



US 101  
FREEWAY



CASITAS PLAZA  
SHOPPING CENTER



CASITAS PASS RD



SHEPAR PLACE  
SHOPS



CARPINTERIA AVE

5320  
CARPINTERIA  
AVENUE  
STE. E

CARPINTERIA  
CALIFORNIA  
93013

**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



±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

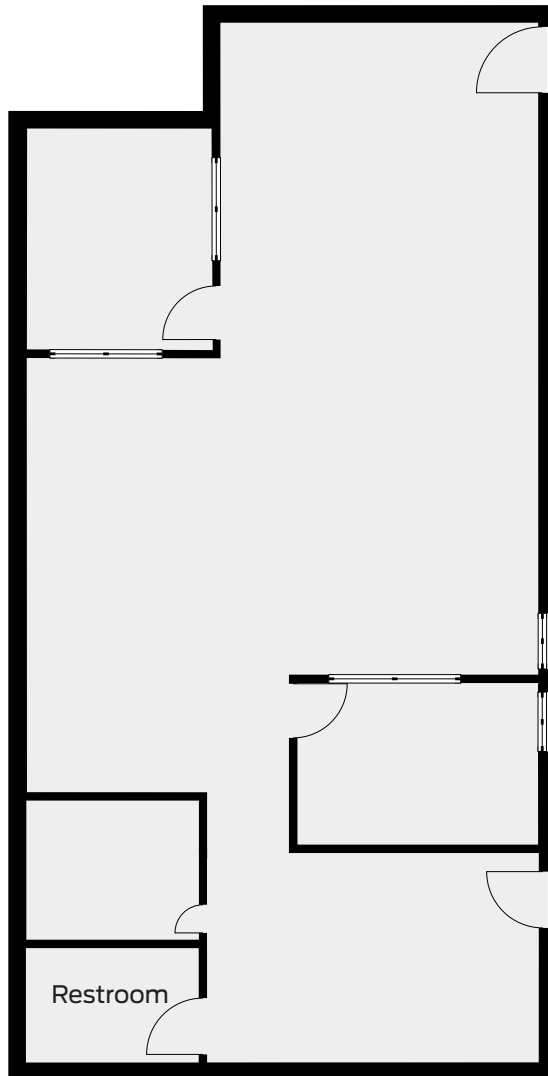
Lease Rate	\$1.95/SF NNN (\$0.90)
Annual Rent Increase	CPI Min. 3% – Max. 6%
Size	±1,352 SF
Parking	Common
Zoning	CPD
Restrooms	Private & Common
Kitchenette	Negotiable
HVAC	Yes
Available	Now
CSO	3.0%

*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.*

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FLOOR PLAN



Not to scale



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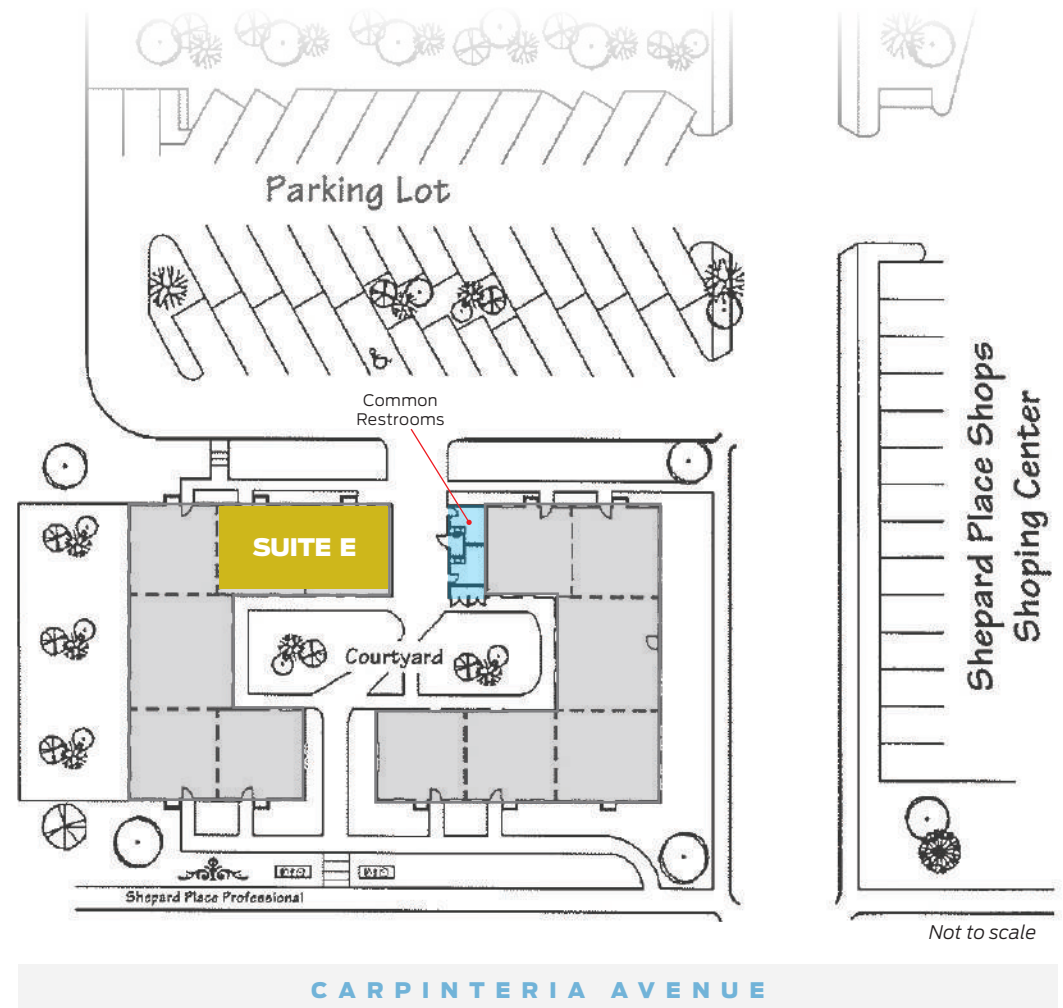


±1,352 SF professional office space  
near amenity-rich downtown



### 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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