

1253 COAST VILLAGE ROAD

SEC Coast Village Road & Coast Village Circle - Montecito, CA

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS



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GALLELLI
REAL ESTATE

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PROPERTY HIGHLIGHTS & DEMOGRAPHICS

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location:

1253 Coast Village Road, Suite 103
Montecito, CA

notable traffic generators in close proximity:

CVS Pharmacy, Vons Market, Montecito
Inn, Four Seasons Biltmore

shopping center GLA:

±11,295 Square Feet (GLA)

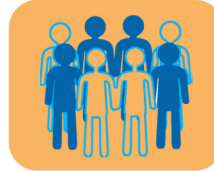
availability:

100% Leased

asking rent & NNN charges:

\$2.50 psf

\$1.16 psf NNN



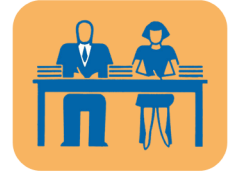
2022 total population

1-mile	3,201
3-mile	27,496
5-mile	82,312



2022 daytime population

1-mile	6,587
3-mile	44,846
5-mile	117,816



2022 total employees

1-mile	4,339
3-mile	28,735
5-mile	73,787



2022 total households

1-mile	1,353
3-mile	10,012
5-mile	32,205



2022 average HH income

1-mile	\$203,416
3-mile	\$169,655
5-mile	\$143,253

traffic counts

US Hwy 101 (west of Olive Hill Rd)	±69,200 AADT
US Hwy 101 (east of Olive Hill Rd)	±73,600 AADT
Olive Mill Road (at Hwy 101)	±5,864 ADT



Notable retailers in close proximity:



FOR PAWS SALON



Affluent nearby traffic generators:



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PROPERTY OVERVIEW

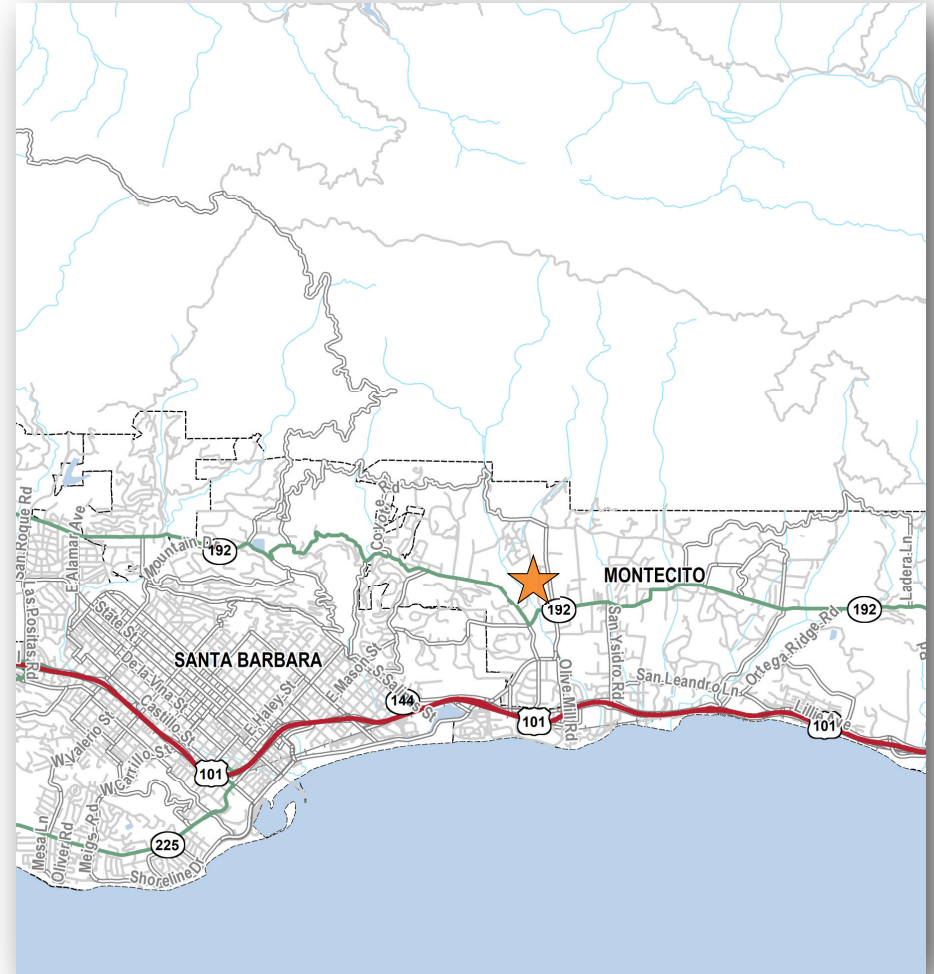
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1253 Coast Village Road is an ±11,295 square foot two-level mixed-use commercial building located at the southeast corner of Coast Village Road and Coast Village Circle along Highway 101 in Montecito, California.

Located in the boutique shopping district of Montecito, **1253 Coast Village Road** features high visibility store front on the ground level a the rear of the building, on site and street parking, and excellent accessibility to US Highway 101.

Nestled at the southern base of the Santa Ynez Mountains, the Montecito area is a designated and affluent community in the Santa Barbara trade area in Santa Barbara County. Known for its geographic and attributes, Montecito boasts being home to celebrities such as Oprah Winfrey, Rob Lowe and Jeff Bridges.

Notable traffic generators and in the region include the Four Seasons Biltmore Hotel and the Montecito Inn.



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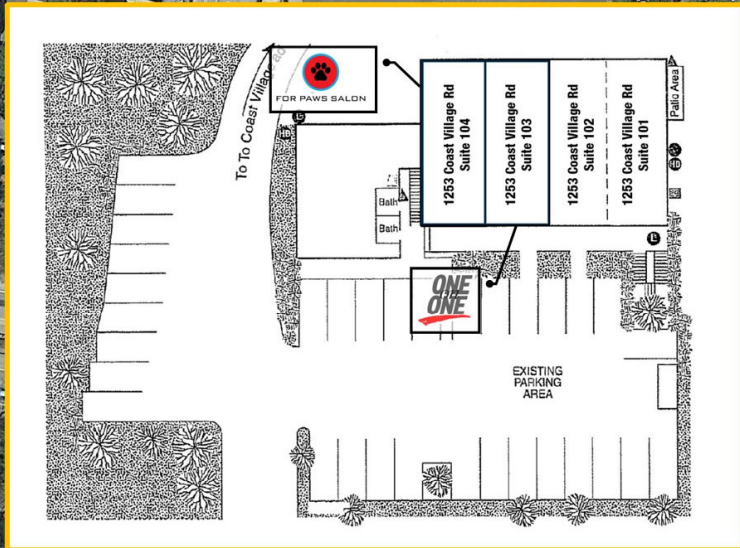
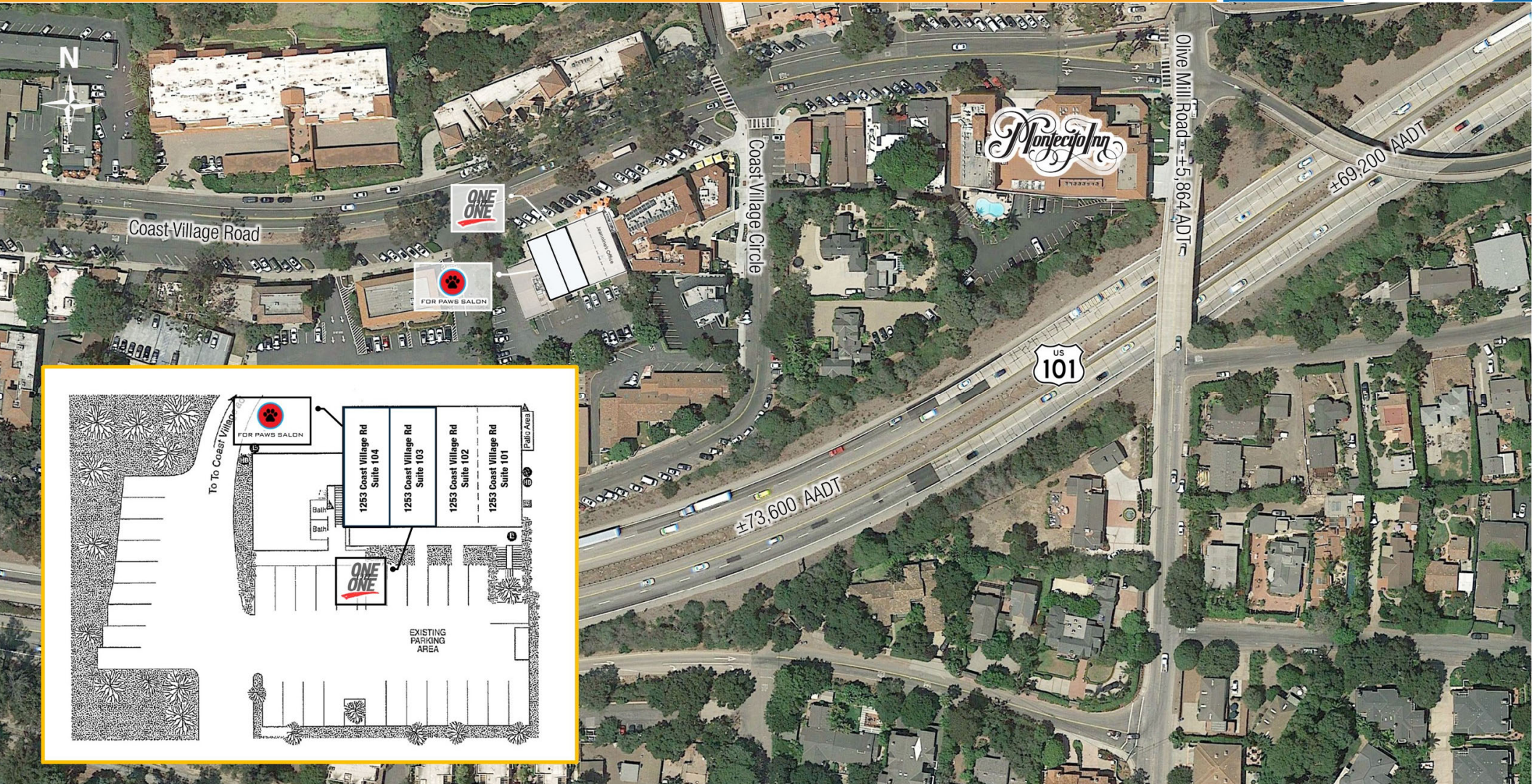
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INTERSECTION AERIAL

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