



FOR LEASE

1,470 sq/ft Café/Restaurant Space
and 3,450 sq/ft End Cap Space

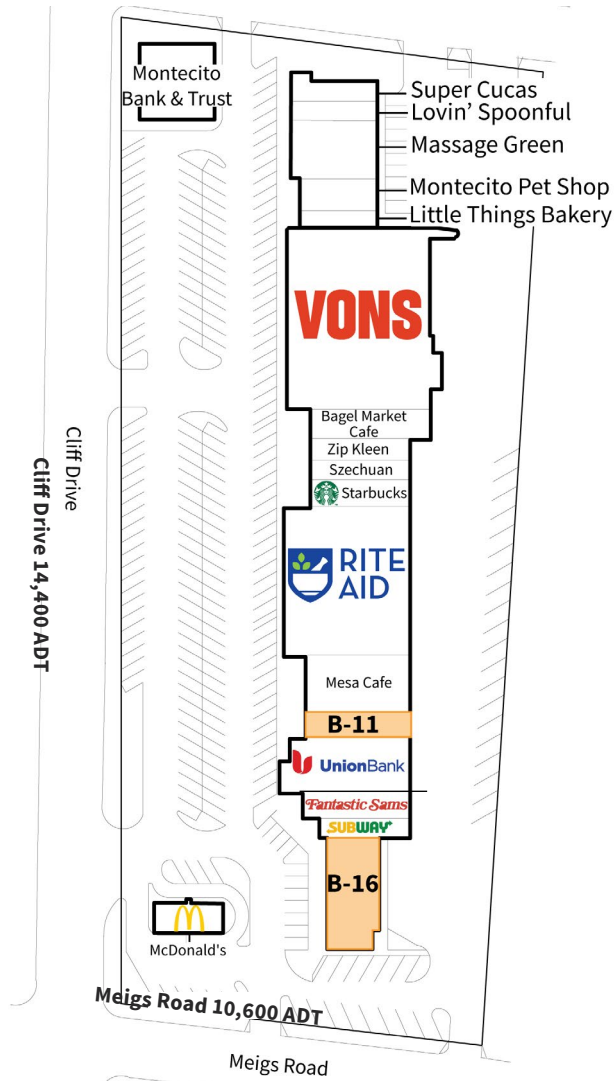
Suite B-11 & Suite B-16, Mesa Shopping Center

1900–2300 Cliff Drive, Santa Barbara, CA 93109

PROPERTY DETAILS

- The Mesa Shopping Center is a 61,033 square foot grocery and drug anchored neighborhood shopping center.
- Anchored by Vons & RiteAid.
- Mix of national, regional and local tenants, including McDonald's, Montecito Bank & Trust, Mesa Café and more.





01 – Mesa Shopping Center site plan

PROPERTY HIGHLIGHTS

The Mesa Shopping Center is located on the highly visible and trafficked corner of Meigs Road and Cliff Drive, with an average daily traffic of 10,600 and 14,400 respectively. Cliff Drive and Meigs Road work as main thoroughfares to the Mesa from Hope Ranch and Downtown Santa Barbara. With an average household income of over \$160,000 within one mile, near zero vacancy in the Mesa Submarket and excellent visibility and traffic, this is a unique opportunity in one of Santa Barbara's finest Grocery and Drug anchored shopping centers.

DEMOGRAPHIC INFORMATION



Residential Population

1 mile: 10,127
 2 miles: 43,898
 3 miles: 71,682



Daytime Population

1 mile: 8,829
 2 miles: 51,176
 3 miles: 88,359

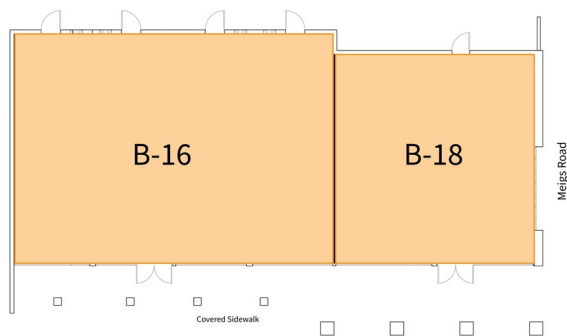


Avg. Household Income

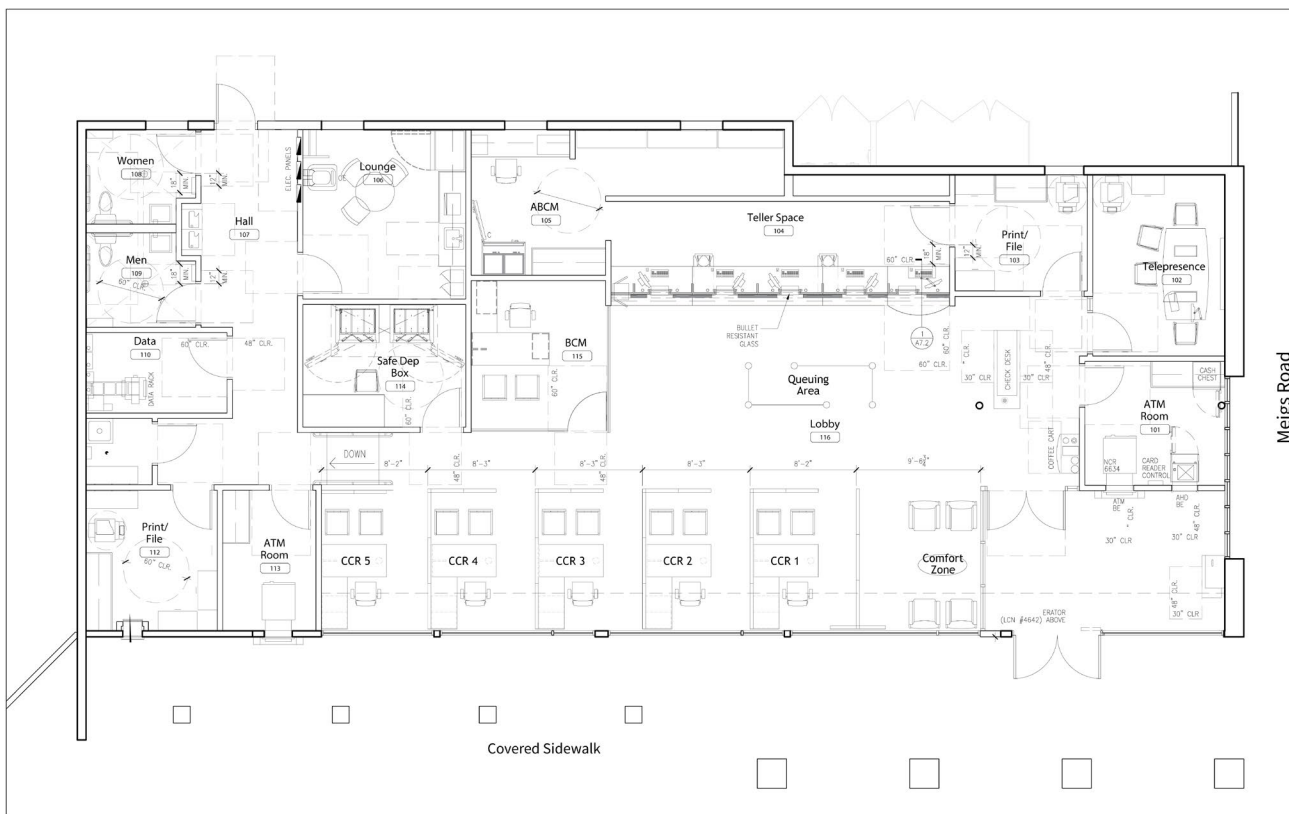
1 mile: \$160,935
 2 miles: \$112,635
 3 miles: \$117,553

SUITE B-16

- Approximately 3,450 Square Feet
- Rental Rate: \$3.50 NNN
- NNN: \$1.39
- 87.5 feet of frontage facing Cliff Drive and 34.5 feet facing Meigs Road
- Potential for Two-Tenant Configuration at Approximately 1,200 Square Feet and 2,250 Square Feet



02 – Potential two-tenant configuration



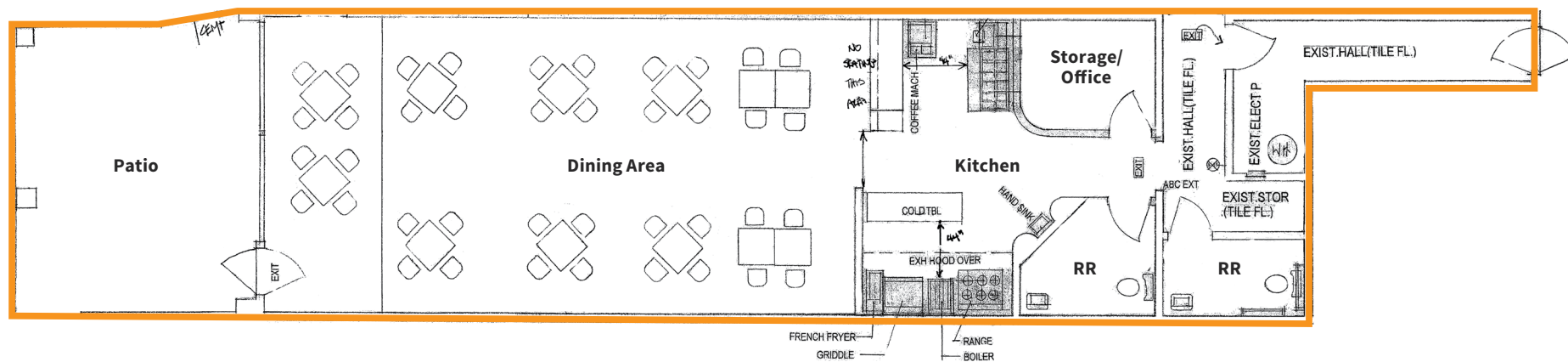
03 – Current tenant improvements

SUITE B-11

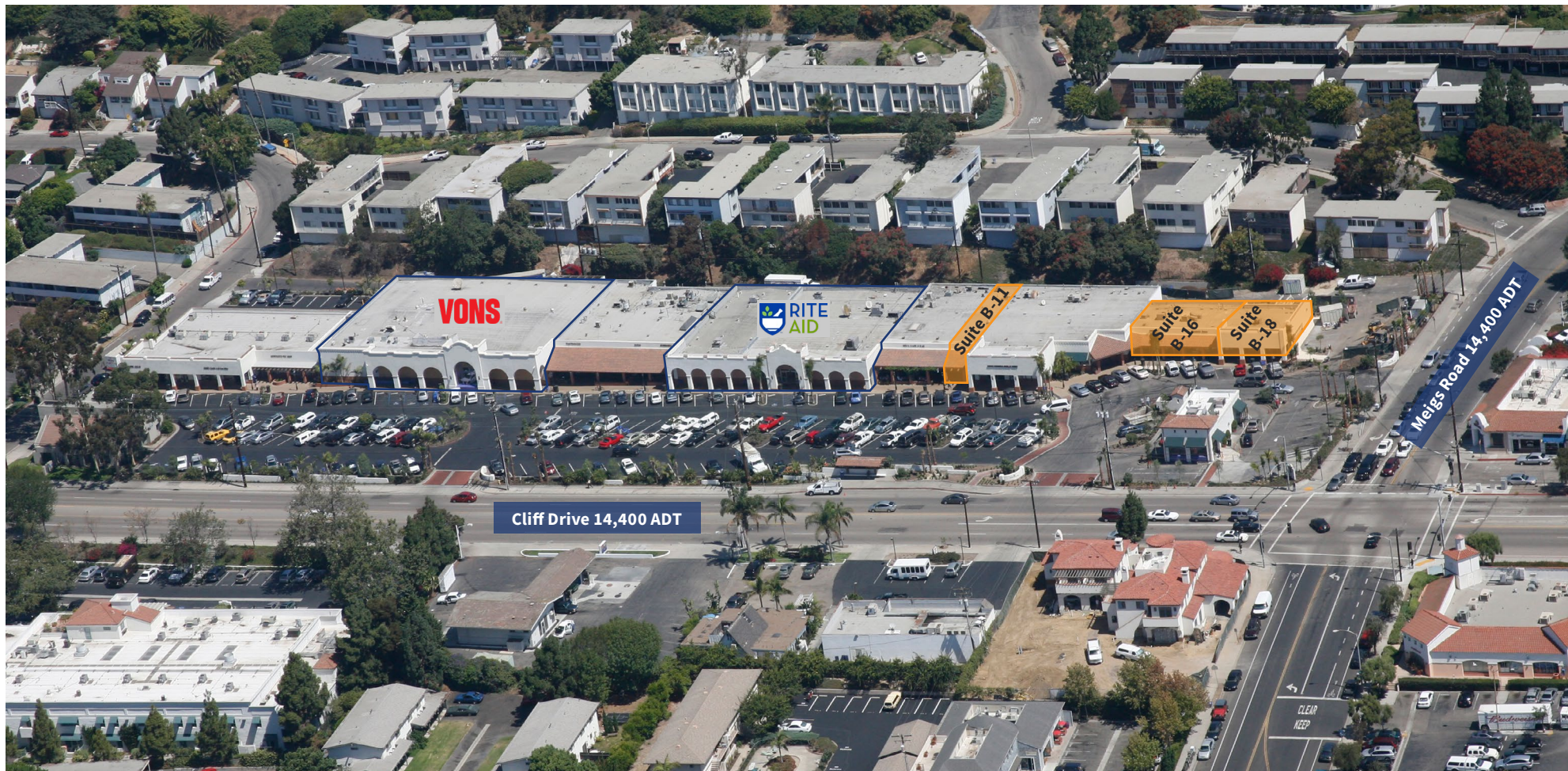
- 1,470 square feet
- Rental Rate: \$3.50 NNN
- NNN: \$1.29
- Available: Now
- Former Café location, with hood and in-suite restrooms.



04 – Mesa Shopping Center



05 – Floorplan



06 – Mesa Shopping Center aerial photo