

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



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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.



01 – State Street frontage



02 – The Pavilion at Paseo Nuevo courtyard

**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.

### 805 STATE STREET

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

### 819 - A

- 525 square feet
- \$5.50 NNN (\$1.37)
- 2<sup>nd</sup>-Gen kitchen space

### 819 - D

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

### 811 - H

- 2,400 square feet
- \$4.50 NNN (\$1.34)
- Dual window lines, adjacent to parking escalator with excellent visibility
- For Lease as pop-up store only

### SITE PLAN





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

