

FIVE POINTS SHOPPING CENTER

3987 STATE STREET, SANTA BARBARA, CA 93105

*HIGH PROFILE 2ND GENERATION
RESTAURANT SPACE + OUTDOOR PATIO*



LOCKEHOUSE

A MEMBER OF

CHAINLINKS

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LOCATION DESCRIPTION



Five Points Shopping Center is located within the hub of Santa Barbara’s daily needs retail corridor, at State St. and La Cumbre Rd. Often described as the trade area’s dominant grocery-anchored center, this 144,573 SF property is visible from Highway 101 and adjacent to La Cumbre Plaza. Co-tenants include Smart & Final, Ross, CVS, Petco, Starbucks, and more.

PROPERTY PROFILE



AVAILABLE SPACES

Unit #18B: ±1,990 SF + Patio
 Unit #21: ±890 SF
 Unit #10: ±2,000 SF
 Unit #8: ±1,600 SF
 Unit #2: ±1,800 SF (2nd Floor Office)

NNN

Est. \$1.67 PSF

TRAFFIC COUNTS

State Street	14,331 ADT
La Cumbre Road	13,442 ADT
Highway 101	124,039 ADT

PROPERTY HIGHLIGHTS

- Restore Hyper Wellness, Mattress Firm, Little Alex’s, and Haas’s Fine Ice Cream **Now Open!**
- Renovated Regional Center
- Adjacent to La Cumbre Plaza
- Major Retail Hub
- High Income Population
- Immediate Access to US Highway 101
- Call for Pricing





SUITE	TENANT	SIZE
1	Petco	12,667 SF
2	Available (2nd Floor Office)	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	Available	1,600 SF
9	Ross Dress for Less	33,253 SF
10	Available	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 (2nd Gen. Restaurant + Patio)	1,990 SF
19 & 20	Mattress Firm	4,547 SF
21	Available	890 SF
22	Little Alex's	2,210 SF
23A	Haas's Fine Ice Cream	1,000 SF
23B	European Wax Center	2,200 SF
24	Restore Hyper Wellness	3,000 SF

*Traffic Counts Source: Sites USA REGIS Online 5/7/26

FIVE POINTS SHOPPING CENTER SANTA BARBARA, CALIFORNIA



STATE STREET - 14,331 ADT

La Cumbre Plaza

		backyard bowls	MENDOCINO FARMS sandwich market Coming Soon
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Available
1,990 SF



LA CUMBRE ROAD - 13,142 ADT

FUTURE MIXED-USE DEVELOPMENT WITH ±650 NEW HOMES



124,039 ADT

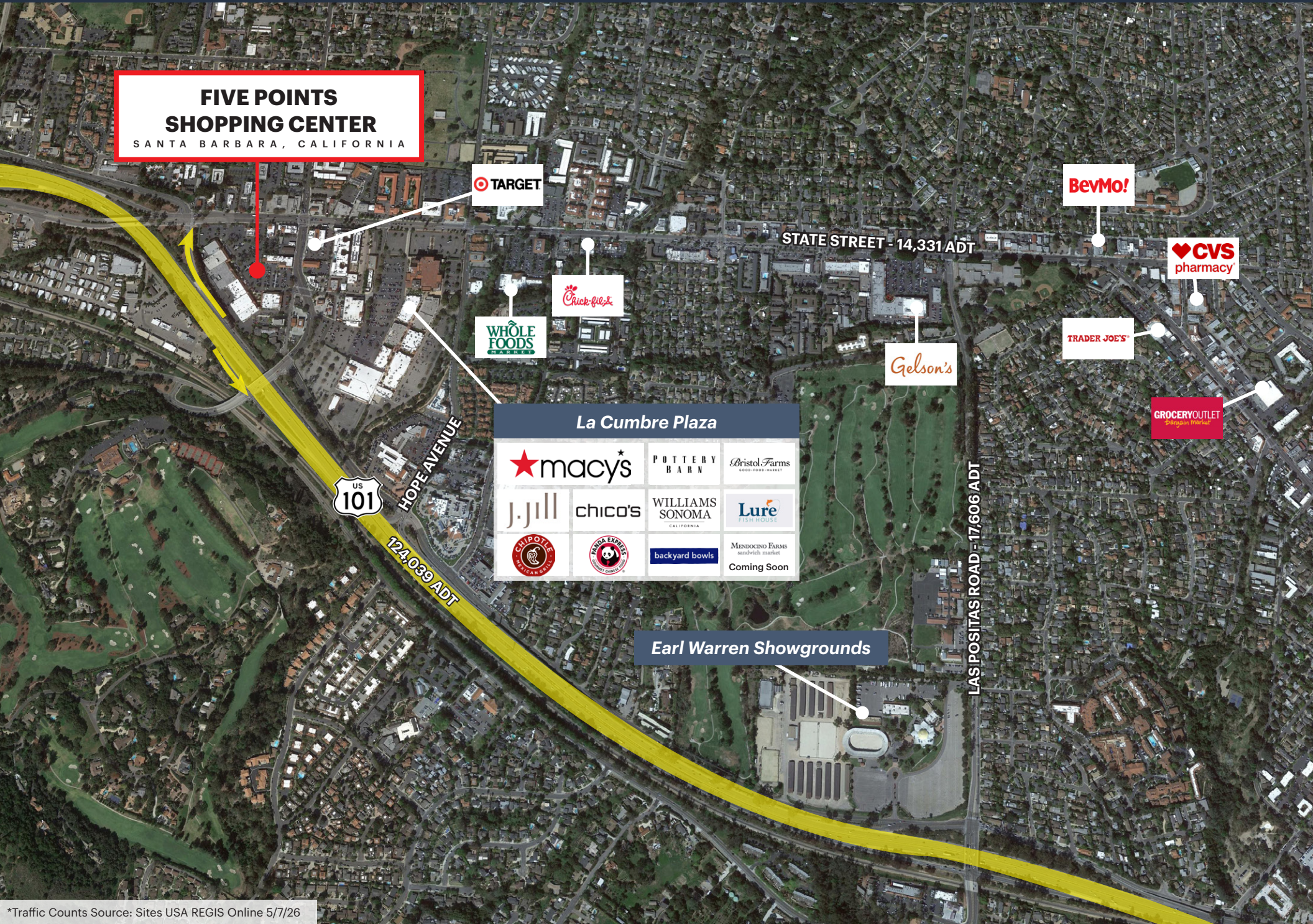
SOUTHBOUND OFF-RAMP

NORTHBOUND OFF-RAMP

La Cumbre Plaza

	POTTERY BARN	Bristol Farms FOOD-FOOD-MARKET
J.Jill	chico's	WILLIAMS SONOMA CALIFORNIA
		Lure FISH HOUSE

FIVE POINTS SHOPPING CENTER SANTA BARBARA, CALIFORNIA



TARGET

BevMo!

CVS pharmacy

WHOLE FOODS MARKET

Chick-fil-A

STATE STREET - 14,331 ADT

TRADER JOE'S

Gelson's

GROCERY OUTLET
Santitas Market

US 101

HOPE AVENUE
124,039 ADT

La Cumbre Plaza

		
		
		
		Coming Soon

LAS POSITAS ROAD - 17,606 ADT

Earl Warren Showgrounds

*Traffic Counts Source: Sites USA REGIS Online 5/7/26



POPULATION

1 MILE	3 MILES	5 MILES
14,960	74,622	128,579



ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$158,439	\$177,155	\$168,069



HOUSEHOLD INCOME DISTRIBUTION \$200,000 or More

1 MILE	3 MILES	5 MILES
25.3%	28.2%	25.9%



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

1 MILE	3 MILES	5 MILES
1,564	9,982	15,945



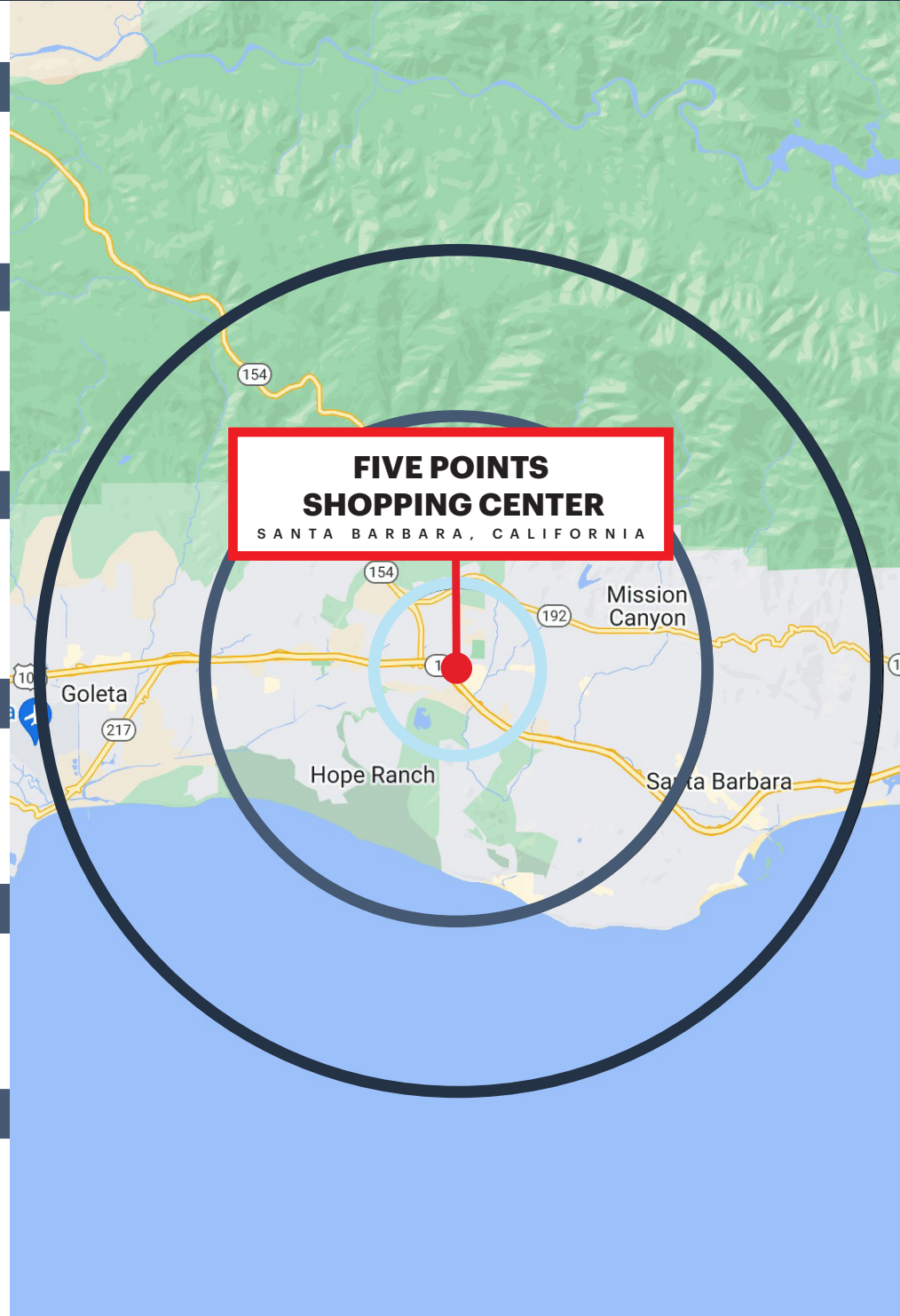
COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
51.6%	54.6%	52.1%



TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$4,659	\$6,041	\$5,869



*Demographics Source: Sites USA REGIS Online 5/7/26