

FOR LEASE

RARELY AVAILABLE 1ST GENERATION 2,000 SF
RESTAURANT SPACE - END CAP WITH LARGE PATIO

PREMIER CARPINTERIA LOCATION
BRAND NEW MIXED USE DEVELOPMENT

4745 CARPINTERIA AVE, CARPINTERIA, CA 93013



**BERKSHIRE
HATHAWAY** | California
HomeServices Properties

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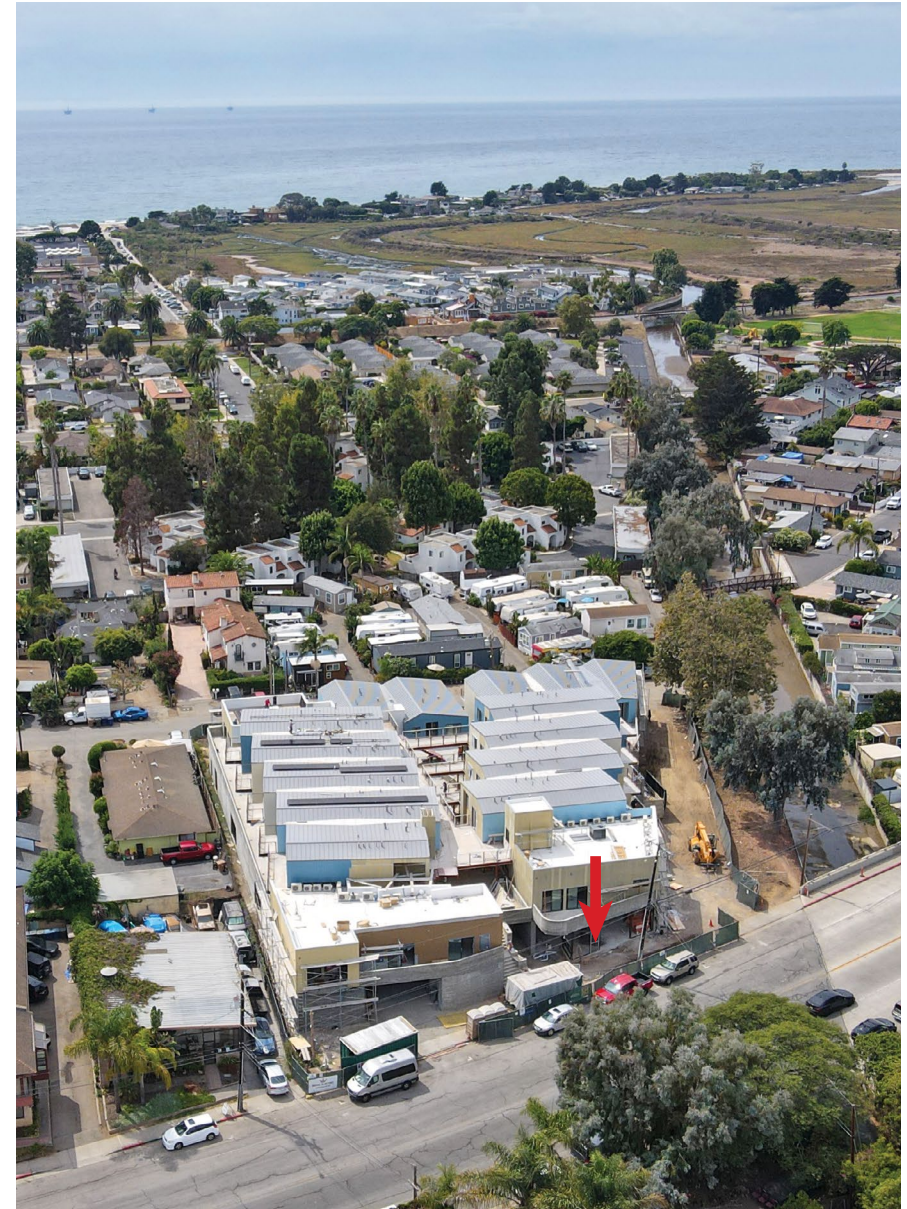
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Space Available:	2,000 SF Bldg + ~ 2,000 SF Wrap-Around Patio
Rental Rate:	\$12,000/Month, Gross + Utilities
Term:	5 -10 years, plus options
Delivery Condition:	Delivery Condition: All utilities stubbed to space, 5-ton HVAC unit, 1500-gallon grease trap, 300-amp electrical panel, 1-inch water line, and hood shaft in place.
Permitting Status:	Core and Shell plans approved, ready for TI permit
Parking:	8 -12 on-site reserved spaces in covered garage
Estimated Delivery Date:	December 1, 2025

Highlights:

- **Dynamic Downtown Carpinteria Location:** Prime end cap position in the soon-to-be-completed, upscale 30-unit residential/mixed-use building featuring 24 upscale apartments & 6 first-class short-term rental/hotel units. Perfectly located along Carpinteria Avenue with strong traffic counts/visibility and excellent mountain views.
- **Ultra-Modern Design:** Extensive walls of glass and roll-up door, enhancing the overall energy, vitality and feel for one of the very finest spaces in Carpinteria! 2,000 SF wrap-around patio allows the restaurant patrons to experience the true essence of this magical and wonderful seaside community.
- **Strong Residential Synergy:** Multiple significant residential projects and Best Western Hotel in immediate vicinity allows for built-in customer base.
- **Expedited Permit and Buildout:** The space is ready for the astute operator to enjoy an expedited TI permit process and efficient buildout, as the core and shell plans have been approved, and the owner will assist with the TI permitting and build-out process.
- **Attractive Demographic Trends:** Strong migratory demographic trends to the Central California Coast. In particular, coastal communities like Carpinteria, will continue to attract millennials for quality of life and strong employment opportunities, as well as baby boomers for a “utopian” retirement. Given its proximity to Los Angeles, Carpinteria shall also continue to flourish as a mecca for tourism due to its small town charm and the “World’s Safest Beach”.



PHOTOS

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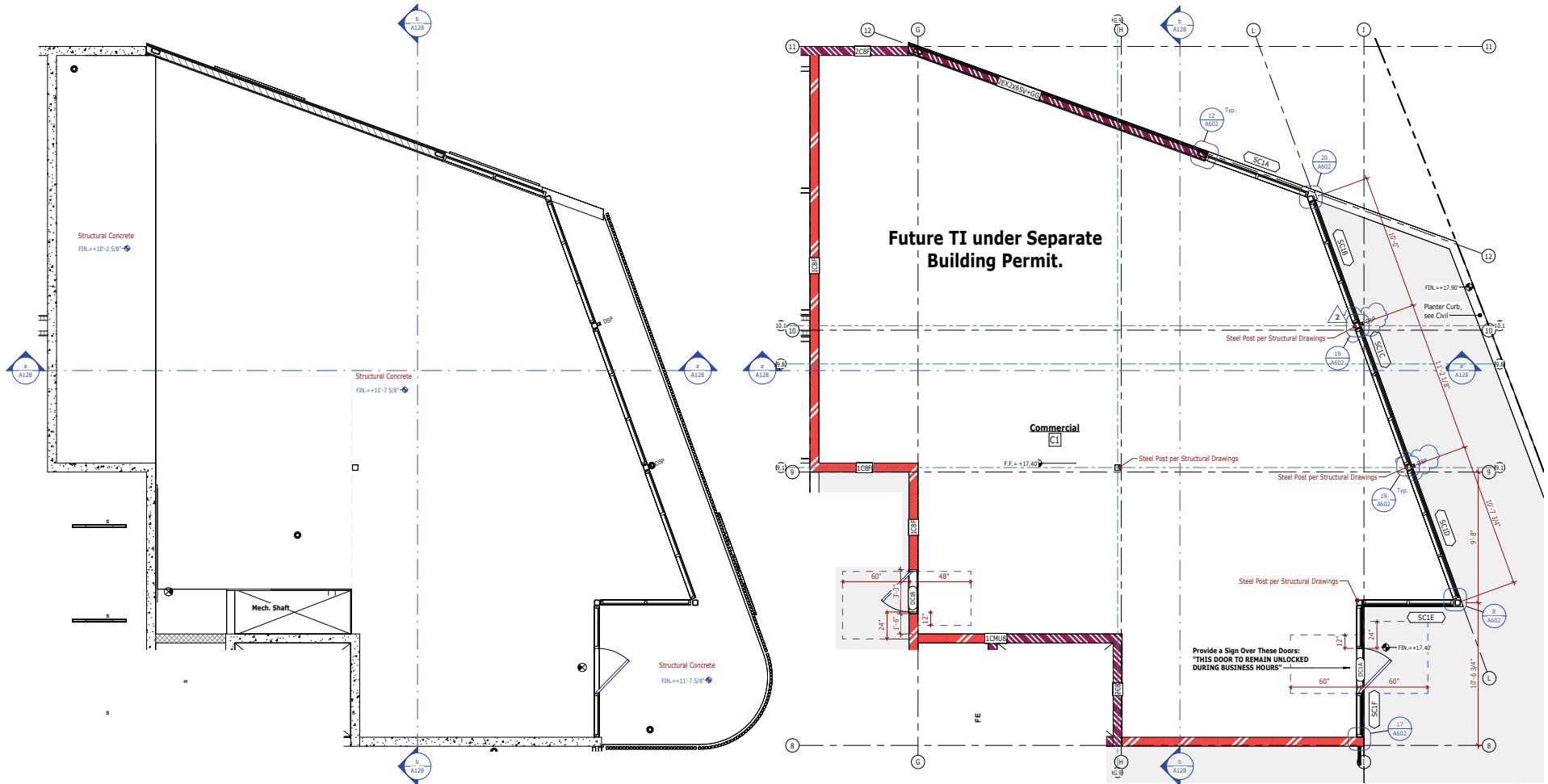
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FLOOR PLAN

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AMENITIES MAP

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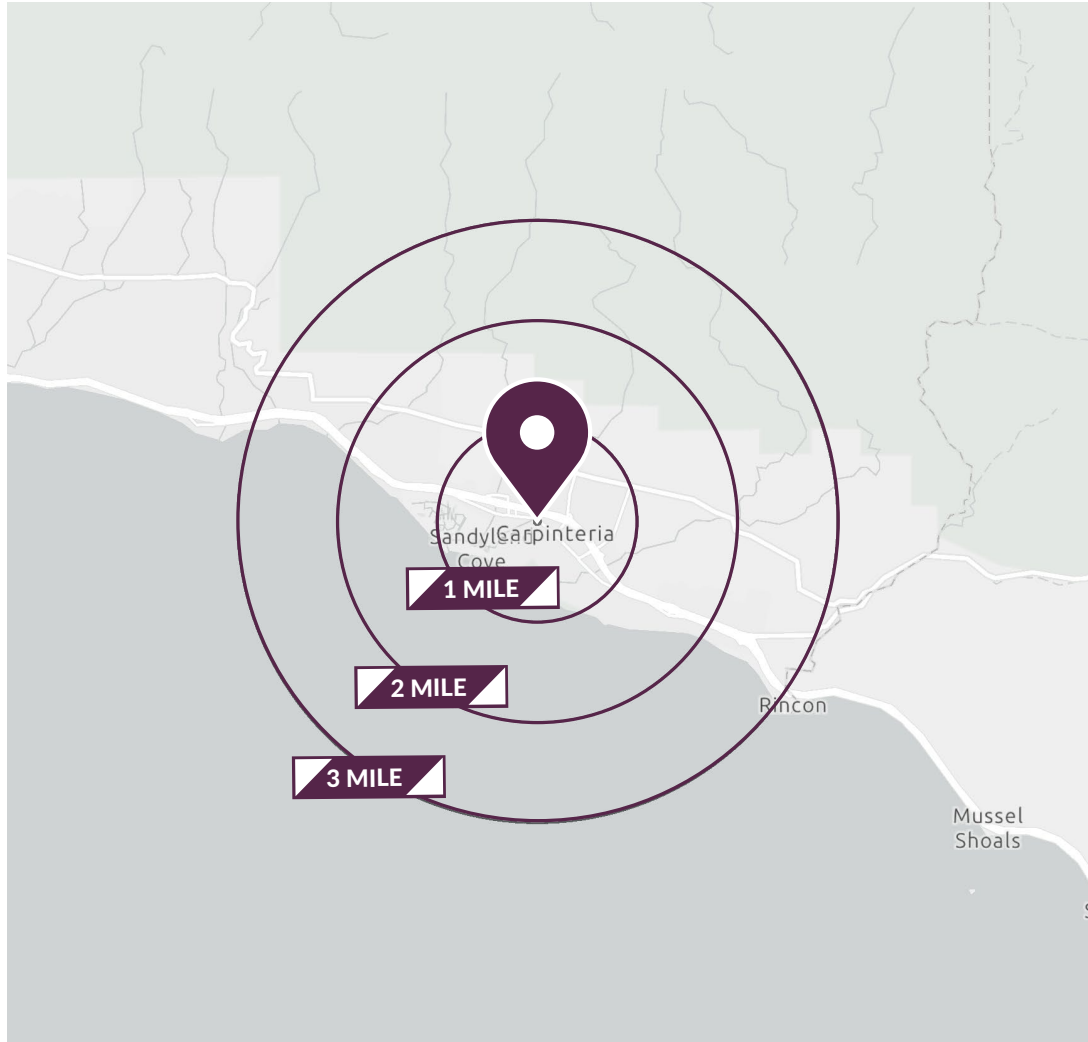
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DEMOGRAPHICS

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2025 Summary

	1 Mile	2 Mile	3 Mile
Population	10,574	13,791	14,889
Households	3,998	5,228	5,710
Families	2,603	3,394	3,706
Average Household Size	2.62	2.62	2.59
Owner Occupied Housing Units	2,053	2,883	3,225
Renter Occupied Housing Units	1,945	2,345	2,485
Median Age	43.6	44.1	44.6
Median Household Income	\$115,988	\$109,112	\$111,365
Average Household Income	\$157,656	\$155,122	\$158,480

2030 Summary

	1 Mile	2 Mile	3 Mile
Population	10,464	13,623	14,702
Households	4,003	5,227	5,707
Families	2,601	3,387	3,696
Average Household Size	2.59	2.59	2.56
Owner Occupied Housing Units	2,108	2,947	3,292
Renter Occupied Housing Units	1,895	2,281	2,416
Median Age	44.5	45.1	45.6
Median Household Income	\$139,244	\$131,176	\$133,496
Average Household Income	\$179,471	\$176,714	\$180,002