



FOR LEASE

Junior Anchor and In-Line Opportunities

Mesa Shopping Center

1900–2300 Cliff Drive, Santa Barbara, CA 93109

PROPERTY DETAILS

- The Mesa Shopping Center is 61,033 square foot Vons grocer anchored neighborhood shopping center
- Only Junior Anchor available in Santa Barbara proper
- Mix of national, regional and local tenants, including McDonald's, Montecito Bank & Trust, Starbucks, Wingstop, and Mesa Cafe
- #2 ranked Center of 25 within 10 miles for annual visits per square foot



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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 anchored shopping centers.



01 – 15,400 Square Foot Vons

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



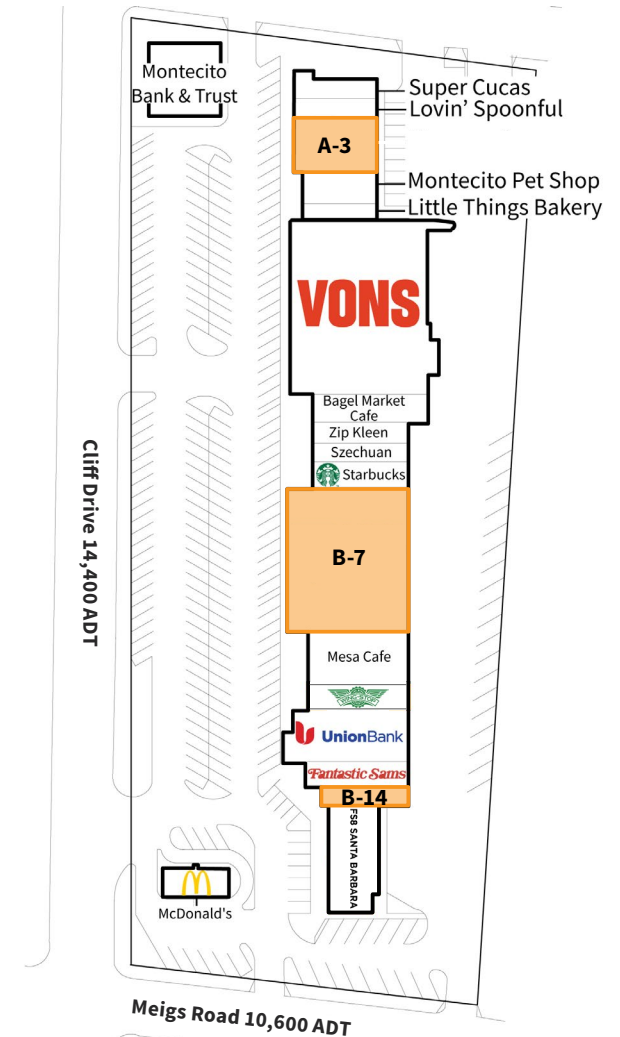
Avg. Household Income

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



Median Home Value

1 mile: \$1,560,000
2 miles: \$1,420,000
3 miles: \$1,450,000



02 – Mesa Shopping Center Site Plan

SUITE B-7

- Approximately 11,867 Square Feet
- Prime Junior Anchor opportunity located near Vons
- Rear loading access with ingress off Meigs Road
- HVAC - 1 ton per 300 square feet
- Located between recently renewed Starbucks and Santa Barbara favorite Mesa Cafe
- Building signage facing Cliff Drive, which receives roughly 14,000 average daily travelers
- Rate: \$4.00 NNN (\$1.13)



03 – 11,867 SF Junior Anchor Opportunity with Building Signage



04 – Opportunity to Co-Anchor with Vons at a ~28,800 ADT Intersection

SUITE A-3

- Approximately 2,448 Square Feet
- Prime in-line opportunity in shell condition ready for Tenant's specific buildout
- Rate: \$4.00 NNN (\$1.58)



05 – Suite A-3

SUITE B-14

- Approximately 1,003 Square Feet
- 145 Square Foot Front Patio Area
- Rate: \$4.25 NNN (\$1.51)
- 2nd Gen Kitchen Buildout
- Previously: Sandwich Shop
- Highlights: 2 Walk-In Coolers, Restroom



06 – Suite B-14