FIVE POINTS SHOPPING CENTER

3925-3993 STATE STREET, SANTA BARBARA, CA 93105

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

LOCKEHOUSE
A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

CONTACT US (805) 232-4550

Natalie V. Wagner, CCIM

natalie@lockehouse.com | License #01868161

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.

Unit 10: 2,000 SF

Unit 8 (interior): 1,600 SF

Unit 21: ±890 SF

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	±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	

SITE PLAN

SUITE	TENANT	SIZE
1	Petco	12,667 SF
2	Available (2nd Floor Office)	1,600 SF
4	Subway	600 SF
5	Eco Friendly Cleaners	900 SF
6	United Studios of Self Defense	900 SF
7	Blenders in the Grass	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

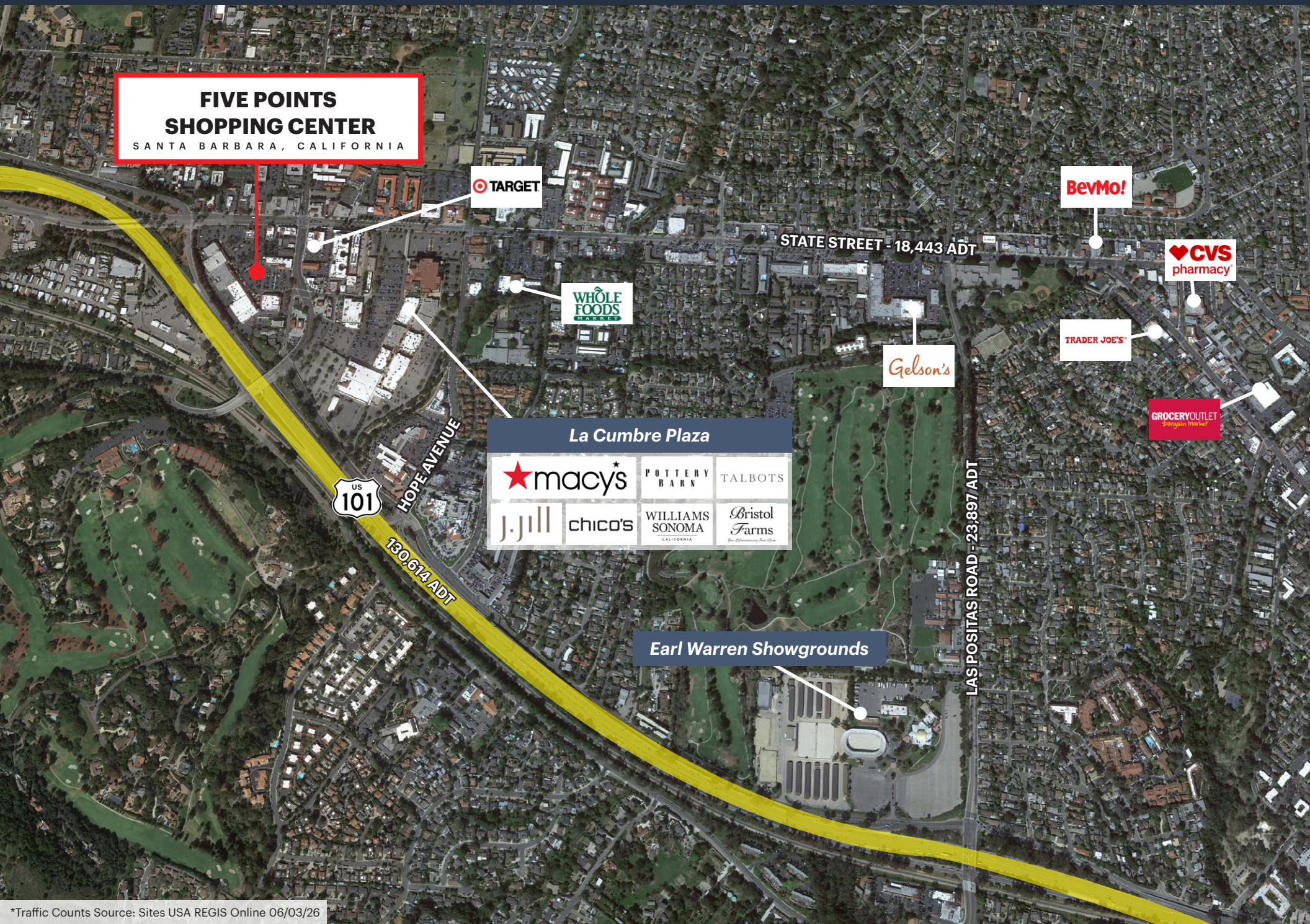
SUITE	TENANT	SIZE
15	Smart & Final Extra	33,305 SF
16	CVS Pharmacy	18,700 SF
17	Big 5 Sporting Goods	1,000 SF
18A	Luna Grill	2,043 SF
18B	PopUp Bagels (coming soon)	1,990 SF
19 & 20	Mattress Firm	4,547 SF
21	Available	890 SF
23	Little Alex's	3,210 SF
23B	European Wax Center	2,200 SF
24	Restore Hyper Wellness	3,000 SF

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

CLOSE-UP AERIAL

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

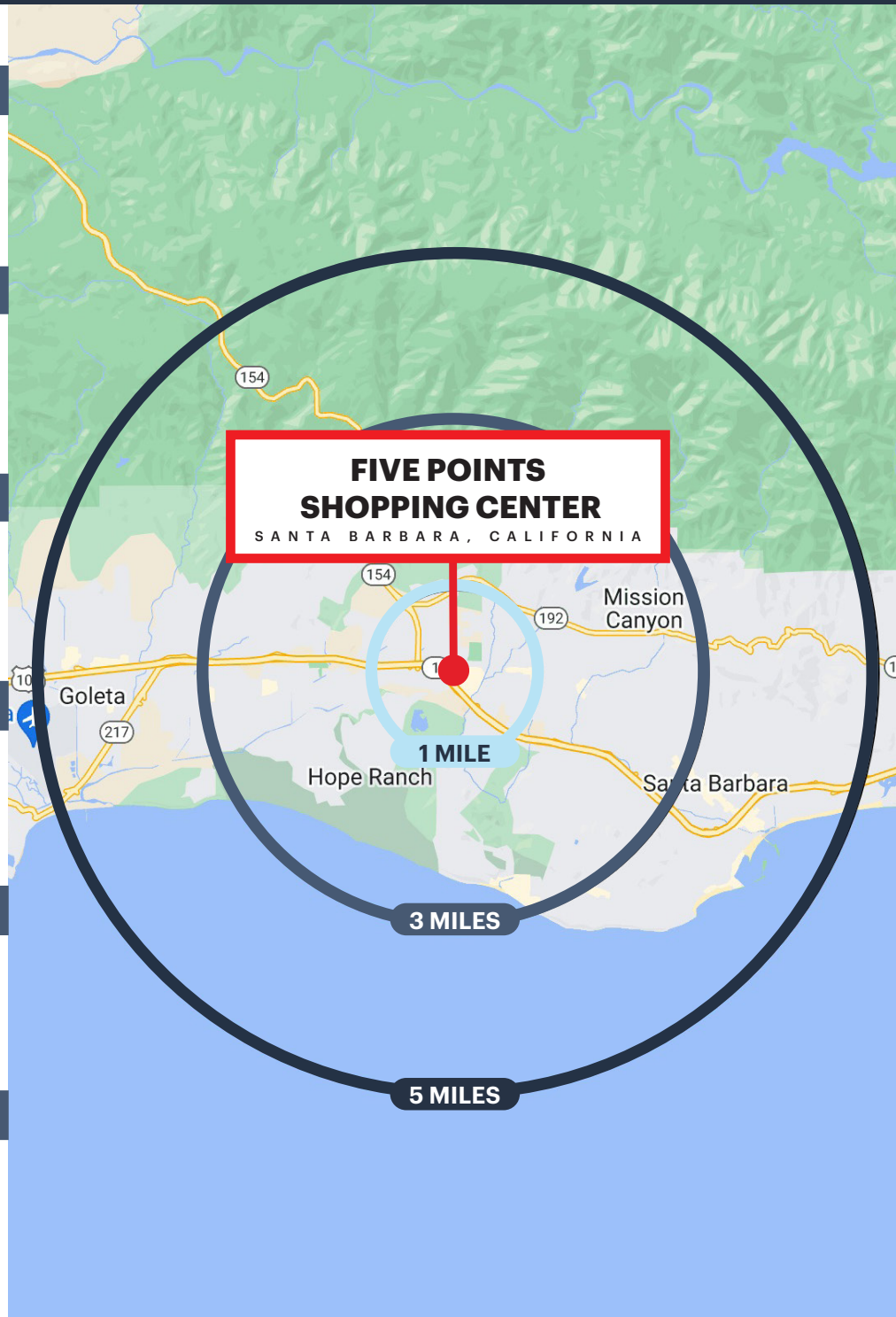
MARKET AERIAL



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

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	15,201	75,207	129,182
ESTIMATED AVERAGE HOUSEHOLD INCOME	$159,455	$179,378	$169,635
HOUSEHOLD INCOME DISTRIBUTION $200,000 or More	25.6%	28.7%	30.6%
MEDIAN HOME VALUE $1,000,000 or More	51.9%	69.3%	68.8%
COLLEGE DEGREE BACHELOR DEGREE OR HIGHER	51.6%	54.7%	52.1%
MONTHLY TOTAL RETAIL EXPENDITURES ($ in 1,000s)	$4,673	$4,946	$4,874



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