

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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LOCATION DESCRIPTION

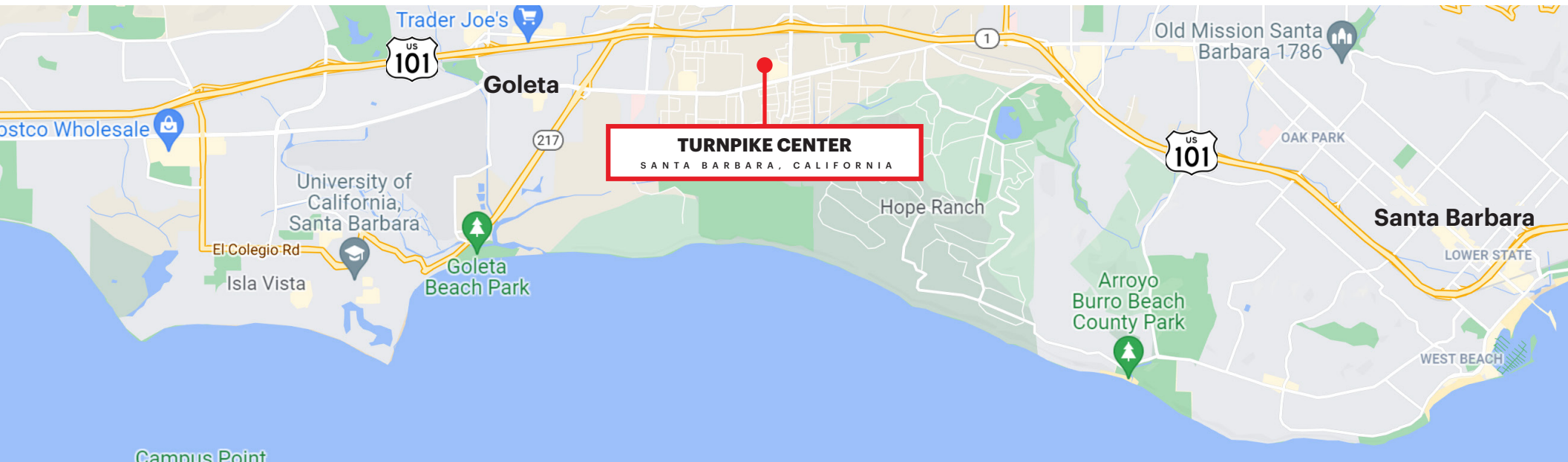
The Turnpike Center is well positioned on the south side of the U.S. 101 freeway, with excellent visibility and accessibility from the major intersection of Turnpike Rd. and Hollister Ave. The ±128,309 SF shopping center draws in business from the strong residential base and is complimented by adjacent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

4850 HOLLISTER AVE.: ±3,654 SF

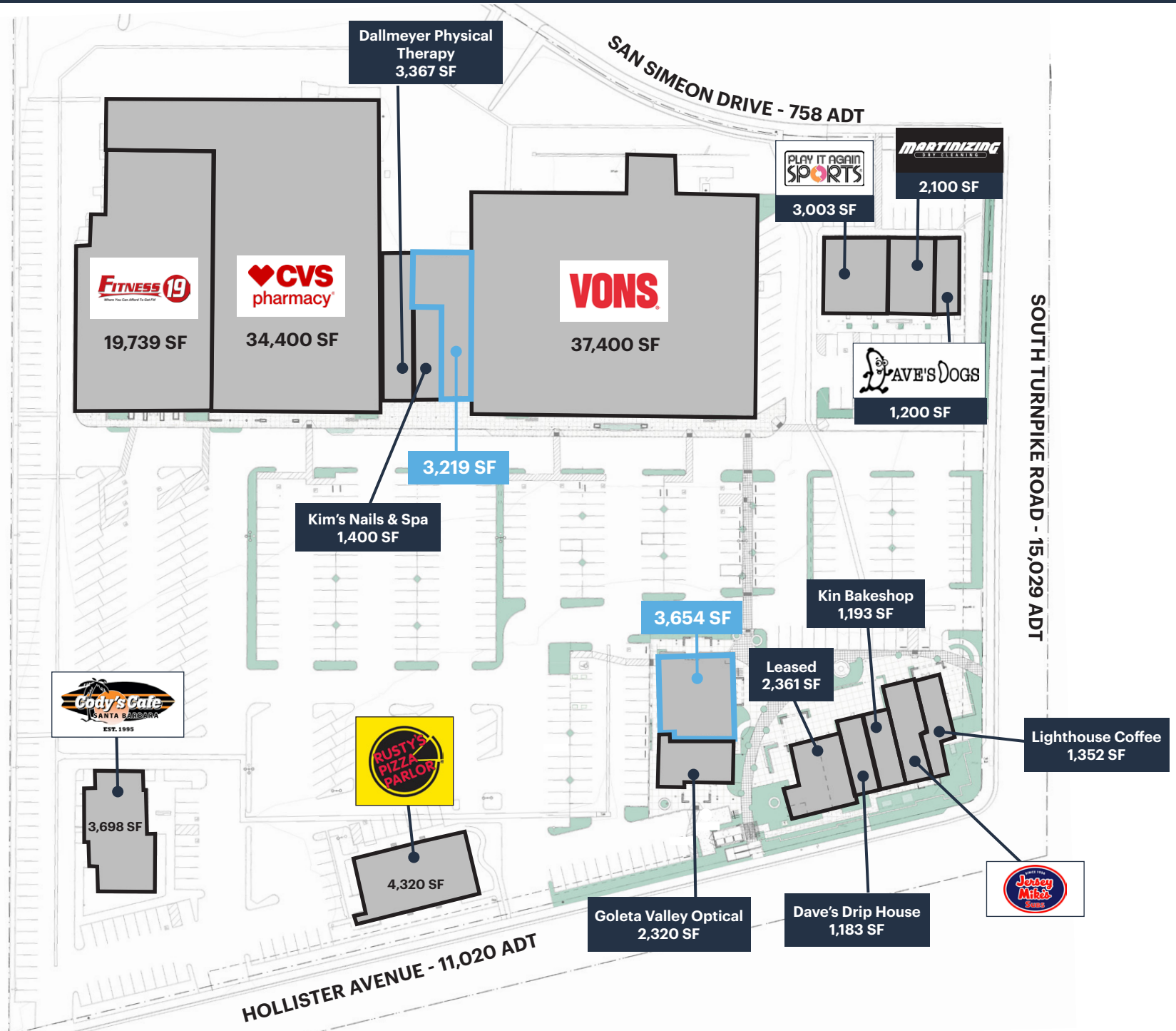


PROPERTY PROFILE

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. \$0.77/SF
PROPERTY HIGHLIGHTS	<ul style="list-style-type: none"> • Corner Pad Buildings Recently Upgraded! • Strong Neighborhood Community Center • Upper Income with Solid Demographics • Adjacent to San Marcos High School (2,500+ Students)



SITE PLAN



*Traffic Counts Source: Sites USA REGIS Online 08/06/24

AVAILABLE SPACE

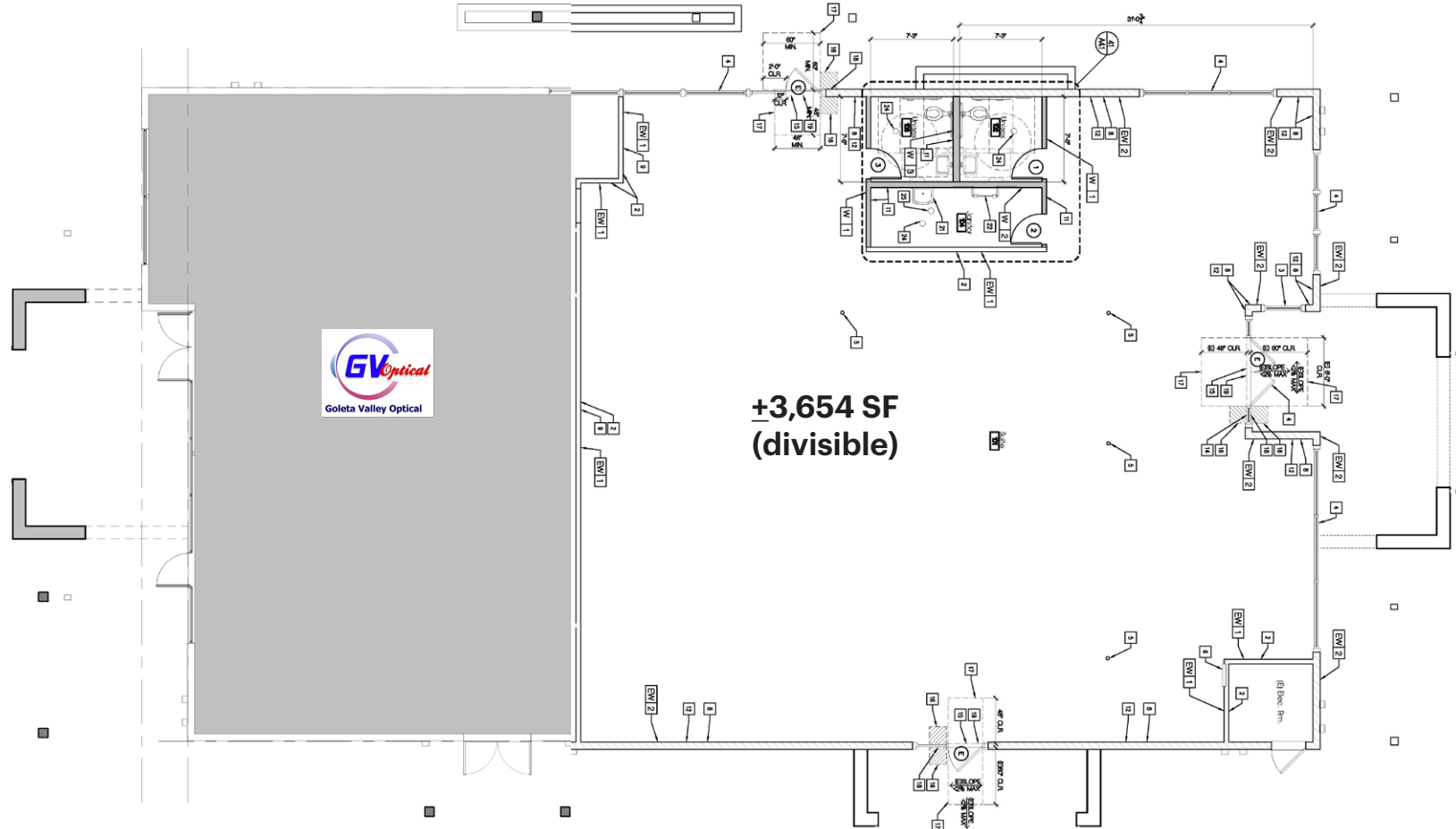
4850 Hollister Ave - East Elevation



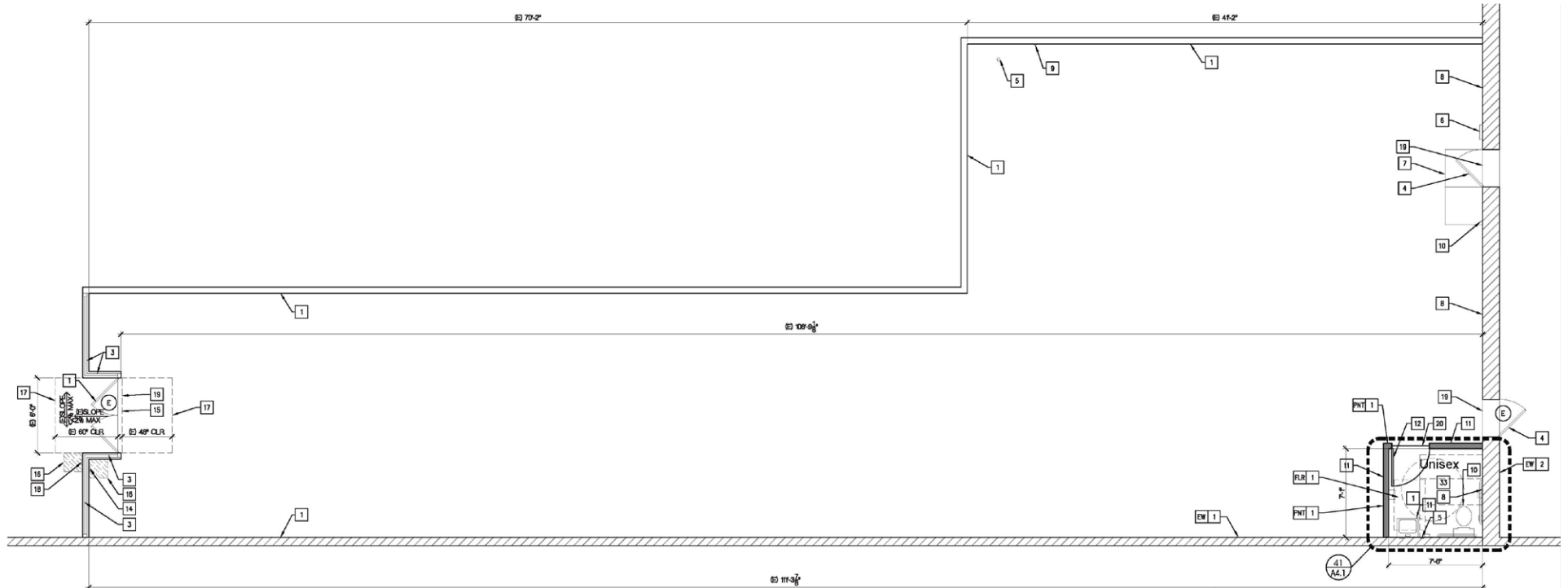
HOLLISTER AVENUE



**+3,654 SF
(divisible)**



AVAILABLE SPACE



TURNPIKE CENTER SANTA BARBARA, CALIFORNIA



3,219 SF



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 08/06/24



CAMINO REAL MARKETPLACE

CALLE REAL CENTER

FAIRVIEW CENTER

FIVE POINTS

LA CUMBRE PLAZA

TURNPIKE CENTER

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US 101

CALIFORNIA 217

CALIFORNIA 154

CALIFORNIA 192

US 101

119,670 ADT

12,870 ADT

18,640 ADT

10,392 ADT

*Traffic Counts Source: Sites USA REGIS Online 08/06/24



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**

1 MILE	3 MILES	5 MILES
\$200,000 or More		
986	4,081	8,165



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

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



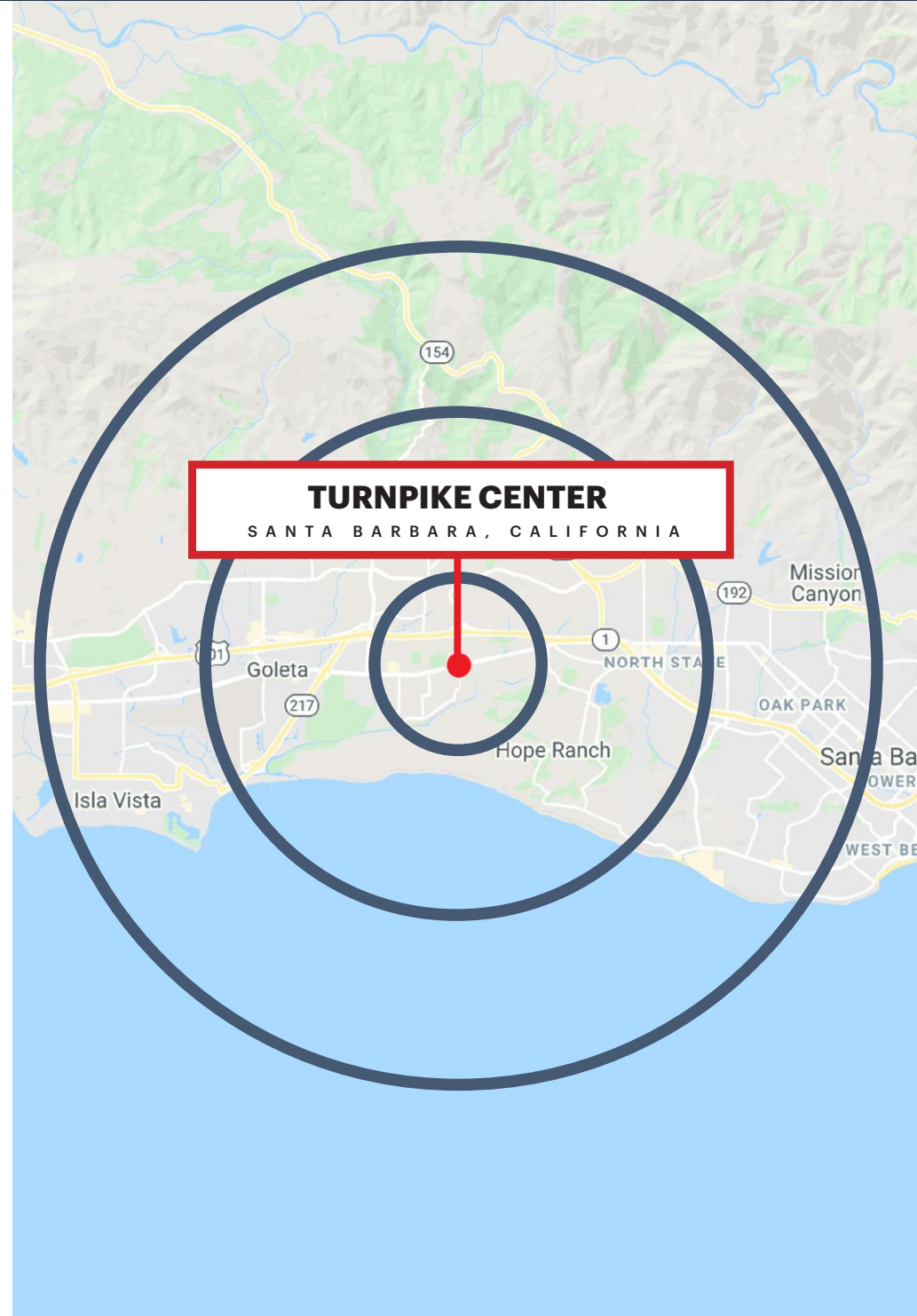
**COLLEGE DEGREE
BACHELOR DEGREE OR
HIGHER**

1 MILE	3 MILES	5 MILES
47.5%	50.5%	52.2%



**TOTAL RETAIL
EXPENDITURES**

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



*Demographics Source: Sites USA REGIS Online 08/06/24