

3651 Via Real County of Santa Barbara, CA

FREEWAY VISIBLE REDEVELOPMENT OPPORTUNITY



3651 Via Real
County of Santa Barbara, CA

For Lease

Property Highlights

- Redevelopment opportunity on ±0.79 Acres
- Great freeway visibility
- Full access to northbound and southbound US 101 Freeway
- Two pad spaces available:
 - Drive-thru pad: ±2,215 SF Building
 - Service station with carwash: ±2,500 SF Building
- Lease Rate:
 - One Pad: \$150,000/Year, NNN
 - Two Pads: \$300,000/Year, NNN

Demographics – Trade Area

DEMOGRAPHICS (2023 Est) <i>Source: Esri</i>	
Carpinteria – Summerland – Montecito – Santa Barbara	
Residential Population	155,512
Daytime Population	193,498
Average Household Income	\$162,484

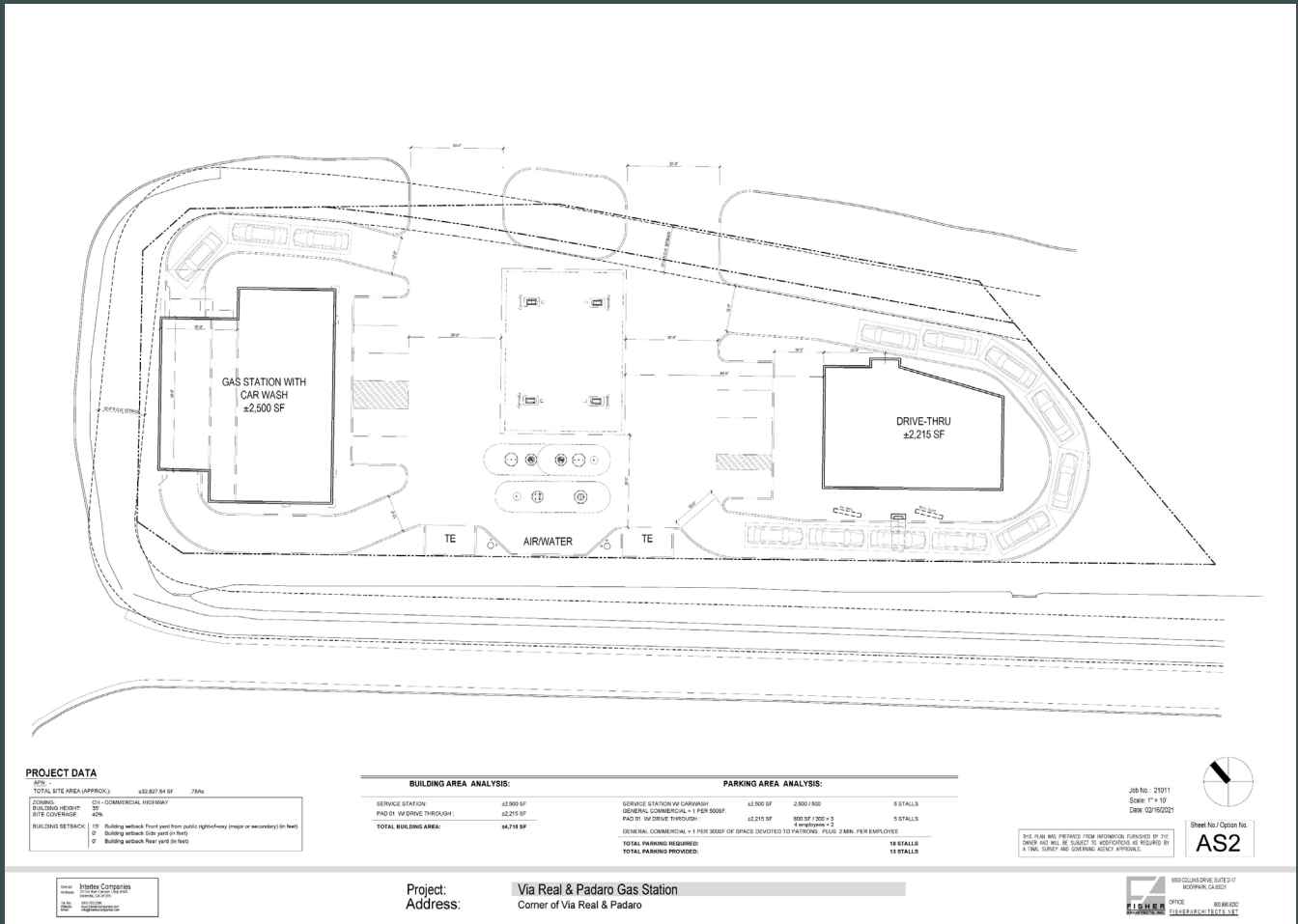
Traffic Counts

TRAFFIC COUNTS	
US 101 @ Padaro Lane	63,000 ADT
<i>Source: CalTrans (2021 Volume)</i>	

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Proposed Layout:



PROJECT DATA

TOTAL SITE AREA (APPROX.)	±22,877 SQ. FT.	75%±
ZONING	CG - COMMERCIAL, HIGHWAY	
BUILDING HEIGHT	35'	
SITE COVERAGE	40%	
BUILDING SETBACK	<input type="checkbox"/> Building setback Front (per local public right-of-way (major or secondary) (in feet)) <input type="checkbox"/> Building setback Side (per local public right-of-way) (in feet) <input type="checkbox"/> Building setback Rear (per local public right-of-way) (in feet)	

BUILDING AREA ANALYSIS:

SERVICE STATION:	12,800 SF
PAD 01 - W/ DRIVE THRU/SHED:	±2,215 SF
TOTAL BUILDING AREA:	15,015 SF

PARKING AREA ANALYSIS:

SERVICE STATION W/ CARWASH:	12,800 SF	2,500 / 100	5 STALLS
GENERAL COMMERCIAL - 1 PER 500 SF:	±2,215 SF	800 SF / 200 ± 1	5 STALLS
PAD 01 - W/ DRIVE THRU/SHED:	±2,215 SF	4 employees ± 2	4 employees ± 2
GENERAL COMMERCIAL - 1 PER 300 SF OF SPACE DEVOTED TO PATRONS: PLUS 2 MIN. PER EMPLOYEE			
TOTAL PARKING REQUIRED:			19 STALLS
TOTAL PARKING PROVIDED:			17 STALLS

JOB NO.: 21011
 SCALE: 1" = 10'
 DATE: 02/15/2021



Sheet No. / Option No.
AS2

THIS PLAN WAS PREPARED FROM INFORMATION SUBMITTED BY THE OWNER AND WILL BE SUBJECT TO MODIFICATIONS AS REQUIRED BY A FINAL SURVEY AND GOVERNING AGENCY APPROVAL.

Prepared by: **Interbay Companies**
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Project: **Via Real & Padaro Gas Station**
 Address: **Corner of Via Real & Padaro**

REGULATORY & PERMITTING
ELMER
 688 COLANDREA BLVD #117
 MODOCRAVE, CA 93021
 OFFICE: 805.964.1111
 CALIFORNIA LICENSE # 10000

THE SITE PLAN(S) SET FORTH HEREIN IS/ARE FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A WARRANTY, REPRESENTATION OR AGREEMENT ON THE PART OF LANDLORD THAT THE SITE PLAN(S) IS/ARE OR WILL REMAIN AS INDICATED HEREON.

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