

**FOR SUBLEASE • SHORT TERM OR POP-UP ONLY**

**±1,398 SF boutique retail space in Montecito's prime shopping district**



1253 COAST VILLAGE  
ROAD MONTECITO  
CA 93108





# LOCATED IN MONTECITO'S PREMIER SHOPPING DISTRICT



PRESENTED BY

**JUSTIN DIEM**  
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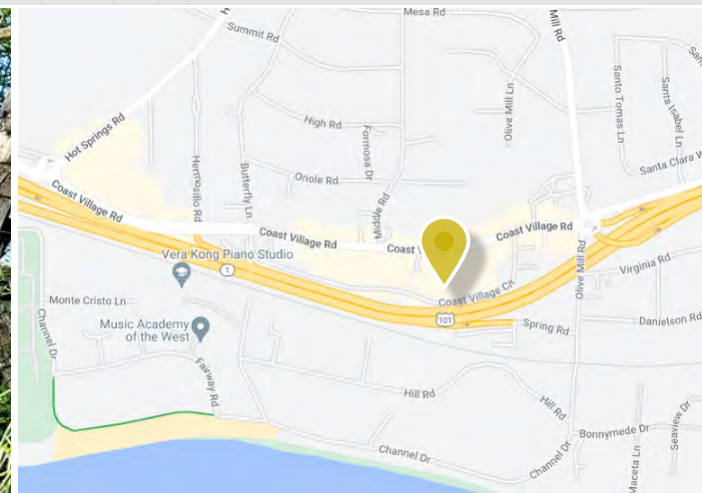
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# 1253 COAST VILLAGE RD MONTECITO CA 93108

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## Leasing Specifics

Sublease Rate	Negotiable (Contact Listing Agent)
Size	±1,398SF
Utilities	Paid by Tenant
Parking	Common & Street
Available	Now
Zoning	C-1
Restrooms	Common
To Show	Call Listing Agents

High-profile space available for sublease on a short term basis in the heart of Montecito's premier retail thoroughfare on Coast Village Road. This prime location offers exceptional visibility in one of America's most affluent communities. The building, previously occupied by a soft goods retailer, requires minimal improvements to open.

Situated amidst a vibrant selection of nearby restaurants, including Jeannine's, Honor Bar, Lucky's, Clark's Oyster Bar and Bar Lou, this location is unparalleled in its appeal. Don't miss this short term opportunity to establish your business in this highly competitive retail market.

## Demographics

2025 Estimates	1 MILE	2 MILES	3 MILES
Population	3,472	14,052	28,985
Average Household Income	\$304,163	\$252,269	\$228,408
Daytime Population	4,937	12,914	29,645

Source: Sites USA

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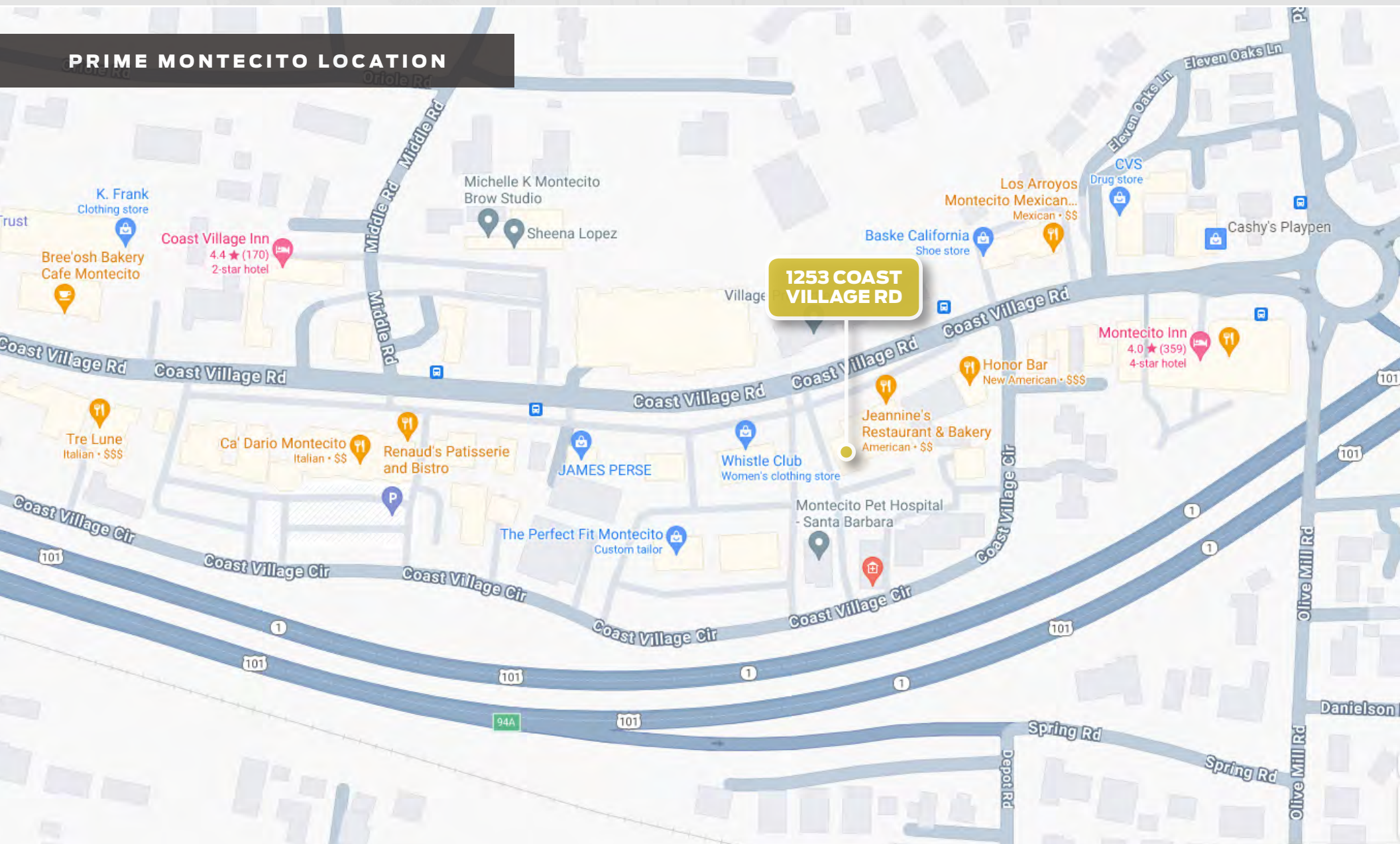


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PRIME MONTECITO LOCATION



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## MONTECITO & THE AMERICAN RIVIERA

Just south of Santa Barbara and 90 miles west of Los Angeles is the affluent seaside community of Montecito. The area is popularly known as “The American Riviera” due to its fantastic climate and beauty, and truly no other town does luxury or exudes an effortlessly chic vibe like Montecito. Elegant and sophisticated, yet retaining its country feel, Montecito is world famous for its climate and oceanfront setting.

Montecito is home to many world class restaurants and shopping as well some of Santa Barbara’s most stunning stretches of coastline and mountainous trailheads. It encompasses a total of eight square miles and comprises the Upper and Lower villages. The Mediterranean-style architecture, beautiful scenery and year-round sunshine is about as idyllic as you can get. It is conveniently situated five-minutes from downtown Santa Barbara and Los Angeles is about an hour by car. Travel + Leisure magazine named Montecito one of “its 50 Best Places to Travel in 2019.”



**Rosewood Miramar Hotel** (1.3 Miles from Subject Property)  
Opened in 2019 on Miramar Beach in Montecito, the all-new Rosewood Miramar luxury resort built by world renowned developer Rick Caruso. The property boasts elegant rooms and opulent suites in Montecito’s beachside haven.

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