

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

FIVE POINTS SHOPPING CENTER

3987 STATE STREET, SANTA BARBARA, CA 93105



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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



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



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

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FIVE POINTS SHOPPING CENTER SANTA BARBARA, CALIFORNIA

Available
2,043 SF

LunaGrill
mediterranean kitchen

STATE STREET - 14,967 ADT

TARGET

BIG 5
SPORTING GOODS

CVS
pharmacy

Smart
& Final.

LA CUMBRE ROAD - 13,142 ADT

petco

Bristol Farms

US 101

124,039 ADT

Starbucks

ROSS
DRESS FOR LESS

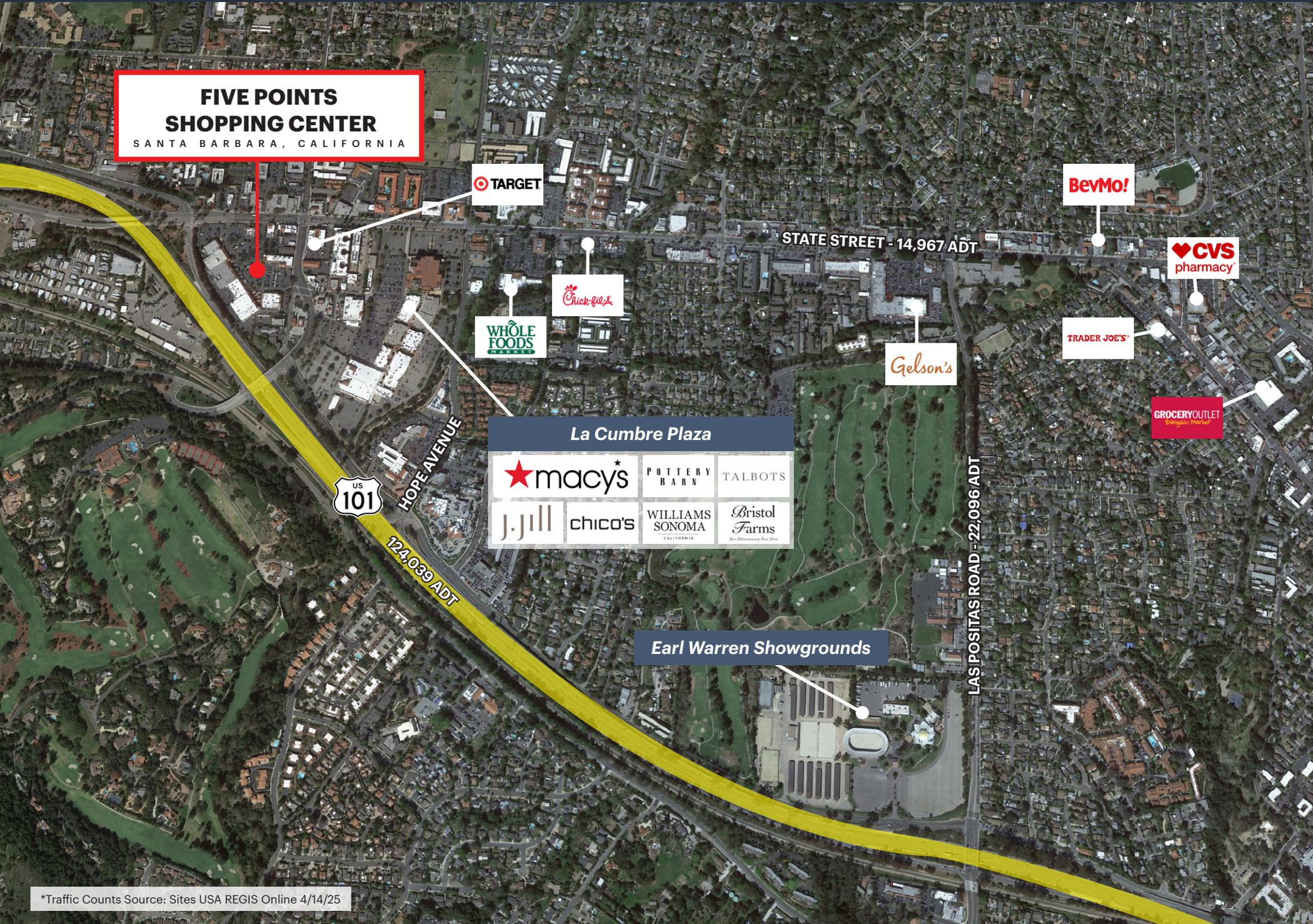
Available
±1,800 SF

La Cumbre Plaza

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

FIVE POINTS SHOPPING CENTER SANTA BARBARA, CALIFORNIA



 TARGET

 BevMo!

 CVS
pharmacy

 WHOLE
FOODS
MARKET

 Chick-fil-A

STATE STREET - 14,967 ADT

 TRADER JOE'S

 Gelson's

 GROCERY OUTLET
Santitas Market

US
101

HOPE AVENUE
124,039 ADT

La Cumbre Plaza

 macy's	 POTTERY BARN	 TALBOTS
 J.Jill	 chico's	 WILLIAMS SONOMA CALIFORNIA
		 Bristol Farms <small>Your Extraordinary Food Store</small>

LAS POSITAS ROAD - 22,096 ADT

 Earl Warren Showgrounds

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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



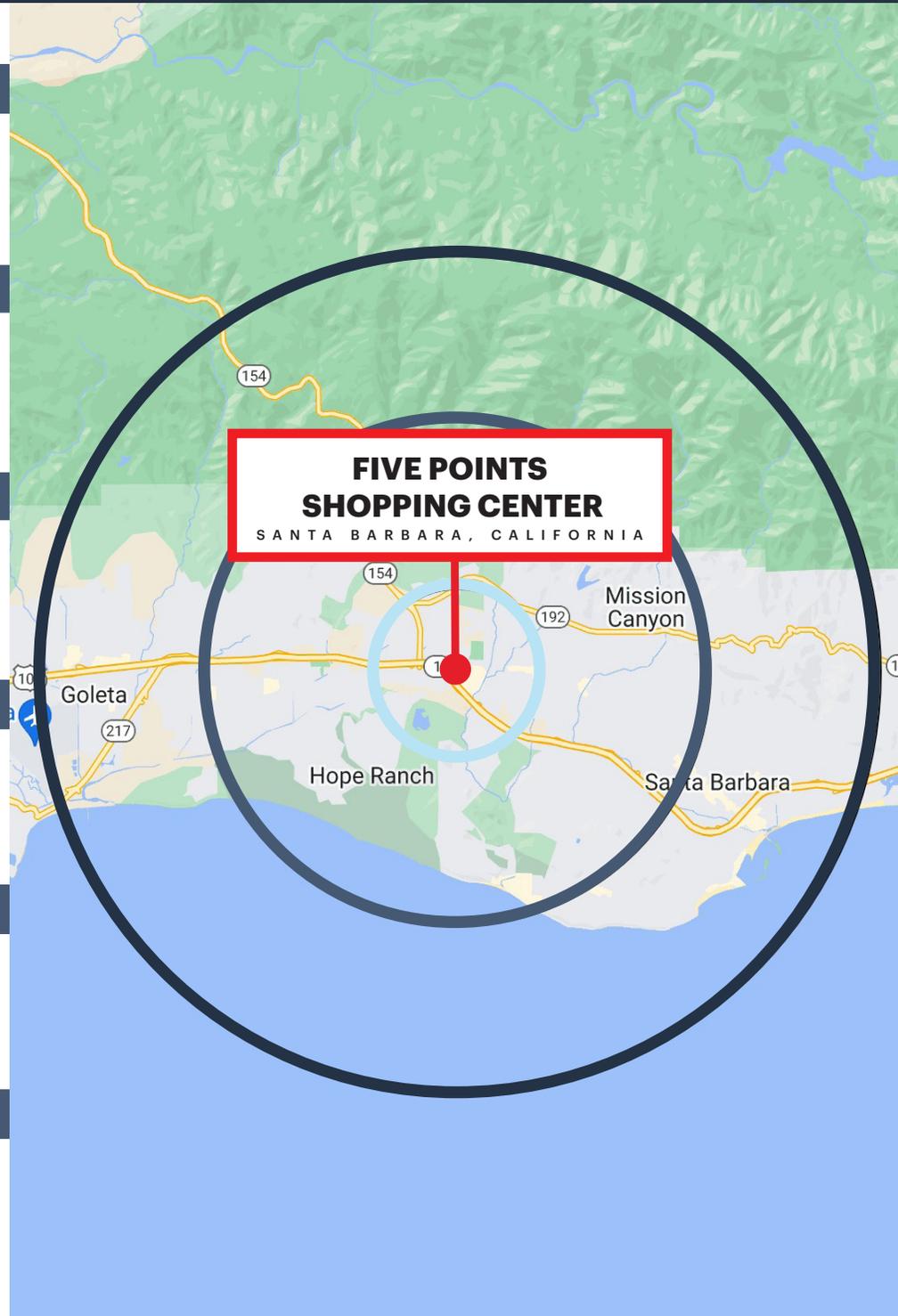
COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

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



FIVE POINTS SHOPPING CENTER
SANTA BARBARA, CALIFORNIA

*Demographics Source: Sites USA REGIS Online 4/14/25