FOR LEASE: PREMIER STATE STREET & PASEO NUEVO LOCATION

Retail & Restaurant Opportunities in the Heart of Downtown Santa Barbara

Santa Barbara, CA 93101

PROPERTY DETAILS

- Paseo Nuevo is a 458,971 square foot, open-air shopping and dining destination, accounting for one third of retail and restaurant leasable area
- Anchored by Metropolitan Theatres and features stores such as Zumiez, Skechers and more
- 575 center parking spaces and over 1,100 nearby parking structure spaces

INVESTEC REAL ESTATE COMPANIES

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PROPERTY HIGHLIGHTS

Highlighted by the Spanish architecture and open air paseos, the Pavilion at Paseo Nuevo serves as the center of Downtown Santa Barbara. Originally opening in 1990, the Pavilion at Paseo Nuevo boasts a mix of entertainment, retail and restaurant tenants. Anchored by Metropolitan Theatres, the Pavilion at Paseo Nuevo mixes both local and national, retailers and restaurants like Zumiez, California Pasta, 805 Boba, Footlocker and more.

02 – The Pavilion at Paseo Neuvo courtyard

01 – State Street frontage

DEMOGRAPHIC INFORMATION

Population

3 miles: 88,603
5 miles: 110,934
10 miles: 180,624

Total Households

3 miles: 34,718
5 miles: 44,877
10 miles: 65,608

Avg. Household Income

3 miles: $94,942
5 miles: $98,250
10 miles: $97,227

Estimated 5 million shoppers per year.

- 416,000 shoppers per month—96,000 shoppers per week.
- 58% of shoppers reside in the area.
- Ages 18–34 make up 52% of shoppers.
- 84,000 office population within 3 miles.

7.2 million visitors spend an estimated $1.9 billion every year in Santa Barbara.

- 35% of visitors are from outside the trade area.
- 13% are considered “visitors/tourist.”
- Over 100,000 cars travel past per day.

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805 STATE STREET

- 2,858 square feet
- 23 ½ feet of frontage on State
- $6.00 NNN ($1.43)

811-D

- 1,499 square feet
- $5.00 NNN ($1.43)
- Ideal for boutique clothing, jewelry or winery

819-D

- 1,384 square feet
- $5.00 NNN ($1.37)

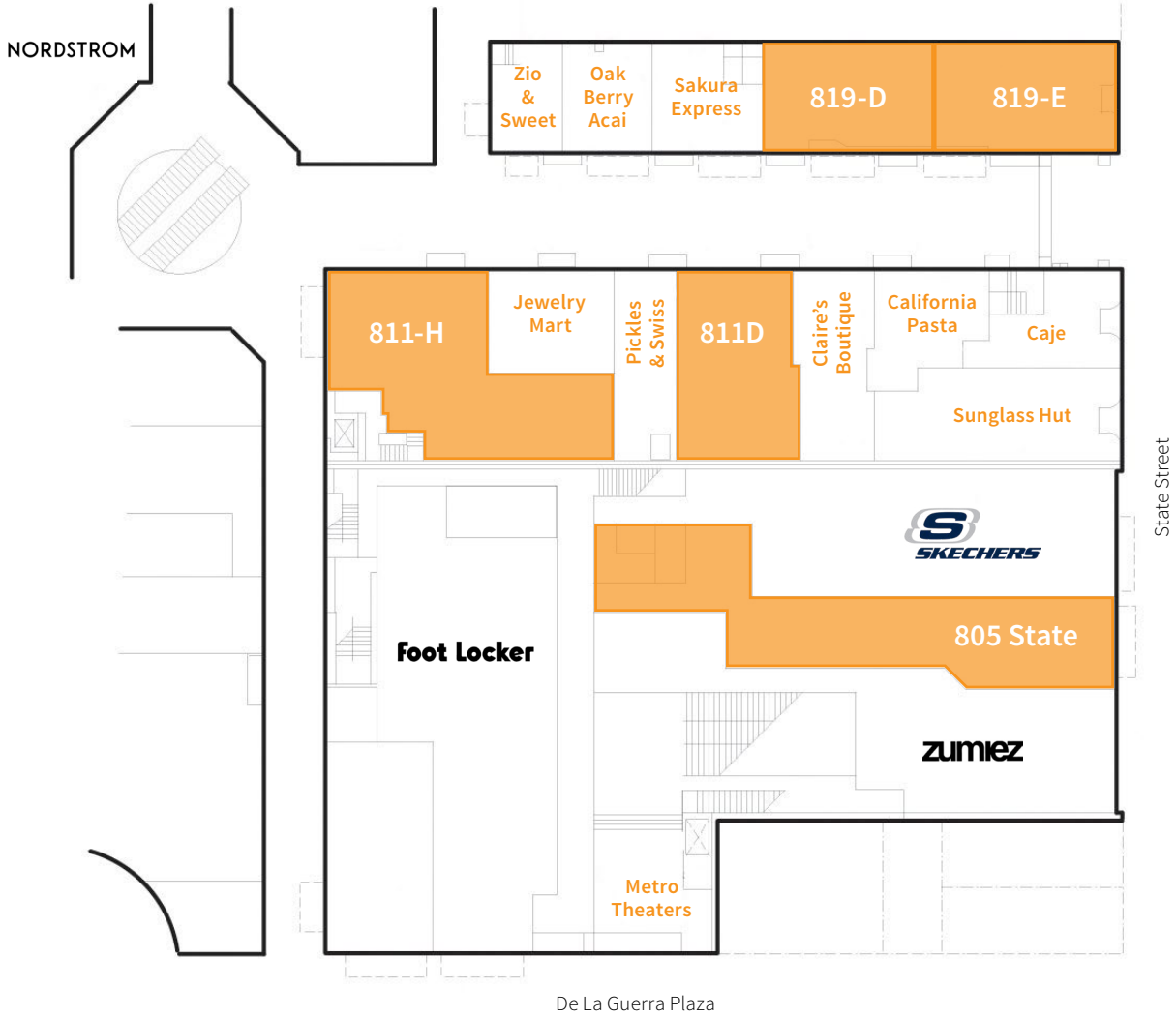
819-E

- 1,544 square feet
- $7.50 NNN ($1.37)
- Dual window lines with excellent visibility facing State St.

811-H

- 2,400 square feet
- $4.50 NNN ($1.34)
- Dual window lines, adjacent to parking escalator with excellent visibility

SITE PLAN



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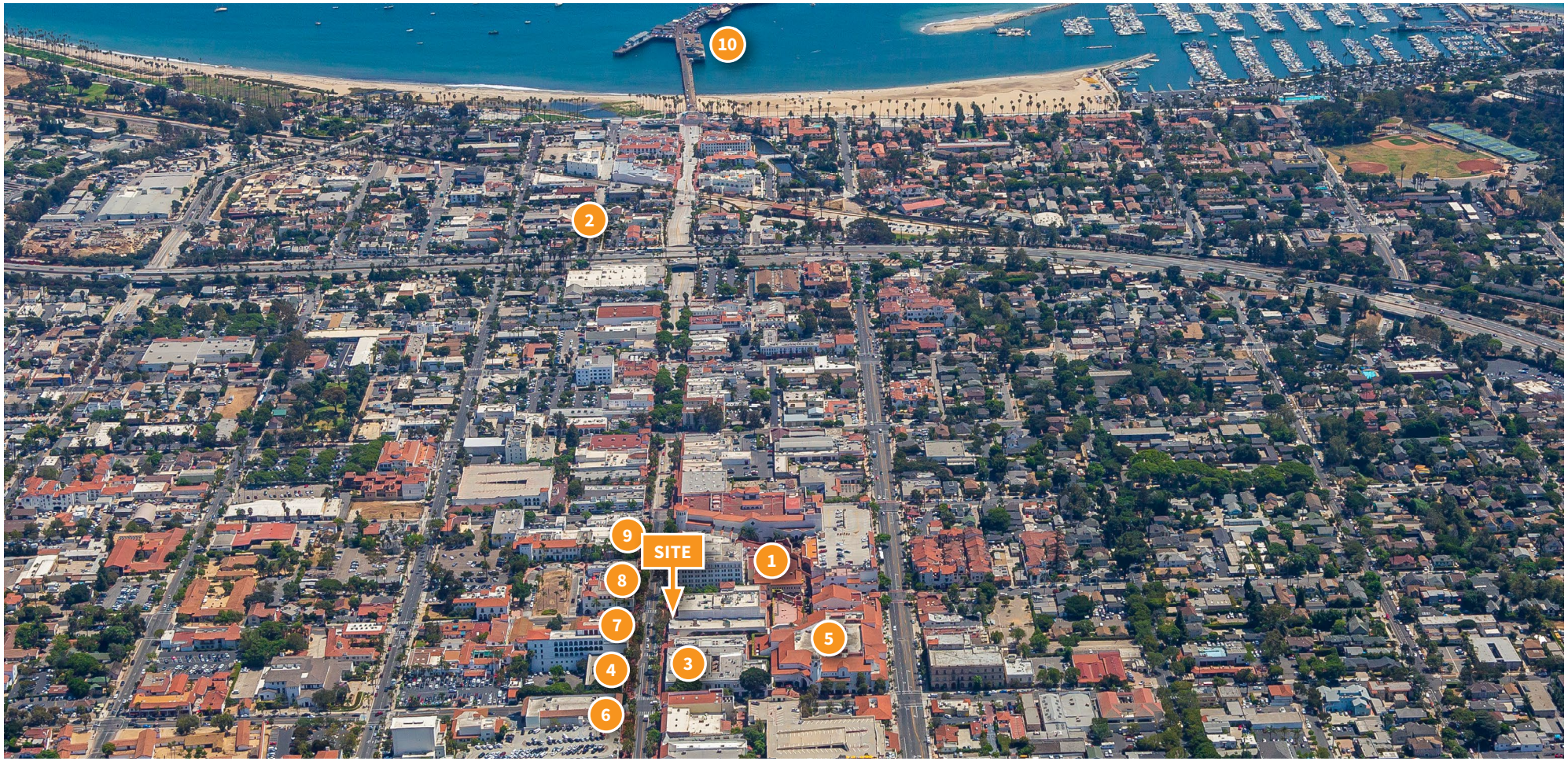
DOWNTOWN SANTA BARBARA

1. Paseo Nuevo
2. Funk zone
3. H&M
4. Apple Store
5. Nordstrom
6. Marshalls
7. Coach
8. Lululemon
9. Restoration Hardware
10. Stearns Wharf



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