

SHEPARD PLACE SHOPS

NWC Casitas Pass Rd. & Carpinteria Ave., Carpinteria, CA 93013

NOW AVAILABLE

- Prominent End-Cap 2nd Generation Restaurant Space
- ±1,152 SF In-line Space | Retail Opportunity



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SHEPARD PLACE SHOPS

CARPINTERIA, CALIFORNIA



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



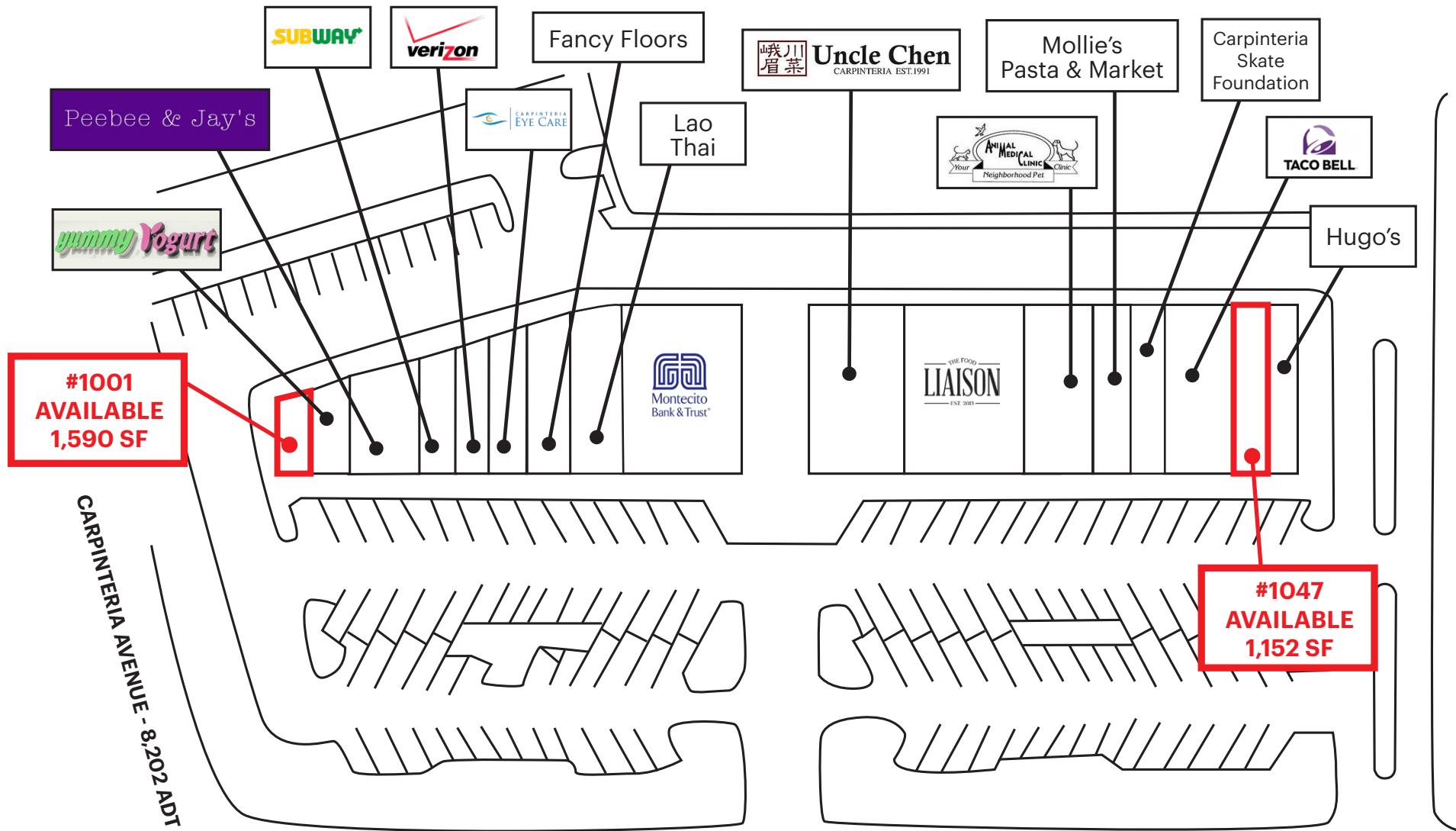
LOCATION DESCRIPTION

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

AVAILABLE SPACE	±1,590 SF ±1,152 SF
TRAFFIC COUNTS	Casitas Pass Road 7,524 ADT Carpinteria Avenue 8,202 ADT HWY 101 67,363 ADT
ASKING RENT	Call Agents for Details
NNN	Est. \$1.02/SF
PROPERTY HIGHLIGHTS	<ul style="list-style-type: none"> Located within Carpinteria's Main Retail Corridor Center has Excellent Street Visibility Opposite Carpinteria Middle School Strong Daytime Demographics Available Now

SITE PLAN

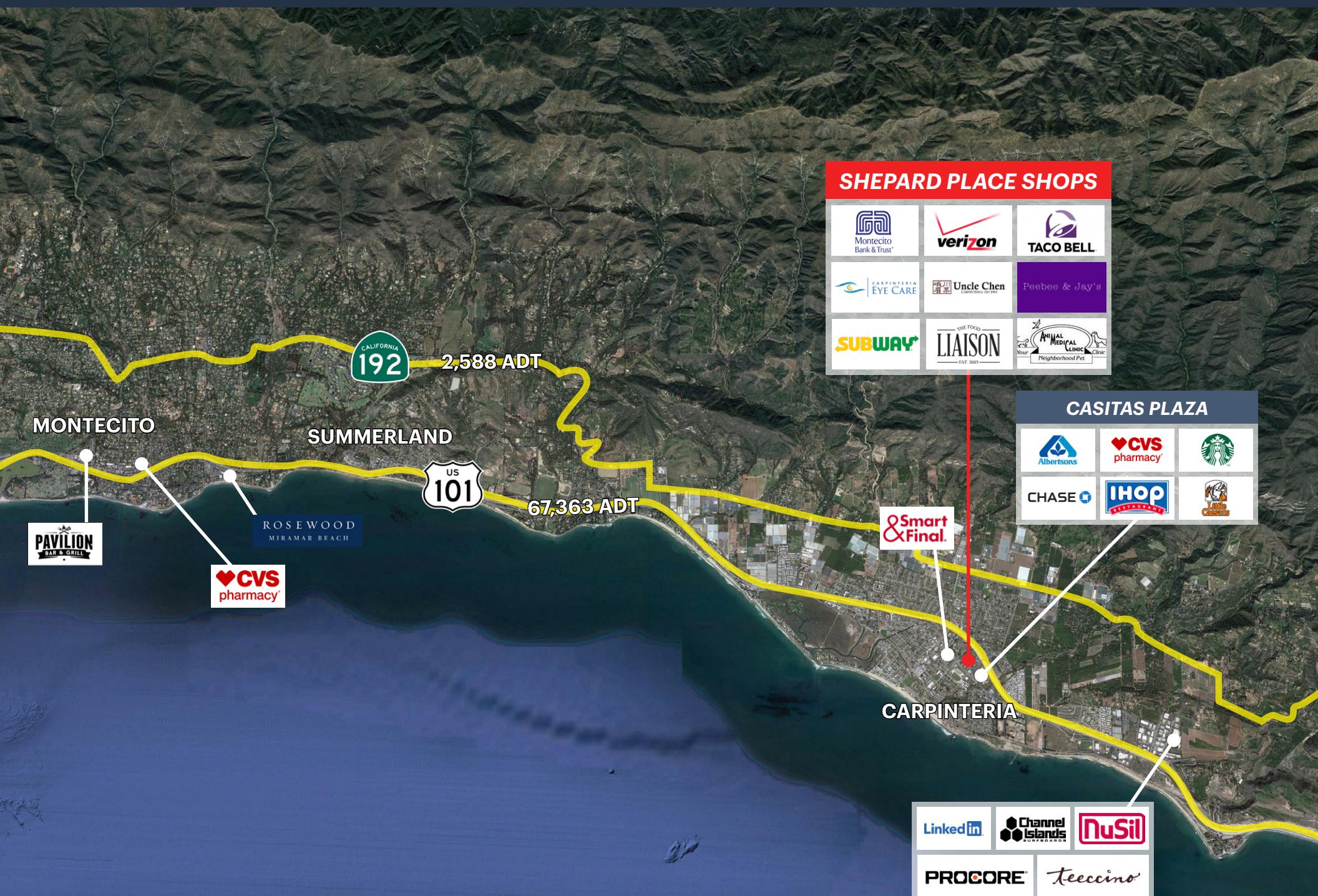


CLOSE-UP AERIAL

4 | 



MARKET AERIAL



DEMOGRAPHICS



POPULATION 2023	1 MILE	5 MILES	10 MILES
	10,622	18,514	42,086



ESTIMATED AVERAGE HOUSEHOLD INCOME	1 MILE	5 MILES	10 MILES
	\$160,740	\$179,371	\$215,700



HOUSEHOLD INCOME DISTRIBUTION \$200,000 or More	1 MILE	5 MILES	10 MILES
	27.2%	29.1%	29.4%



MEDIAN HOME VALUE \$1,000,000 or More	1 MILE	5 MILES	10 MILES
	57.0%	57.2%	70.1%



COLLEGE DEGREE BACHELOR DEGREE OR HIGHER	1 MILE	5 MILES	10 MILES
	48.7%	48.8%	52.6%



TOTAL RETAIL EXPENDITURES	1 MILE	5 MILES	10 MILES
	\$232.64M	\$426.42M	\$965.08M

