



US 101
FREEWAY

ARCO

CVS
pharmacy

Albertsons

STARBUCKS

McDonald's

IHOP

CASITAS PLAZA
SHOPPING CENTER

CASITAS PASS RD

CHASE

TACO BELL

SHEPAR PLACE
SHOPS

SUBWAY

CARPINTERIA AVE

5320
CARPINTERIA
AVENUE
STE. C

CARPINTERIA
CALIFORNIA
93013

FOR LEASE
\$1.95/SF NNN (\$1.00)

**Optimally located ±782 SF office space
w/ easy access to US 101 Fwy
& amenity-rich downtown Carpinteria.**

JUSTIN DIEM
805.879.9634
jdiem@radiusgroup.com
CA LIC. 02058176

TG The Towbes Group

RADIUS
Commercial Real Estate

© 8/18/25 Radius Group Commercial Real Estate, Inc. DRE lic. 01334755. All rights reserved. Content and/or images may not be used without permission. The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

±782 SF professional office space
near amenity-rich downtown

This professional office suite boasts private offices, reception, kitchenette and outdoor areas. Features include vaulted ceilings, abundant natural light and sliding glass doors to courtyard patio. Centrally located with great access to US 101 Freeway. Close to shopping, banking, post office and City Hall. Contact Listing Agent to show.



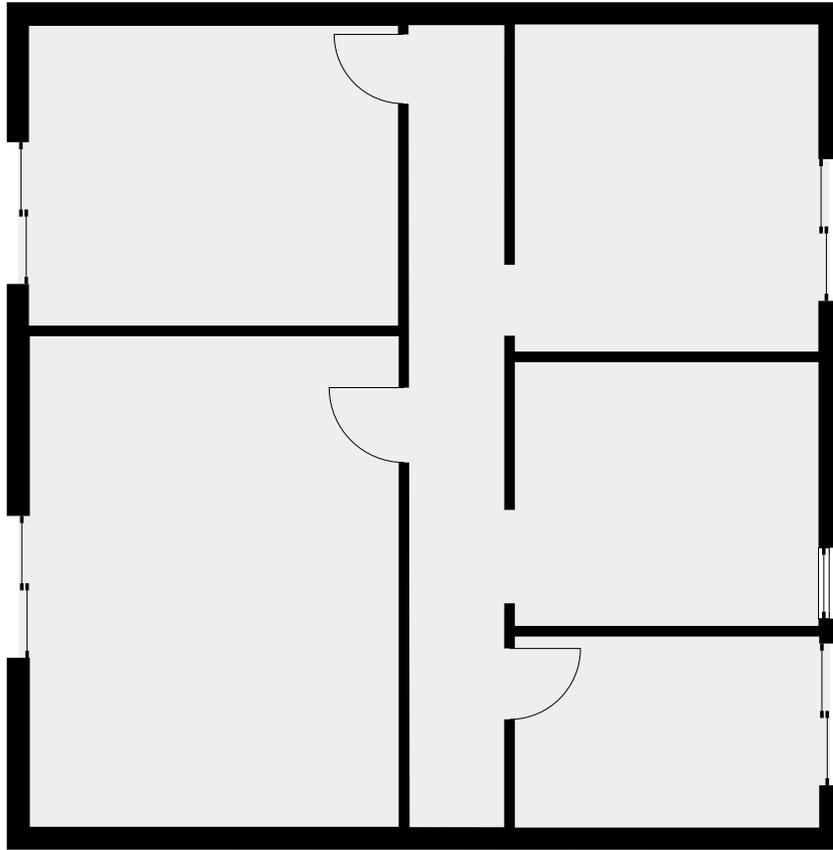
Offering Specifics

Lease Rate	\$1.95/SF NNN (\$1.00)
Annual Rent Increase	CPI Min. 3% – Max. 6%
Size	±782 SF
Parking	Common
Zoning	CPD
Restrooms	Common
Kitchenette	Yes
HVAC	Yes
Available	Now
CSO	3.0%

JUSTIN DIEM
805.879.9634
jdiem@radiusgroup.com
CA LIC. 02058176



FLOOR PLAN



Not to scale



JUSTIN DIEM
805.879.9634
jdiem@radiusgroup.com
CA LIC. 02058176

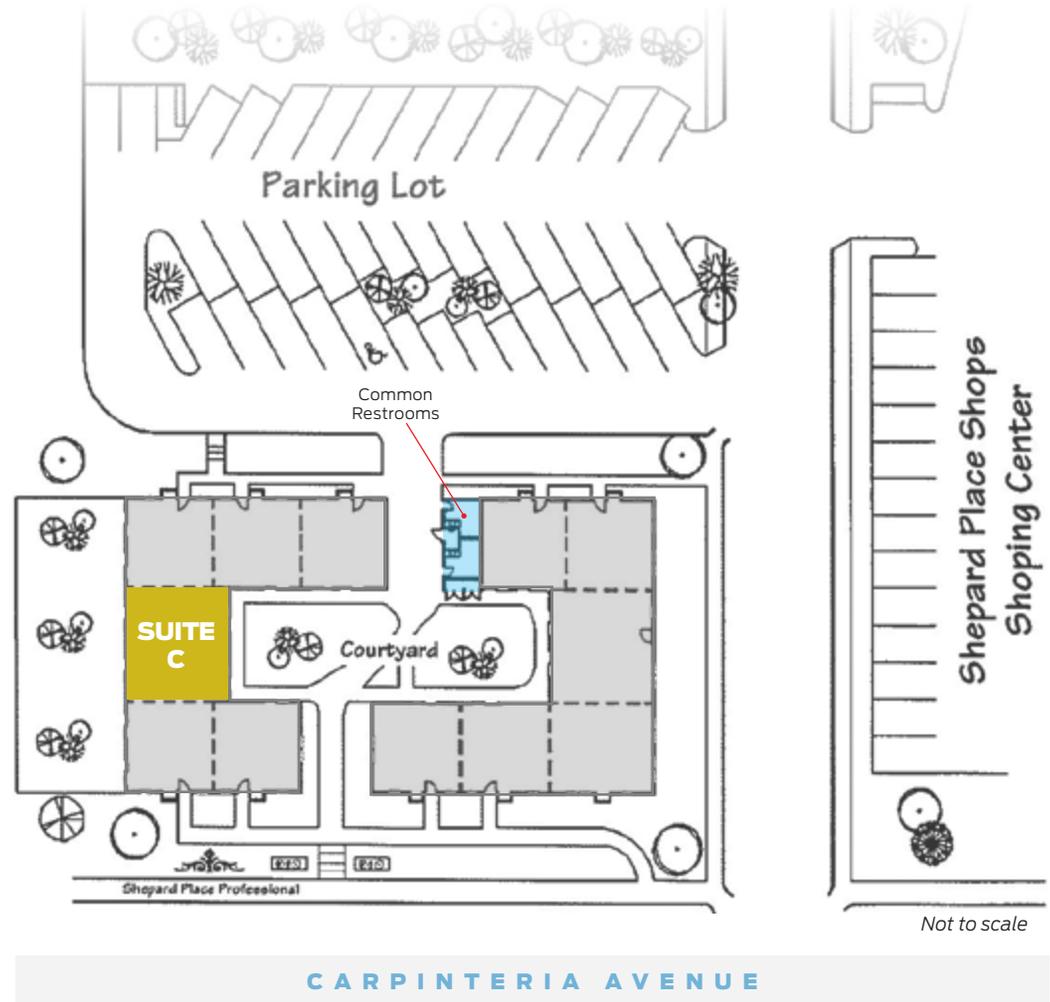


±782 SF professional office space
near amenity-rich downtown



PROPERTY HIGHLIGHTS

Abundant Parking · Garden Patios · Vaulted Ceilings
Easy Access to US 101 Fwy · Ideal Location Near Post Office, City Hall
& Numerous Downtown Amenities



JUSTIN DIEM
805.879.9634
jdiem@radiusgroup.com
CA LIC. 02058176

