

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



CONTACT US (805) 684-7767

Natalie V. Wagner
natalie@lockehouse.com
License #01868161

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.



SHEPARD PLACE SHOPS
CARPINTERIA, CALIFORNIA

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	<table> <tr> <td>Casitas Pass Road</td><td>7,524 ADT</td></tr> <tr> <td>Carpinteria Avenue</td><td>8,202 ADT</td></tr> <tr> <td>HWY 101</td><td>67,363 ADT</td></tr> </table>	Casitas Pass Road	7,524 ADT	Carpinteria Avenue	8,202 ADT	HWY 101	67,363 ADT
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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 						

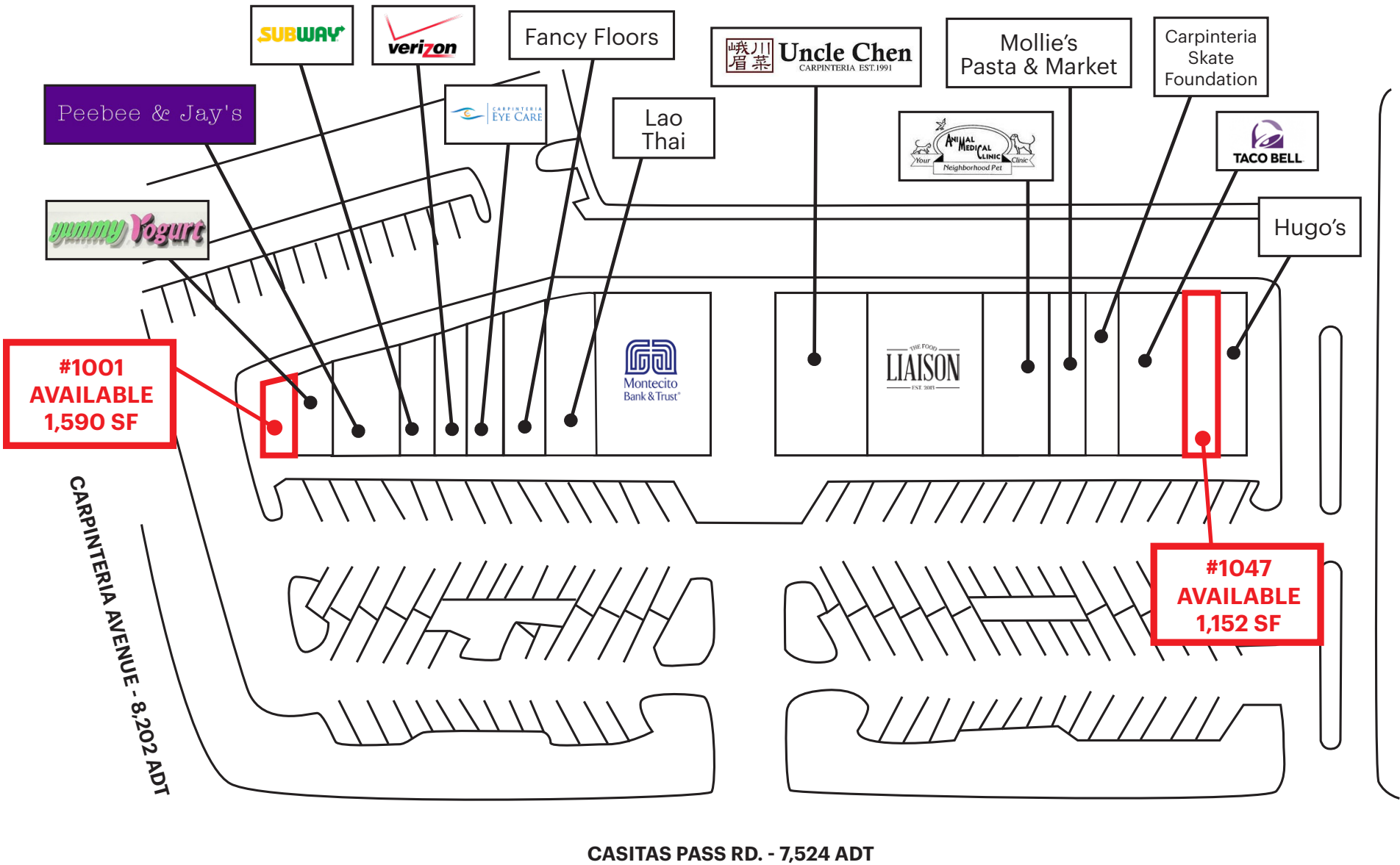
*Traffic Counts Source: Sites USA REGIS Online 2/02/24



Downtown Carpinteria

Carpinteria Middle School

Shepard Place Apartments
(169 Units)



*Traffic Count Source: Sites USA REGIS Online 10/24/25



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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%



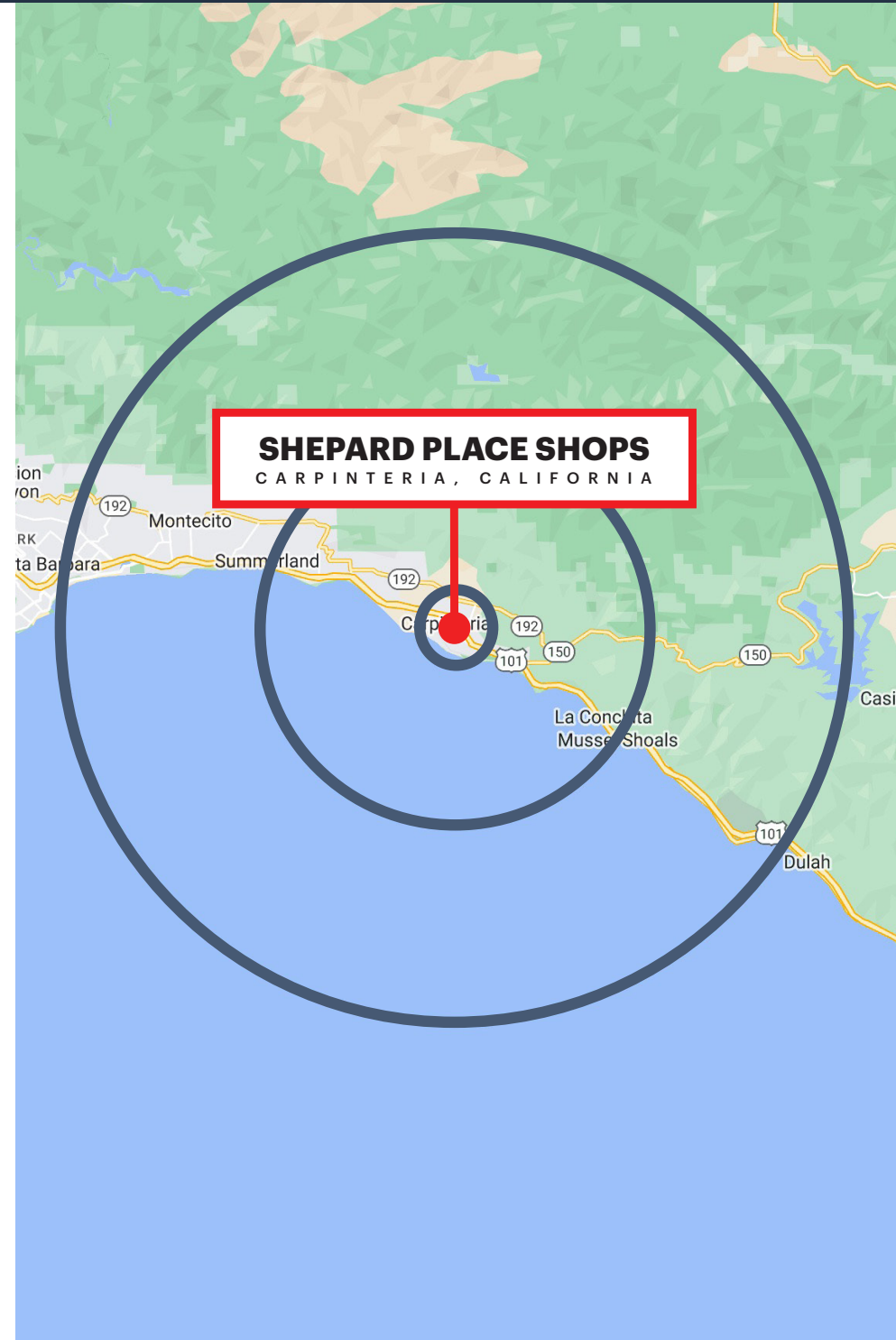
COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

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



SHEPARD PLACE SHOPS CARPINTERIA, CALIFORNIA