard patio. Centrally located with great access to US 101 Freeway. Close to shopping, banking, post office and City Hall. Contact Listing Agents to show.



Offering Specifics

Lease Rate	\$1.95/SF NNN (\$0.90)
Annual Rent Increase	CPI Min. 3% – Max. 6%
Size	±1,352 SF
Parking	Common
Zoning	CPD
Restrooms	Private & Common
Kitchenette	Negotiable
HVAC	Yes
Available	Now
CSO	3.0%

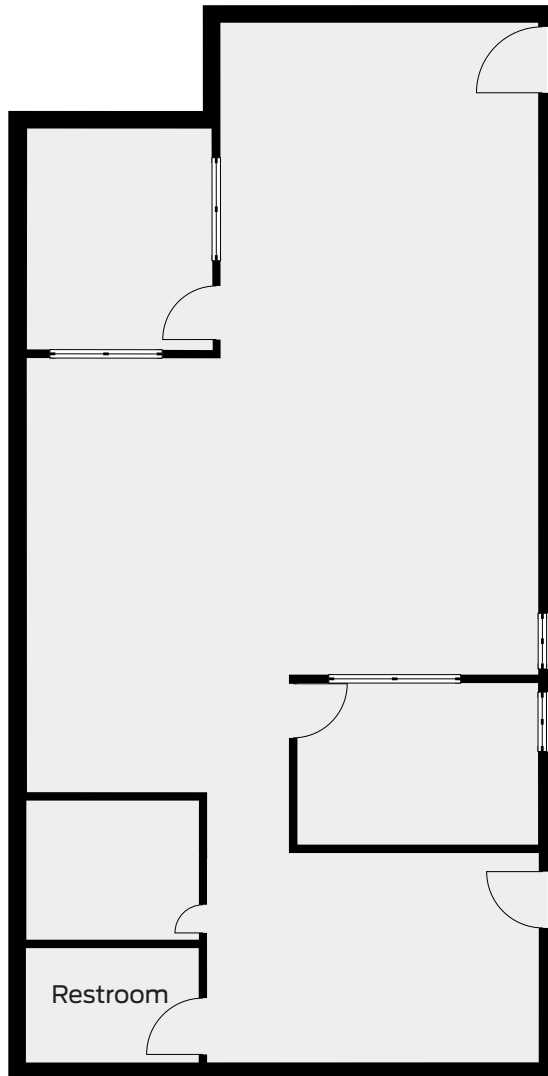
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FLOOR PLAN



Not to scale



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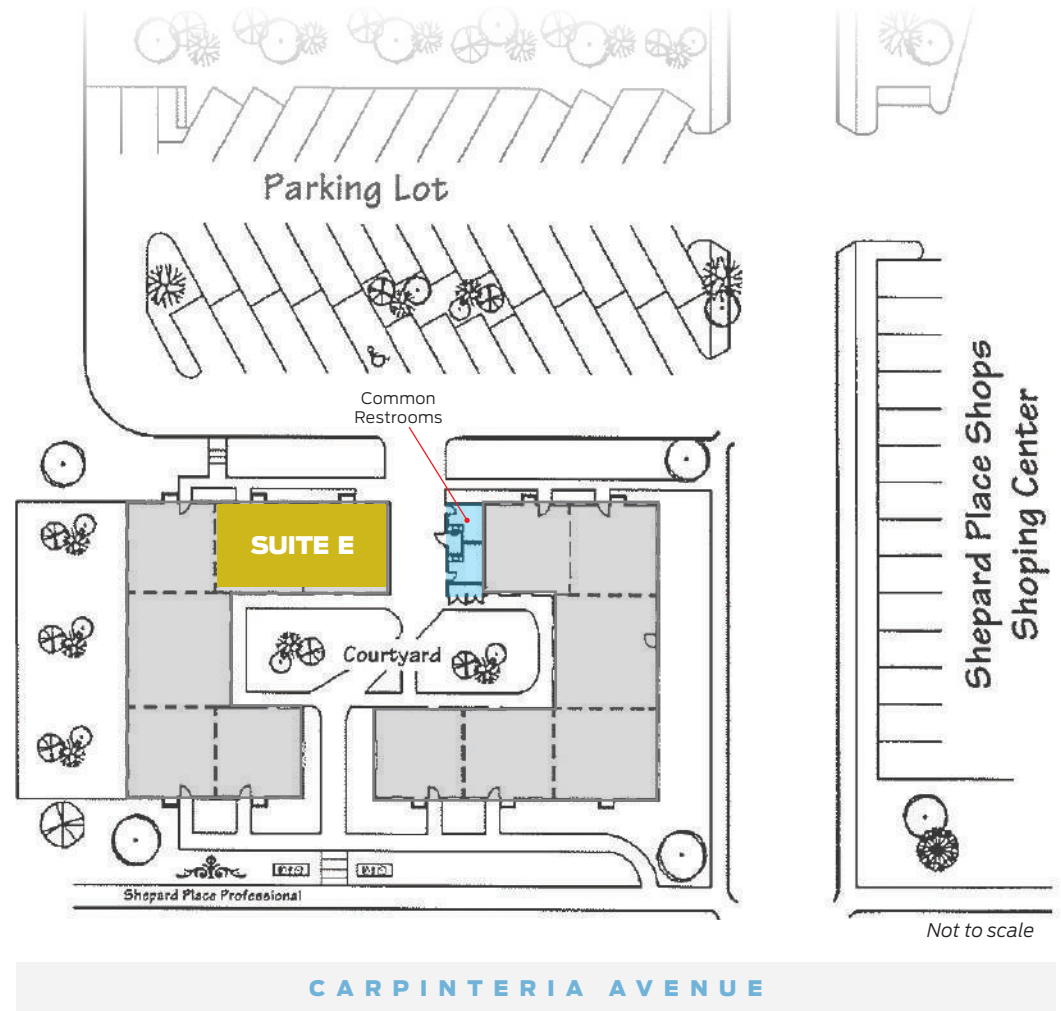


**±1,352 SF professional office space
 near amenity-rich downtown**



PROPERTY HIGHLIGHTS

**Abundant Parking • Garden Patios • Vaulted Ceilings
 Easy Access to US 101 Fwy • Ideal Location Near Post Office, City Hall
 & Numerous Downtown Amenities**



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