

±1,800 SF SECOND FLOOR OFFICE SPACE AVAILABLE FOR LEASE

FIVE POINTS SHOPPING CENTER

3987 STATE STREET, SANTA BARBARA, CA 93105



CONTACT US (805) 684-7767

Natalie V. Wagner | natalie@lockehouse.com | License #01868161
Mike Hieshima | mike@lockehouse.com | License #00994298
Caden Westwick | cwestwick@lockehouse.com | License #02244757

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.



OFFICE SPACE DESCRIPTION

Second floor office space available for lease in Five Points Shopping Center, located in the heart of Santa Barbara with several amenities nearby, a professional setting with private offices, a kitchenette, 1 private restroom, and great natural light. Smart & Final, Ross, CVS, Petco, Starbucks, and Little Alex's are in the shopping center.

PROPERTY PROFILE

AVAILABLE SPACE	±1,800 SF	
TYPE	Office	
LEASE RATE	\$2.50/SF	
PARKING	Non-exclusive	
ZONING	C-G	
HVAC	Yes	
RESTROOMS	1 Private	
ELEVATOR	No	
TRAFFIC COUNTS	State Street	14,967 ADT
	La Cumbre Rd.	13,442 ADT
	Highway 101	124,039 ADT



SUITE	TENANT	SIZE
1	Petco	12,667 SF
2	Available	1,800 SF
4	Subway	600 SF
5	Eco Friendly Cleaners	900 SF
6	Blenders in the Grass	900 SF
7	United Studios of Self Defense	900 SF
8	Retail	1,600 SF
9	Ross Dress for Less	33,253 SF
10	T-Mobile	2,000 SF
12	Starbucks Coffee	2,000 SF
13	Mandarin Palace	2,000 SF
14A	SalonCentric	2,000 SF
14B	Club Pilates	2,000 SF

SUITE	TENANT	SIZE
15	Smart & Final Extra	33,305 SF
16	CVS Pharmacy	18,700 SF
17	Big 5 Sporting Goods	10,021 SF
18A	Luna Grill	2,043 SF
18B	Available	2,043 SF
19 & 20	Mattress Firm	4,547 SF
21	Retail	890 SF
23	Little Alex's	3,210 SF
23B	European Wax Center	2,200 SF
24	Restore Hyper Wellness	3,000 SF



**FIVE POINTS
SHOPPING CENTER**
SANTA BARBARA, CALIFORNIA

Available
2,043 SF

BIG 5
SPORTING GOODS

CVS
pharmacy

**Smart
& Final**

Starbucks

ROSS
DRESS FOR LESS

Luna Grill
mediterranean kitchen

STATE STREET - 14,967 ADT

TARGET

LA CUMBRE ROAD - 13,442 ADT

petco

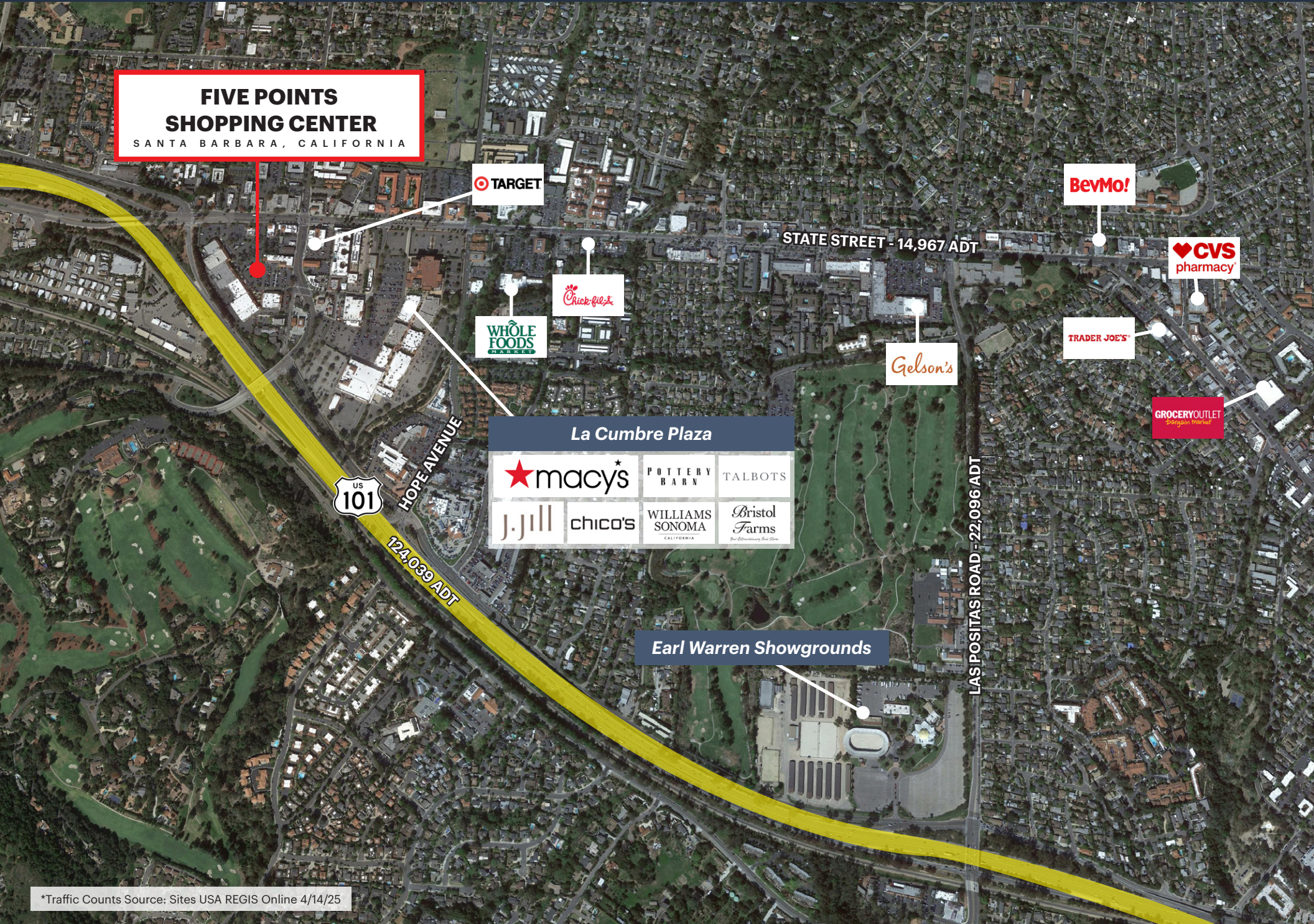
Available
±1,800 SF

Bristol Farms
Real. Delicious. Real. Slow.

La Cumbre Plaza

macy's	POTTERY BARN	TALBOTS
J.Jill	chico's	WILLIAMS SONOMA CALIFORNIA
		Lure FISH HOUSE

*Traffic Counts Source: Sites USA REGIS Online 4/14/25



*Traffic Counts Source: Sites USA REGIS Online 4/14/25



POPULATION

1 MILE	3 MILES	5 MILES
14,913	74,532	128,597



ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$152,894	\$173,725	\$165,177



HOUSEHOLD INCOME DISTRIBUTION \$200,000 or More

1 MILE	3 MILES	5 MILES
1,416	7,969	12,668



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

1 MILE	3 MILES	5 MILES
1,377	9,007	14,554



COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
55.1%	55.4%	52.5%



TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$4,601	\$4,877	\$4,797

