

FOR LEASE: PREMIER STATE STREET
& PASEO NUEVO LOCATION

Turn Key Restaurant & Retail 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
- Tenants here include Zumiez, Skechers, Tilly Timms, Cajé Coffee Roasters, and Sunglass Hut
- 575 center parking spaces and over 1,100 nearby parking structure spaces
- Average restaurant sales here do in excess of \$1,000 per square foot annually



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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. 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 (\$1.59)
- For Lease as Pop-Up store only

819 - D

- 1,384 square feet
- \$5.00 NNN (\$1.74)

811 - E

- 766 square feet
- \$8.00 NNN (\$1.80)
- Turn-key restaurant space with hood and walk-in fridge

811 - G

- 803 square feet
- \$5.00 NNN (\$1.80)
- Can be combined with 811-E or 811-H

811 - H

- 2,400 square feet
- \$4.50 NNN (\$1.71)
- Dual window lines, adjacent to parking escalator with excellent visibility

SITE PLAN



