

SUITE D. MONTECITO CA 93108

# 1505 EAST VALLEY RD

Corner Retail/Office Space Available  
in Montecito's Upper Village!  
±1,092 SF w/ ±3,533 SF Terrace & Patio

FOR LEASE  
\$10,000/Mo. Modified Gross

**MILES WATERS**  
805.879.9614  
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**AUSTIN HERLIHY**  
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**STEVE BROWN**  
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Situated in the highly sought after Upper Village of Montecito on the corner of East Valley Road and San Ysidro Road, this unique property offers a rare opportunity to the market. The property offers a serene setting and this freestanding building encompasses frontage on East Valley Road across from the famous Pierre Lafond Montecito Market. The space can be used as a retail location or office, and includes ±3,533 SF of private exterior patio space. Contact Listing Agents for showings. Do not disturb existing tenant.



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MONTECITO CA 93108

## LEASING HIGHLIGHTS

**Type**  
Retail/Office

**Size**  
±1,092 SF + 3,533 SF Terrace + Patio

**Lease Rate**  
\$10,000/Mo. Modified Gross

**Term**  
Negotiable

**Zoning**  
C-N

**Parking**  
Private On-site Parking

**HVAC**  
Throughout

**Restrooms**  
Private & Common

**Available**  
March 2024

**To Show**  
Contact Listing Agents

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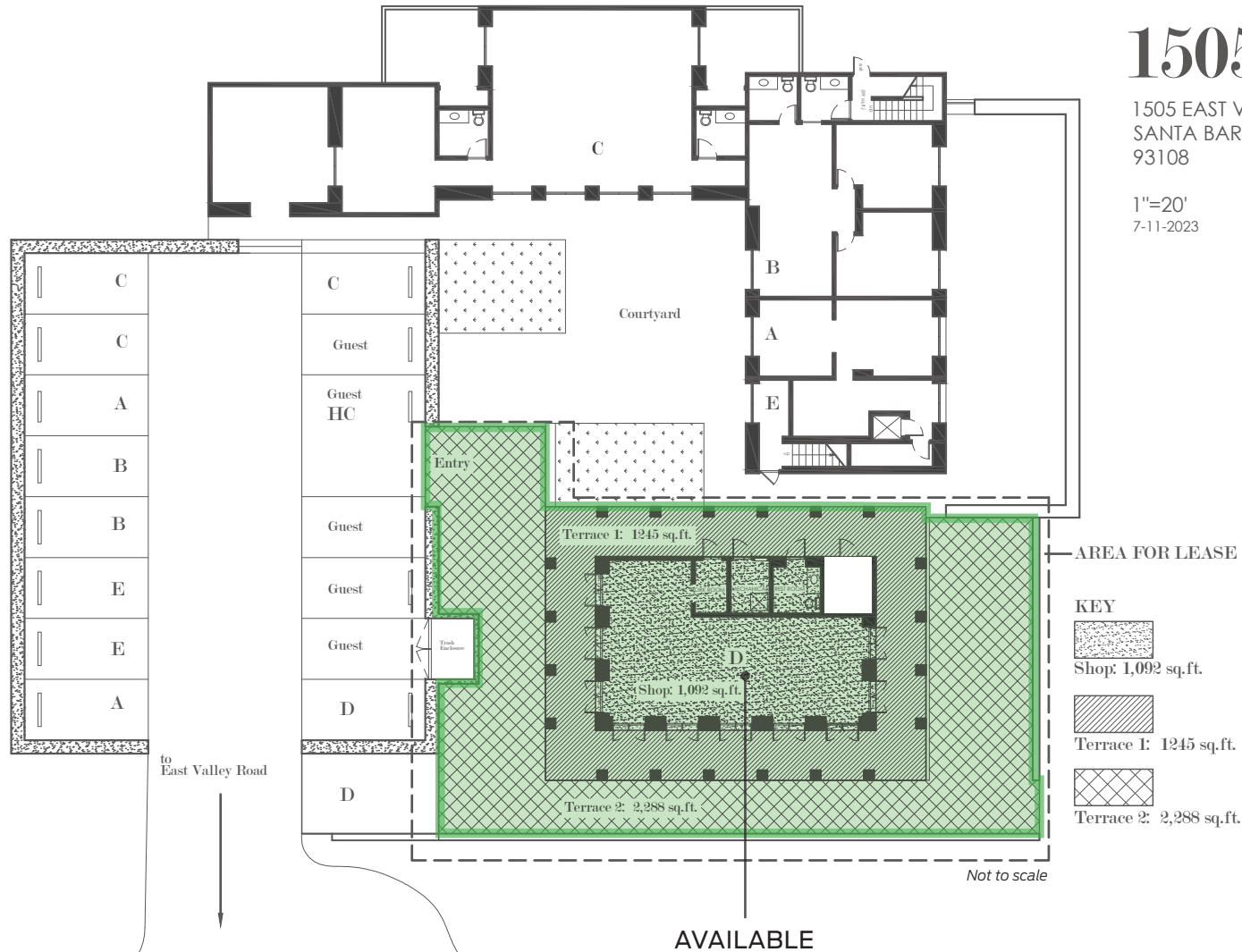
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**SITE PLAN · ±1,092 SF SPACE + ±3,533 TERRACE & PATIO**




**1505**

1505 EAST VALLEY ROAD  
 SANTA BARBARA, CA  
 93108


1"=20'  
 7-11-2023

AREA FOR LEASE

KEY

 Shop: 1,092 sq.ft.

 Terrace 1: 1,245 sq.ft.

 Terrace 2: 2,288 sq.ft.

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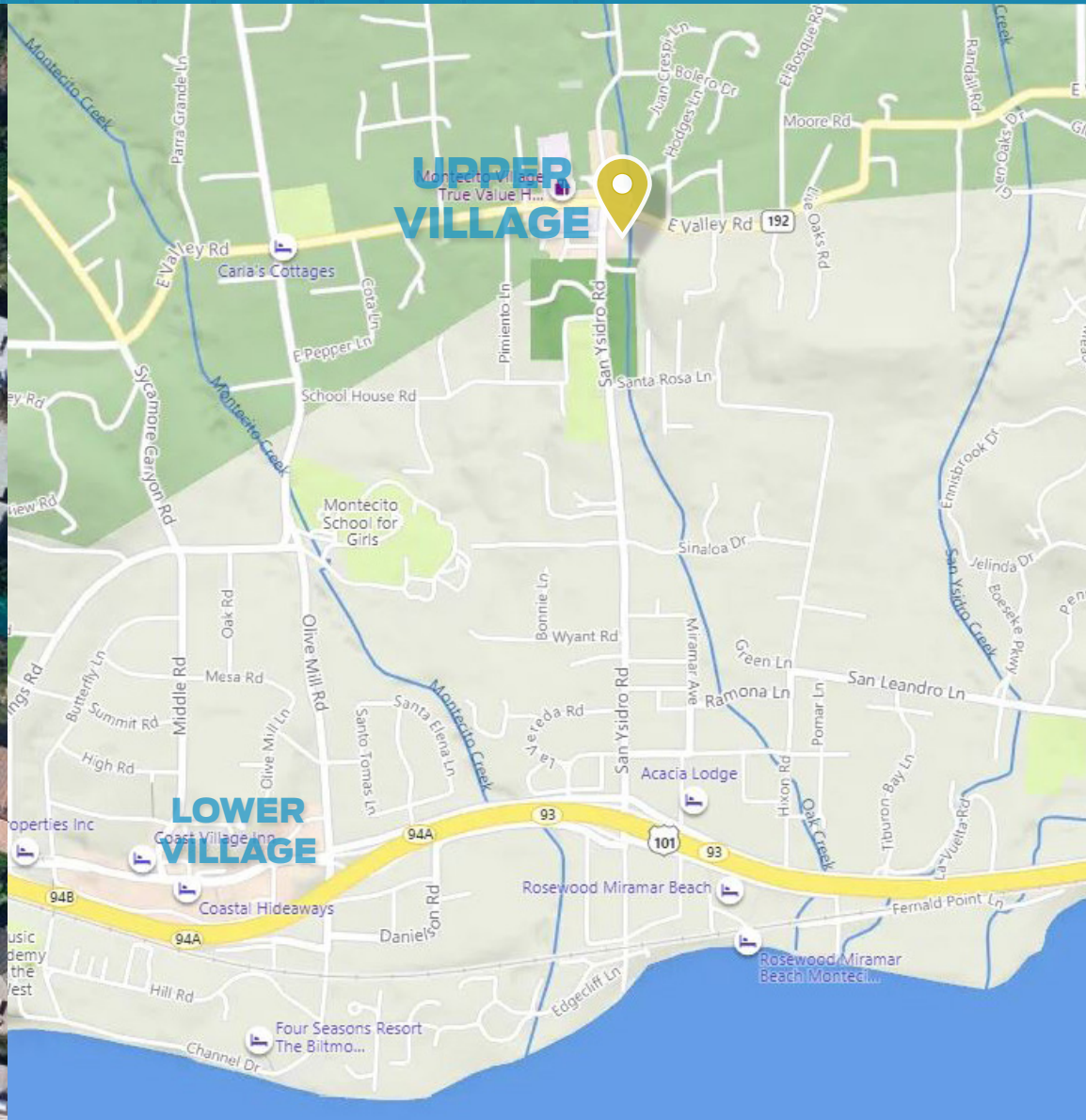
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# Nearby Merchants & Amenities

- |   |                                  |    |                                 |
|---|----------------------------------|----|---------------------------------|
| 1 | Imagine Gift Shop                | 10 | Juniper Clothing Store          |
| 2 | Tresor Montecito                 | 11 | Jenni Kayne Montecito           |
| 3 | U.S. Post Office                 | 12 | American Riviera Bank           |
| 4 | Montecito Village Salon          | 13 | Wunderkind Montecito            |
| 5 | Montecito Village Grocery        | 14 | Village Cheese & Wine           |
| 6 | Pane E Vino Trattoria            | 15 | Restoration Hardware Restaurant |
| 7 | Pacific Diagnostics Laboratories | 16 | Montecito Coffee Company        |
| 8 | Rooms & Gardens                  | 17 | Pierre Lafond Market & Deli     |
| 9 | Montecito Coffee Shop            | 18 | Wendy Foster                    |



# MONTECITO & THE AMERICAN RIVIERA

Just south of Santa Barbara and 90 miles west of Los Angeles is the affluent seaside community of Montecito. The area is popularly known as “The American Riviera” due to its fantastic climate and beauty, and truly no other town does luxury or exudes an effortlessly chic vibe like Montecito. Elegant and sophisticated, yet retaining its country feel, Montecito is world famous for its climate and oceanfront setting.

Montecito is home to many world class restaurants and shopping as well some of Santa Barbara’s most stunning stretches of coastline and mountainous trailheads. It encompasses a total of eight square miles and comprises the Upper and Lower villages. The Mediterranean-style architecture, beautiful scenery and year-round sunshine is about as idyllic as you can get. It is conveniently situated five-minutes from downtown Santa Barbara and Los Angeles is about an hour by car. Travel + Leisure magazine named Montecito one of “its 50 Best Places to Travel in 2019.



**Rosewood Miramar Hotel** (1.3 Miles from Subject Property)  
 Opened in 2019 on Miramar Beach in Montecito, the all-new Rosewood Miramar luxury resort built by world renowned developer Rick Caruso. The property boasts elegant rooms and opulent suites in Montecito's beachside haven.

POPULATION	1 MILE	3 MILE	5 MILE	AVG HHI	1 MILE	3 MILE	5 MILE	BUSINESSES	1 MILE	3 MILE	5 MILE
2028 Projection	3,016	22,799	64,476	2023	\$360,876	\$264,892	\$202,923	Total Businesses	269	1,367	5,998
2023	3,274	22,883	64,476					Employee Count	2,218	9,595	45,891

Source: SitesUSA 2024