

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	

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



**FIVE POINTS
SHOPPING CENTER**
SANTA BARBARA, CALIFORNIA

LunaGrill
mediterranean kitchen

Available
890 SF

STATE STREET - 18,443 ADT

TARGET

La Cumbre Plaza



MENDOCINO FARMS
sandwich market
Coming Soon

FUTURE MIXED-USE
DEVELOPMENT
WITH ±650 NEW HOMES

La Cumbre Plaza





BIG
5
SPORTING GOODS

CVS
pharmacy

Smart
& Final

Starbucks

US
101

130,614 ADT

Available
2,000 SF

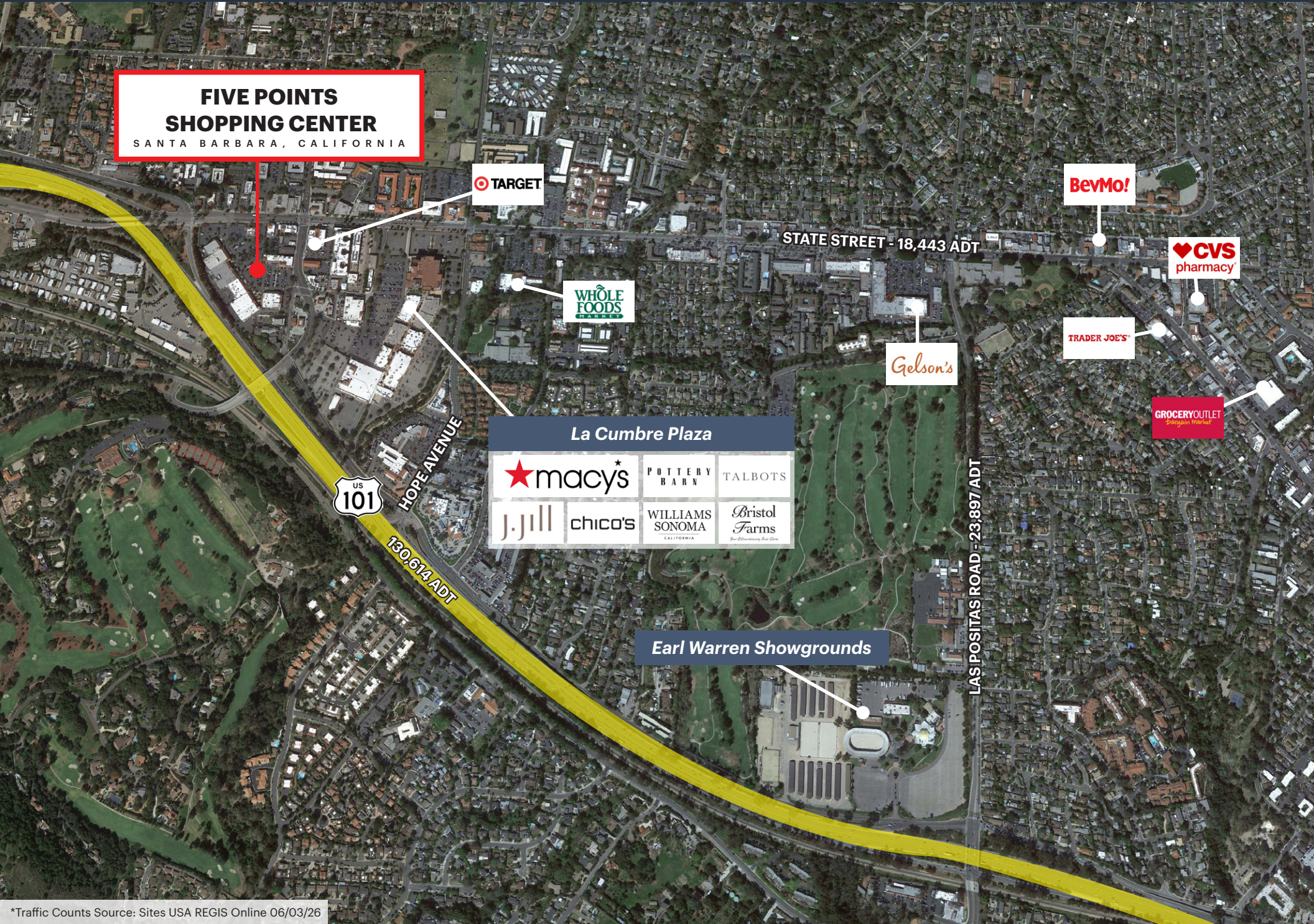
ROSS
DRESS FOR LESS

petco

Available
1,600 SF

LA CUMBRE ROAD - 18,348 ADT

Bristol
Farms



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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

