

# 975 CAMINO LINDO

ISLA VISTA  
CA 93117

## FOR SALE

±1,419 SF 5-bedroom, 3-bath single  
family house with ADU potential  
near UC Santa Barbara

OFFERED AT \$1,850,000

PRESENTED BY

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# 925 CAMINO LINDO

ISLA VISTA CA 93117

Situated on a prime corner lot on the outskirts of Isla Vista, just three blocks from the beach, 925 Camino Lindo presents a rare investment opportunity within this vibrant coastal community. This 5-bedroom, 3-bathroom single-family home spans ±1,419 square feet on a ±6,098 square foot lot, offering both immediate income and future upside.

Generating \$10,000 per month in gross rental income for the '25/'26 school year, the property features five rentable rooms, currently configured as three doubles and two singles, all leased. With its strong rental history and proximity to UCSB, the property is ideally suited for student housing. A long private driveway and off-street parking provide added tenant convenience, while the corner-lot layout offers additional privacy and light exposure.

With ADU potential, this property offers room for expansion or enhanced cash flow. Whether you're a seasoned investor or first-time buyer, 925 Camino Lindo represents an exceptional mix of location, income, and future development opportunity in one of the most sought-after coastal rental markets in California.

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## OFFERING SUMMARY

Offered at  
**\$1,850,000**

### Opportunity Highlights

#### Annual Income Generated

\$120,000

#### Building Size

±1,419 SF

#### Unit Mix

5 Bedrooms & 3 Baths  
(One bedroom includes a private entrance & en suite bath)

#### Lot Size

±6,098 SF

#### APN

075-081-010

#### Parking

Driveway + Off-street Parking

#### Utilities

Tenants pays water, sewer, gas & electric  
Landlord pays gardener & trash

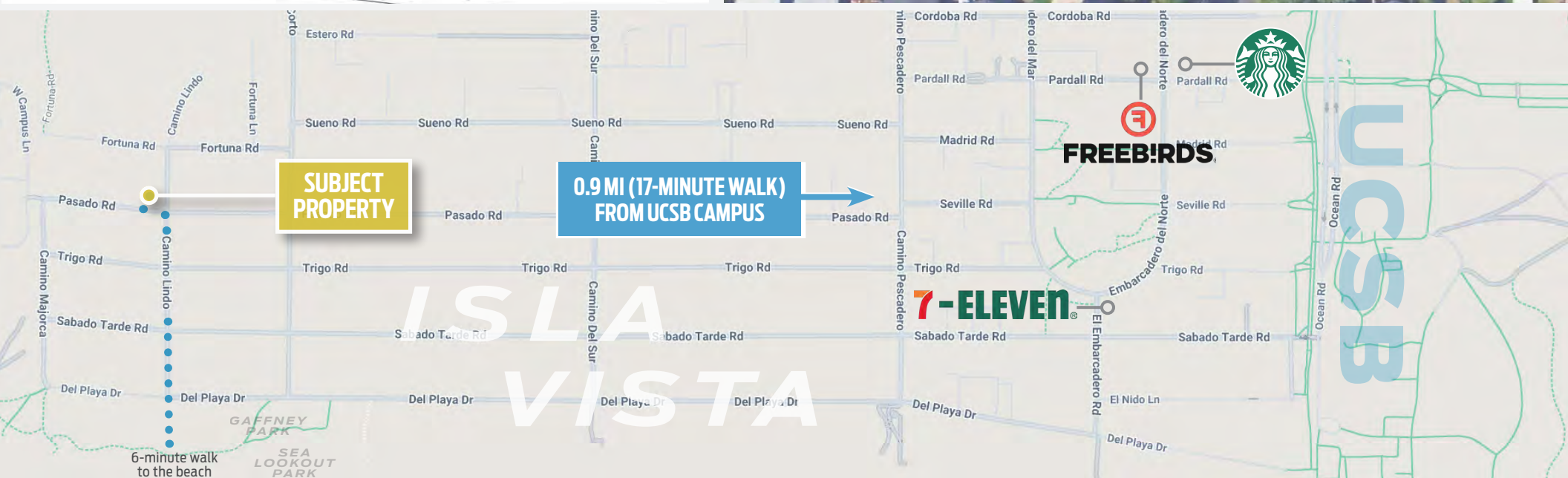
#### Year Built

1967





# AREA OVERVIEW



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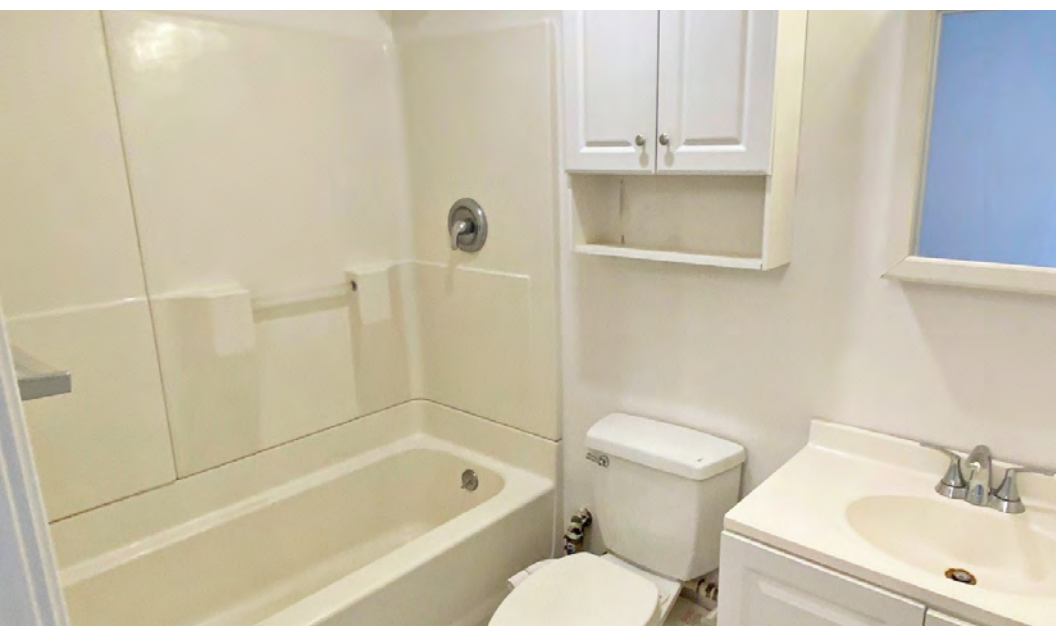
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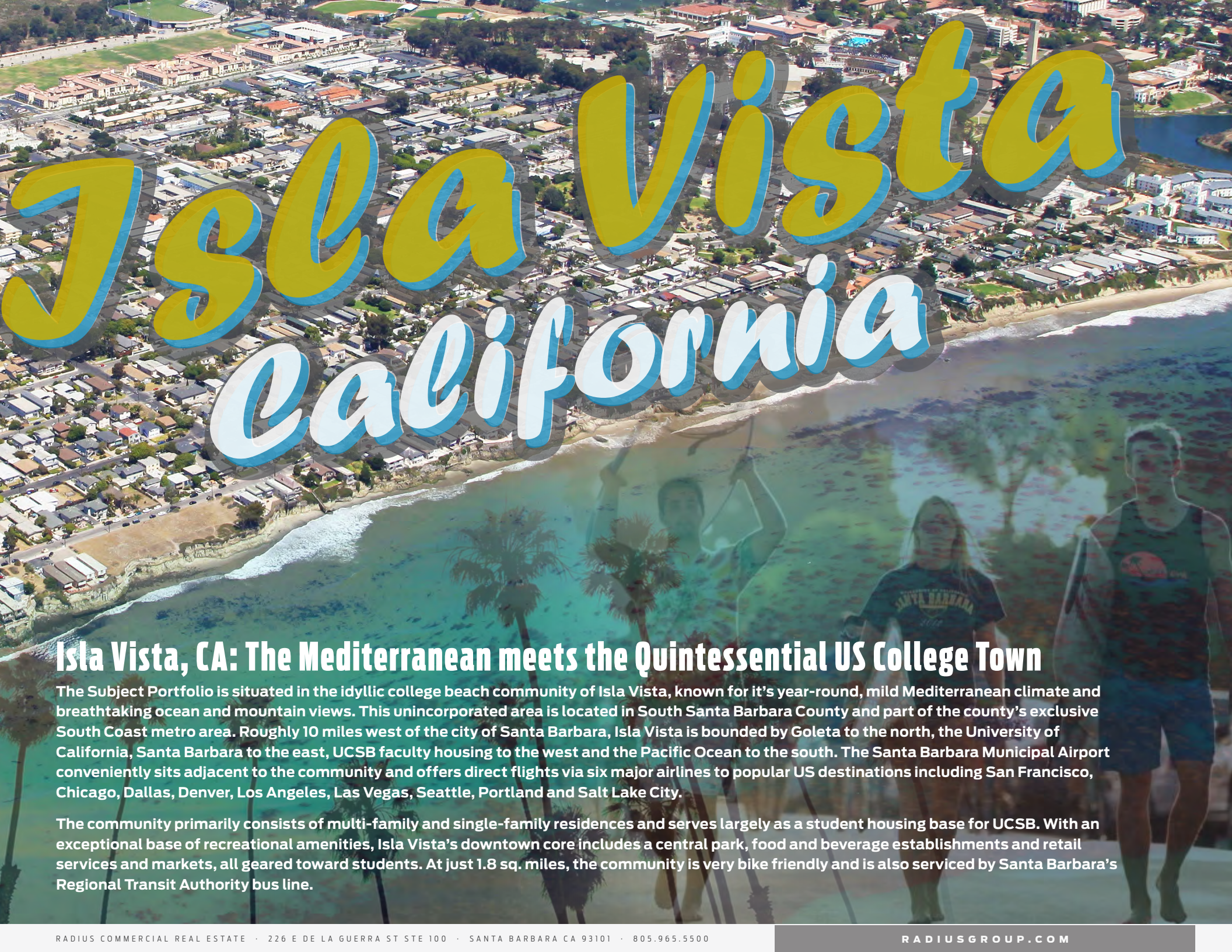
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# Isla Vista California

## Isla Vista, CA: The Mediterranean meets the Quintessential US College Town

The Subject Portfolio is situated in the idyllic college beach community of Isla Vista, known for its year-round, mild Mediterranean climate and breathtaking ocean and mountain views. This unincorporated area is located in South Santa Barbara County and part of the county's exclusive South Coast metro area. Roughly 10 miles west of the city of Santa Barbara, Isla Vista is bounded by Goleta to the north, the University of California, Santa Barbara to the east, UCSB faculty housing to the west and the Pacific Ocean to the south. The Santa Barbara Municipal Airport conveniently sits adjacent to the community and offers direct flights via six major airlines to popular US destinations including San Francisco, Chicago, Dallas, Denver, Los Angeles, Las Vegas, Seattle, Portland and Salt Lake City.

The community primarily consists of multi-family and single-family residences and serves largely as a student housing base for UCSB. With an exceptional base of recreational amenities, Isla Vista's downtown core includes a central park, food and beverage establishments and retail services and markets, all geared toward students. At just 1.8 sq. miles, the community is very bike friendly and is also serviced by Santa Barbara's Regional Transit Authority bus line.



# Forbes #5

Ranked No. 5 among all public colleges by  
*Forbes Magazine 2023* and the *US News & World  
Report 2023–2024* ranking #12.

# 4.0

The University of California, Santa  
Barbara boasts a 4.0 Average  
Acceptance GPA, a high benchmark  
achieved by only the top echelon  
students in the country

## UCSB: One of the nation's premier public universities

The University of California, Santa Barbara boasts a sprawling campus situated on 1,055 acres along the pristine California coastline about 100 miles northwest of Los Angeles.

Newsweek has named UCSB one of the country's "hottest colleges" twice in the past decade, and Forbes Magazine ranks UCSB number 5 among all public colleges in its 2023 "America's Top Colleges" guide.

The university offers over 200 majors, degrees and credentials and boasts an **on-campus student enrollment totaling approximately 25,034**. Additionally, UCSB remains one of the toughest 4-year institutions to get into, demonstrated by its **stringent 26% acceptance rate versus the 68% national acceptance rate**.

UCSB's renowned current and former faculty includes 6 Nobel Laureates, 49 members and fellows of the prestigious American Academy of Arts and Sciences, 60+ Guggenheim Fellowships, an elusive honor intended for individuals who have demonstrated exceptional capacity for productive scholarship or exceptional creative ability in the arts, and 29 faculty members bestowed with election to the National Academy of Engineering, which is among the highest professional distinctions accorded to an engineer; these are just a few of the distinctions that place UCSB among the top tier of the country's most desirable universities for undergraduate and graduate students.

Not to be outdone by the university's intellectual prowess, **the UCSB Gauchos sports teams are highly regarded in Division I college athletics**. A member of the Big West Conference and Mountain Pacific Sports Federation, the Gauchos perennially elicit top recruits from around the world drawn to the university's acclaimed water polo, swimming, soccer, baseball and volleyball programs.





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PHOENIX | DENVER | PORTLAND



UC SANTA  
BARBARA  
MAIN CAMPUS



# Close to having it all

While Isla Vista certainly enjoys its own unique brand of cool, youthful California coastal vibe apart from its larger neighbors Goleta and Santa Barbara, residents have easy access to all the creature comforts within a short walk, bike ride or drive. Mere footsteps from UCSB, the predominantly sub-24-year-old community largely made up of full-time college students also benefits from numerous neighborhood dining and shopping staples within its own streets, as well as three major shopping centers and the Santa Barbara Municipal Airport within a half mile. The US 101 Freeway is just a few minutes away, while those without a car can quickly hop on the Santa Barbara MTD busline to get by. And the nature lovers who simply crave the great outdoors are satiated by ideal surf & sand beaches and numerous jaw-dropping biking, running and walking trails, all just beyond their doorstep.

## PRIME CENTRAL LOCATION

Just a few minutes north of Santa Barbara on California's sunny Central Coast. Under 100 miles from LA to the south and a short 325-mile flight to San Francisco.

## BURGEONING TECH HUB

Ideal location with high quality of life caters to fresh young talent from UCSB with its acclaimed engineering program — key reasons the area has become a major Tech hub.

## NUMEROUS NEARBY AMENITIES

Three major shopping centers within a half mile of Isla Vista offer numerous dining and shopping options, plus two high quality hotels close by.

## DIRECT FLIGHTS TO WESTERN U.S. & MORE

Easy access to the region's only commercial airport serviced by six national airlines with direct flights to major West Coast cities plus Chicago, Dallas and Salt Lake City.

## SURF, SUN, HIKE

Boards and bikes abound as Isla Vista caters to an active outdoor lifestyle with stunning beaches and wide open spaces. Nearby More Mesa offers a nature preserve, vast network of trails, access to Santa Barbara's most isolated beach, and breathtaking views of the Pacific Ocean and Channel Islands. The breaks off Campus Point offer surfheads year-round swells and some of the best surf on the Central Coast.

