

# SHEPARD PLACE SHOPS

1047 CASITAS PASS ROAD, CARPINTERIA, CA 93013

ONLY ONE ±1,152 SF RETAIL SPACE REMAINING



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**SHEPARD PLACE SHOPS**  
CARPINTERIA, CALIFORNIA

**LOCATION DESCRIPTION**

Shepard Place Shops is a neighborhood shopping center on Carpinteria's main retail corridor, with a great tenant mix of franchises and locally owned businesses. Each unit is in move-in condition and offers excellent street visibility. This friendly neighborhood shopping center is the ideal retail location in Carpinteria. Shepard Place Shops is close to Carpinteria's City Hall and Post Office. Major banking institutions, State and local beaches, and variety of local businesses are within walking distance of this center. Located just off of Highway 101 at Casitas Pass Road, Shepard Place Shops is convenient and easily accessible.

**PROPERTY PROFILE**

<b>AVAILABLE SPACES</b>	±1,152 SF	
<b>TRAFFIC COUNTS</b>	Casitas Pass Road	9,975 ADT
	Carpinteria Avenue	13,427 ADT
	HWY 101	67,211 ADT
<b>ASKING RENT</b>	\$2.75/SF, NNN (Call Agents for Details)	
<b>NNN</b>	Est. \$0.85/SF	
<b>PROPERTY HIGHLIGHTS</b>	<ul style="list-style-type: none"> <li>• Located within Carpinteria's Main Retail Corridor</li> <li>• Center has Excellent Street Visibility</li> <li>• Opposite Carpinteria Middle School</li> <li>• Strong Daytime Demographics</li> <li>• Available Now</li> </ul>	

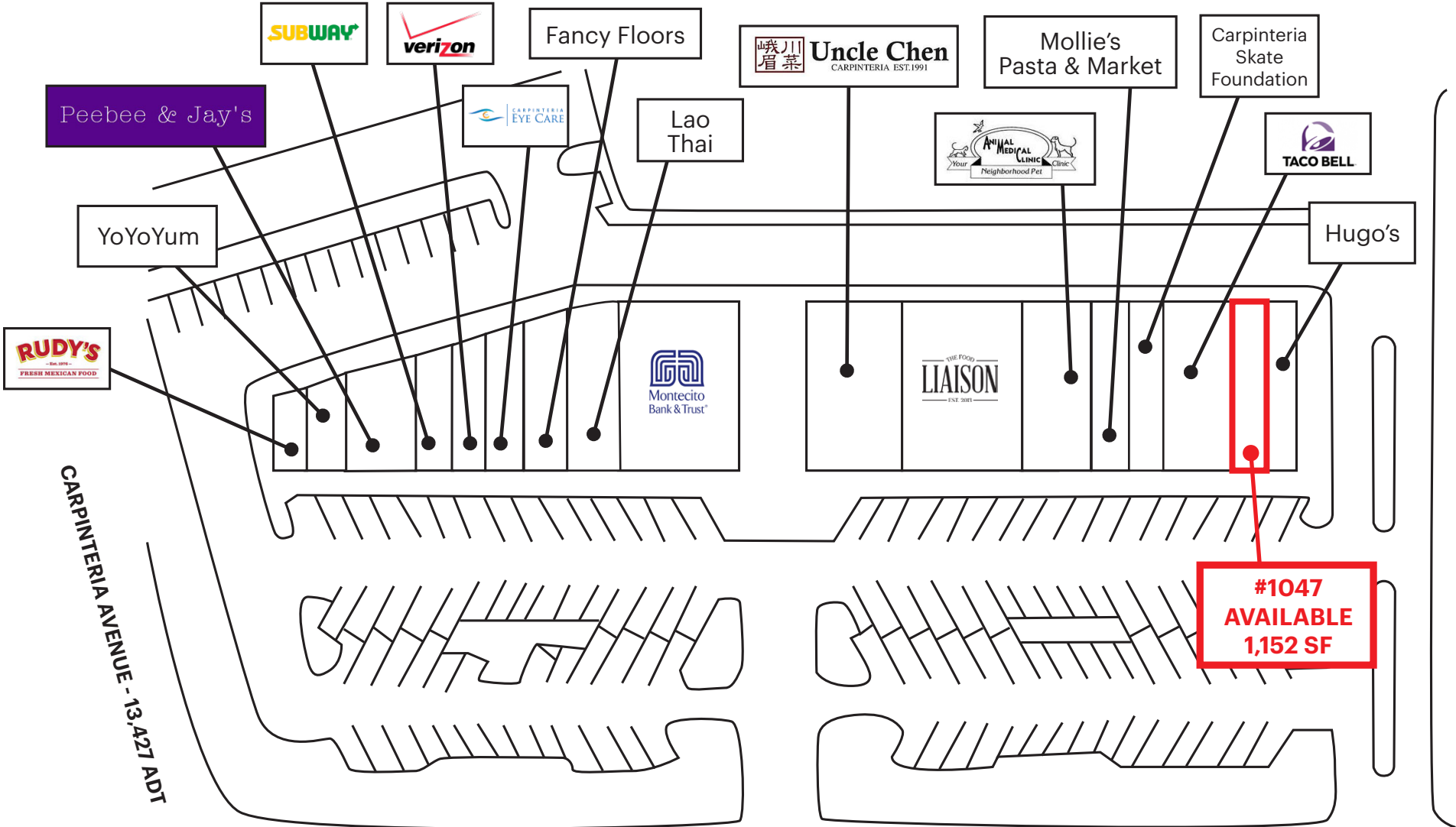
\*Traffic Counts Source: Sites USA REGIS Online 2/02/24



Downtown Carpinteria

Carpinteria Middle School

Shepard Place Apartments  
(169 Units)



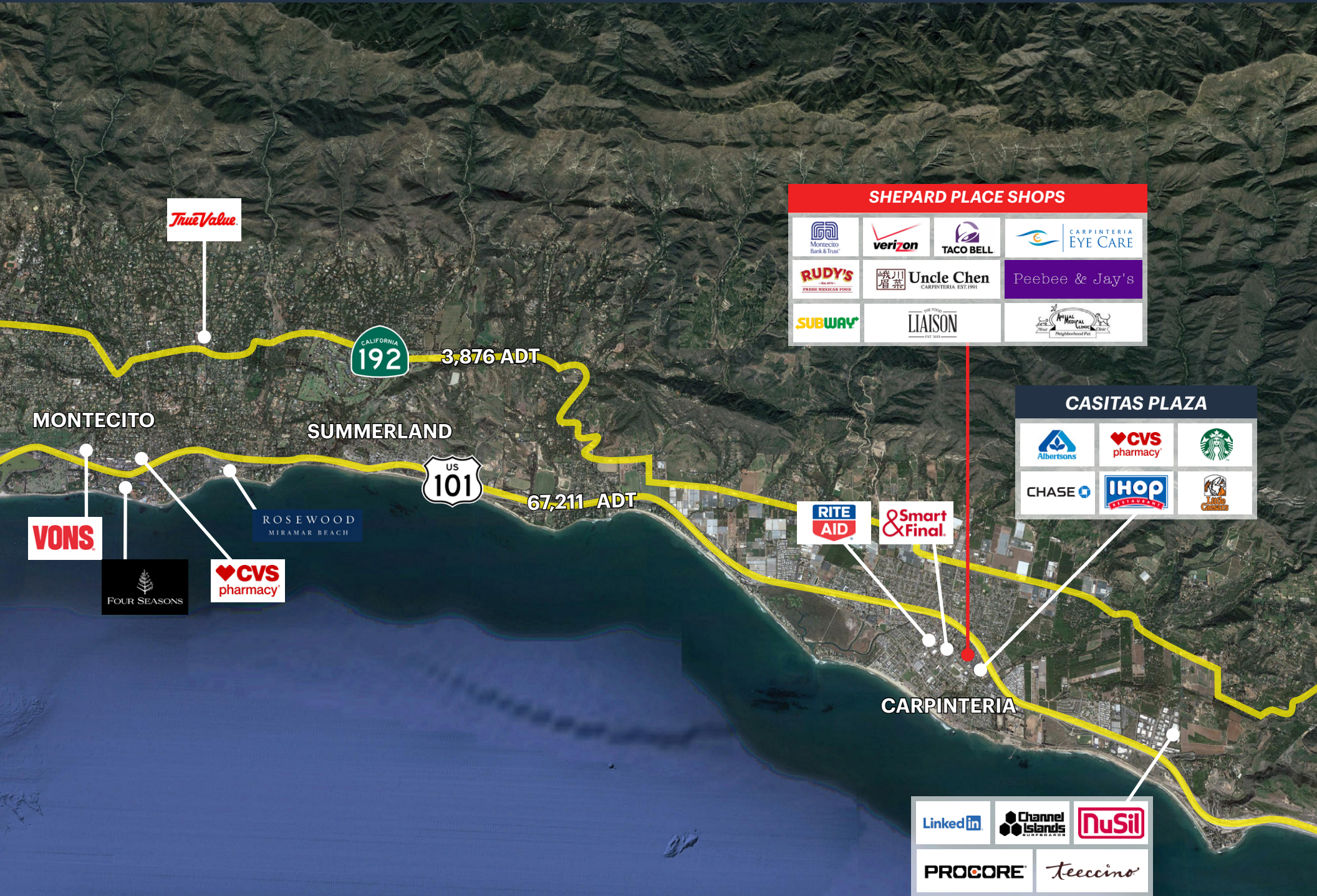
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## POPULATION 2023

1 MILE	5 MILES	10 MILES
10,651	16,648	19,064



## ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	5 MILES	10 MILES
\$160,195	\$177,384	\$180,779



## HOUSEHOLD INCOME DISTRIBUTION \$200,000 or More

1 MILE	5 MILES	10 MILES
24.1%	27.7%	29.5%



## MEDIAN HOME VALUE \$1,000,000 or More

1 MILE	5 MILES	10 MILES
40.5%	40.1%	44.1%



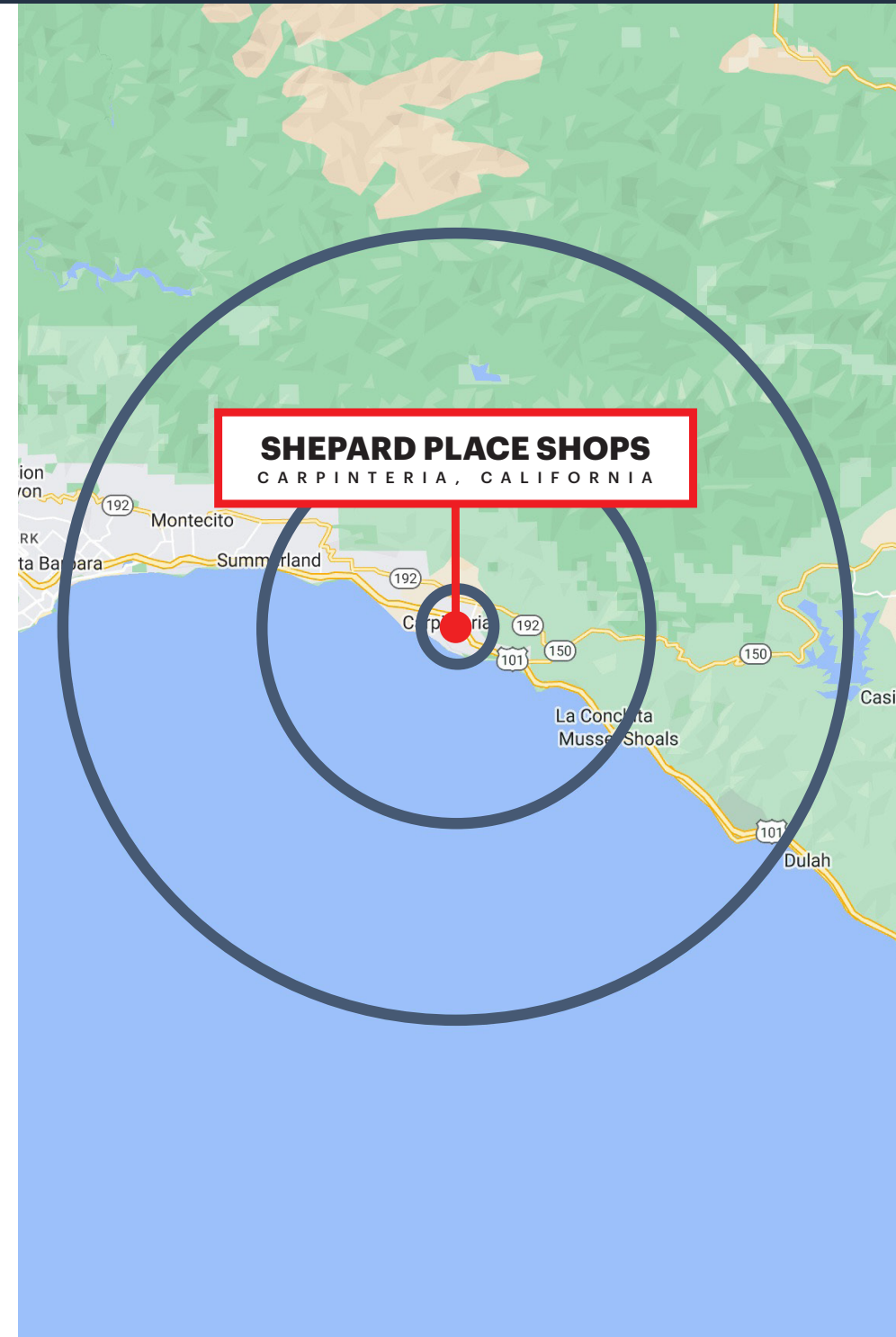
## COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	5 MILES	10 MILES
42.6%	44.4%	45.3%



## TOTAL RETAIL EXPENDITURES

1 MILE	5 MILES	10 MILES
\$213.12 M	\$369.81 M	\$442.78 M



## SHEPARD PLACE SHOPS CARPINTERIA, CALIFORNIA