

# TURNPIKE CENTER

NWC TURNPIKE ROAD & HOLLISTER AVENUE, SANTA BARBARA, CA 93111

±3,219 - 3,654 SF AVAILABLE FOR LEASE

Prominent Interior Endcap



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The information contained herein has been obtained from sources that have been deemed reliable. While we have no reason to doubt its accuracy we do not guarantee it.

# LOCATION DESCRIPTION

The Turnpike Center is well positioned on the south side of the U.S. 101 freeway, with excellent visibility and accessibility from the major intersection of Turnpike Rd. and Hollister Ave. The ±128,309 SF shopping center draws in business from the strong residential base and is complimented by adjacent San Marcos High School. It is positioned well with its variety and convenience with Vons and CVS acting as anchors for the center.

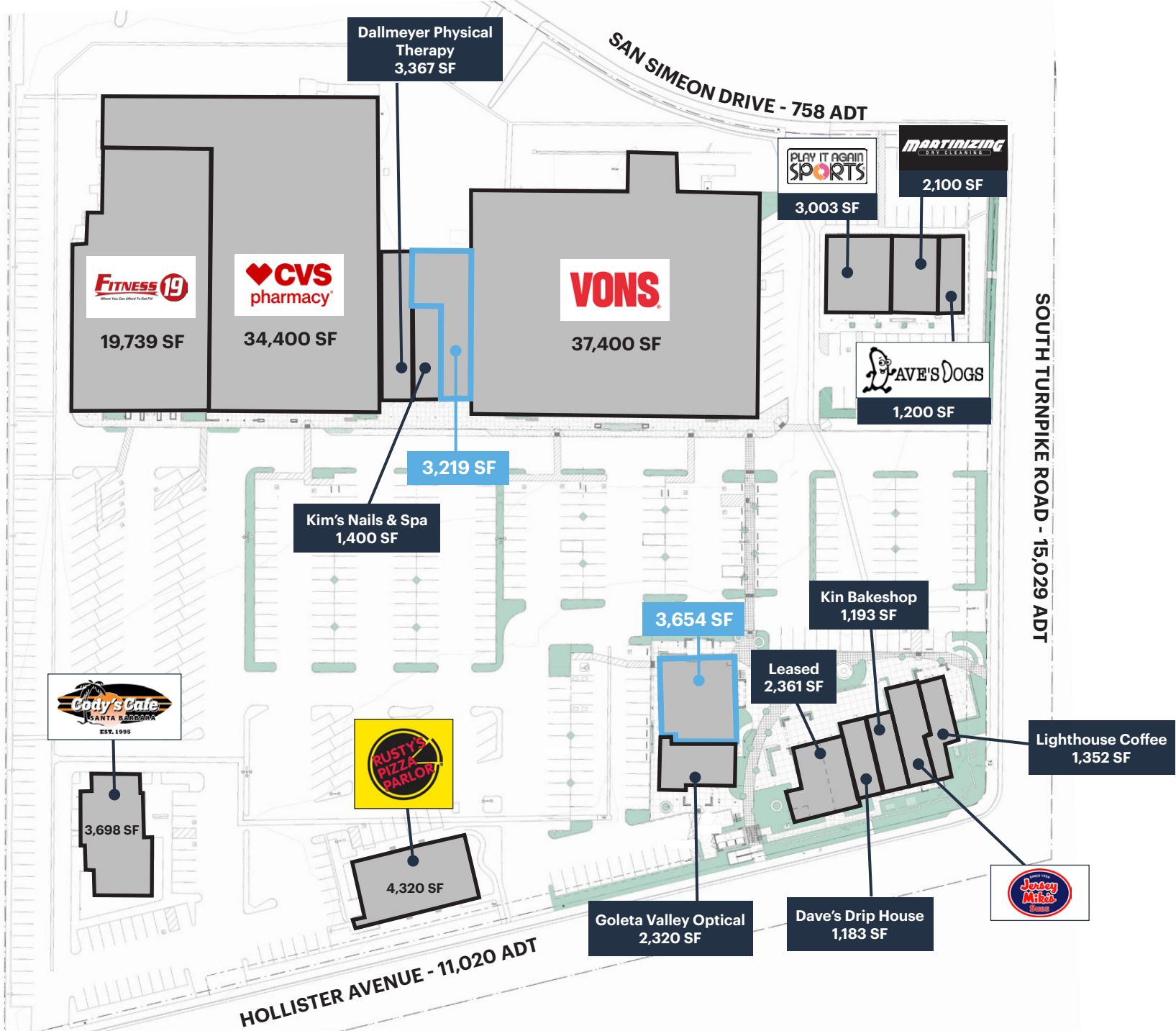


## PROPERTY PROFILE

AVAILABLE SPACE	Inline Space:	±3,219 SF
	Pad:	±3,654 SF
TRAFFIC COUNTS	Hollister Ave.	11,020 ADT
	S. Turnpike Rd.	15,029 ADT
ASKING RENT	Contact Listing Agent	
NNN	Est. \$0.65/SF	
PROPERTY HIGHLIGHTS	<ul style="list-style-type: none"> <li>• Corner Pad Buildings Recently Upgraded!</li> <li>• Strong Neighborhood Community Center</li> <li>• Upper Income with Solid Demographics</li> <li>• Adjacent to San Marcos High School (2,500+ Students)</li> </ul>	

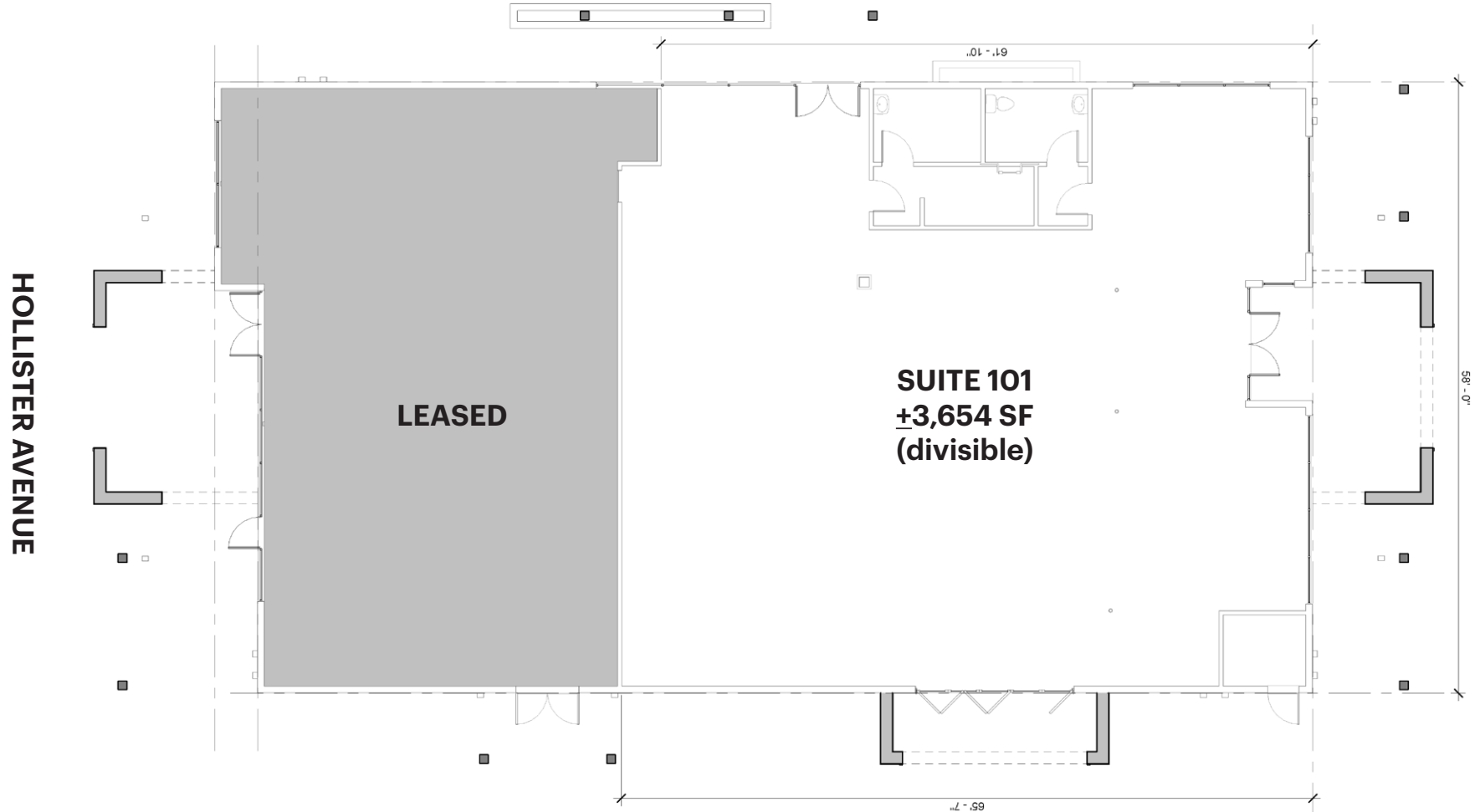






\*Traffic Counts Source: Sites USA REGIS Online 3/17/23

4850 Hollister Ave - East Elevation









**TURNPIKE CENTER**  
SANTA BARBARA, CALIFORNIA



3,219 SF

SAN SIMEON DRIVE - 758 ADT



3,654 SF



SOUTH TURNPIKE ROAD - 15,029 ADT



**San Marcos High School**

HOLLISTER AVENUE - 11,020 ADT





\*Traffic Counts Source: Sites USA REGIS Online 3/17/23





## POPULATION

1 MILE	3 MILES	5 MILES
13,436	53,764	133,684



## ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$138,556	\$132,493	\$120,102



## HOUSEHOLD INCOME DISTRIBUTION

<b>\$200,000 or More</b>	986	4,081	8,165
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## MEDIAN HOME VALUE \$1,000,000 or More

1 MILE	3 MILES	5 MILES
846	4,624	9,431



## COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
4,529	19,833	43,660



## TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$190.94 M	\$857.84 M	\$1.82 B

