

FIVE POINTS SHOPPING CENTER

3925-3993 STATE STREET, SANTA BARBARA, CA 93105

±890 - ±2,000 SF RETAIL AVAILABLE FOR LEASE



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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.



Unit 10: 2,000 SF



Unit 8 (interior): 1,600 SF



Unit 21: ±890 SF

PROPERTY PROFILE

AVAILABLE SPACES	±890 SF - ±2,000 SF	
NNN	Est. \$1.25 PSF	
TRAFFIC COUNTS	State Street	18,443 ADT
	La Cumbre Road	16,499 ADT
	Highway 101	130,026 ADT

PROPERTY HIGHLIGHTS

- Restore Hyper Wellness, Mattress Firm, and Little Alex’s, Hoss’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)	600 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	1,000 SF
18A	Luna Grill	2,043 SF
18B	PopUp Bagels (coming soon)	1,990 SF
19 & 20	Mattress Firm	4,547 SF
21	Available	890 SF
23	Little Alex's	3,210 SF
23B	European Wax Center	2,200 SF
24	Restore Hyper Wellness	3,000 SF

*Traffic Counts Source: Sites USA REGIS Online 6/03/26

FIVE POINTS SHOPPING CENTER SANTA BARBARA, CALIFORNIA

Available 890 SF

Available 2,000 SF

Available 1,600 SF



Map callouts include: LunaGrill mediterranean kitchen, TARGET, Bristol Farms, petco, ROSS DRESS FOR LESS, Starbucks, Smart & Final, CVS pharmacy, and BIG 5 SPORTING GOODS.

STATE STREET - 18,443 ADT

LA CUMBRE ROAD - 18,348 ADT

US 101
130,614 ADT

La Cumbre Plaza

CHIPOTLE MEXICAN GRILL, PANDA EXPRESS, backyard bowls, MENDOCINO FARMS sandwich market Coming Soon

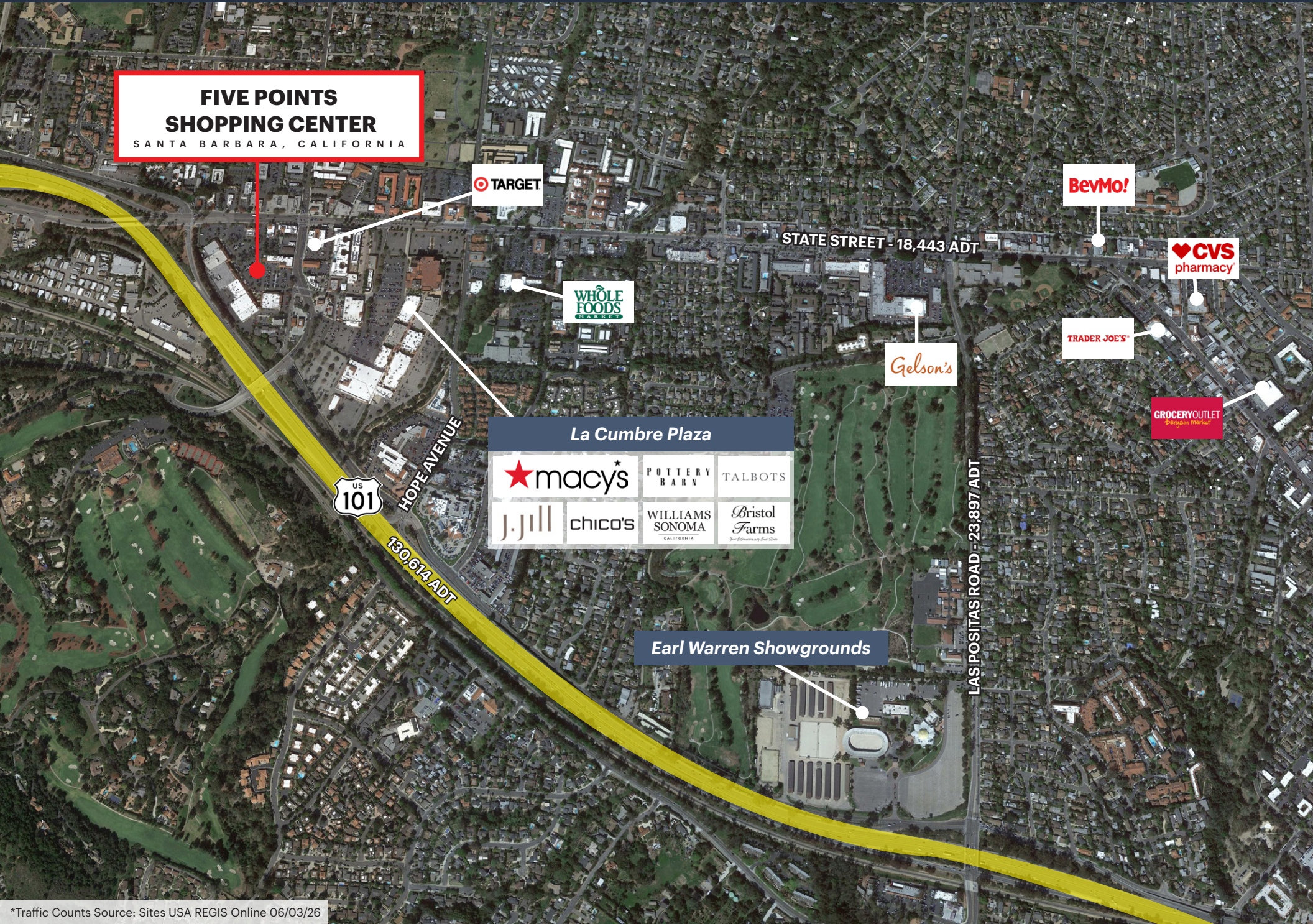
FUTURE MIXED-USE DEVELOPMENT WITH ±650 NEW HOMES

La Cumbre Plaza

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

*Traffic Counts Source: Sites USA REGIS Online 06/03/26

FIVE POINTS SHOPPING CENTER SANTA BARBARA, CALIFORNIA



 TARGET

BevMo!

 CVS
pharmacy

 WHOLE
FOODS
MARKET

STATE STREET - 18,443 ADT

TRADER JOE'S

Gelson's

GROCERY OUTLET
Spartan Market

US
101

HOPE AVENUE

130,614 ADT

La Cumbre Plaza

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

LAS POSITAS ROAD - 23,897 ADT

Earl Warren Showgrounds

*Traffic Counts Source: Sites USA REGIS Online 06/03/26



POPULATION

1 MILE	3 MILES	5 MILES
15,201	75,207	129,182



ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$159,455	\$179,378	\$169,635



HOUSEHOLD INCOME DISTRIBUTION \$200,000 or More

1 MILE	3 MILES	5 MILES
25.6%	28.7%	30.6%



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

1 MILE	3 MILES	5 MILES
51.9%	69.3%	68.8%



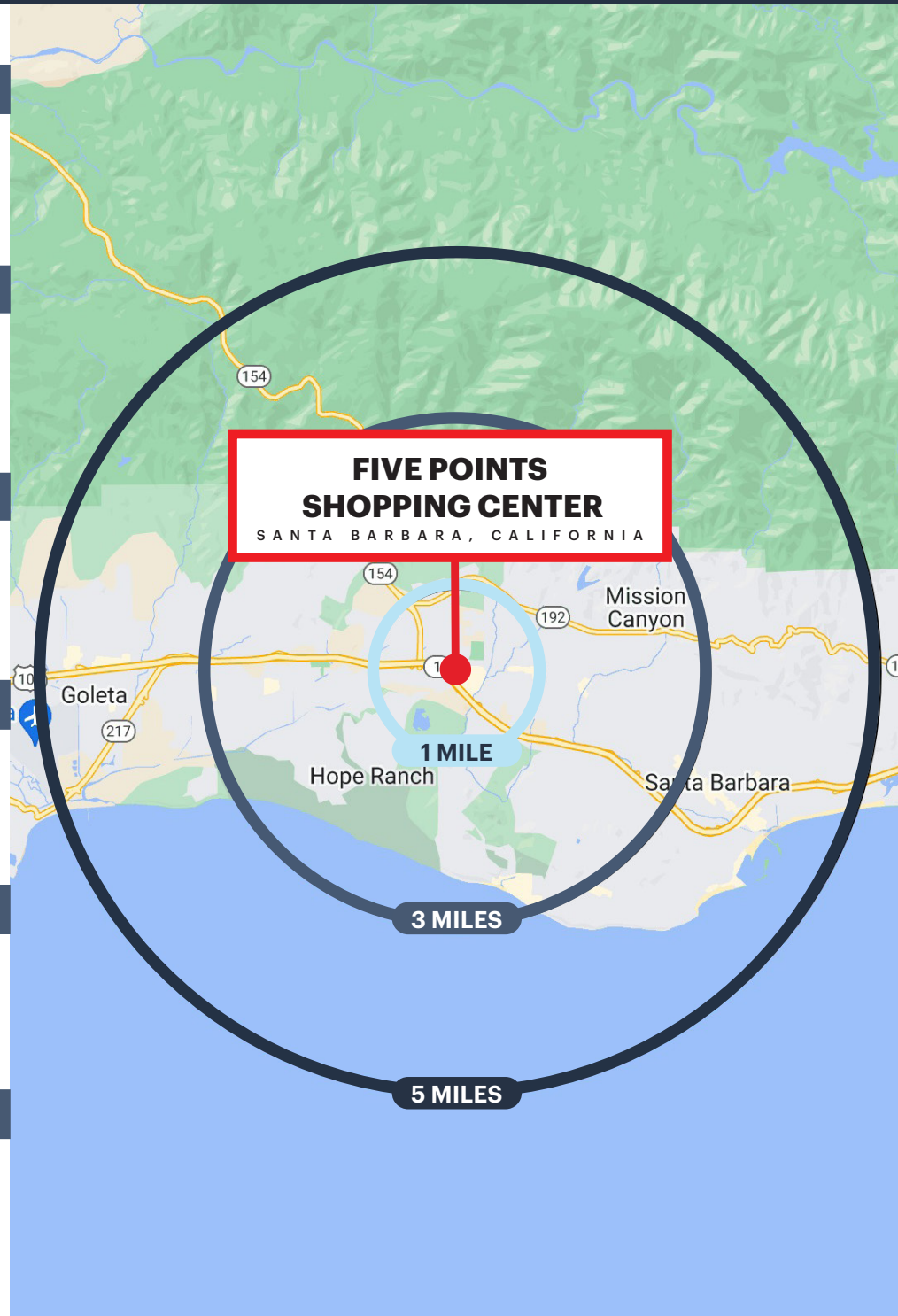
COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
51.6%	54.7%	52.1%



MONTHLY TOTAL RETAIL EXPENDITURES (\$ in 1,000s)

1 MILE	3 MILES	5 MILES
\$4,673	\$4,946	\$4,874



*Demographics Source: Sites USA REGIS Online 06/03/26