

6624

SUENO ROAD

ISLA VISTA, CA 93117

INVESTMENT DEVELOPMENT OPPORTUNITY | 14,810 SF Lot

Oversized Lot in Isla Vista



6624
Sueno Road



PROPERTY OVERVIEW

14,810 SF Lot (0.34 Acres)

1,102 SF – Single Family Home

ASKING PRICE: \$2,000,000

ZONING: SR-M-18

INVESTMENT HIGHLIGHTS

- Oversized lot (14,810 SF)
- 6 units by right
- Captive tenant demand – UCSB enrollment exceeds 26,000; Isla Vista vacancy is structurally near zero.
- Rents trending upward – per-bed rents in IV have increased materially over the past 3 years; \$1,700+/bed achievable on new construction.

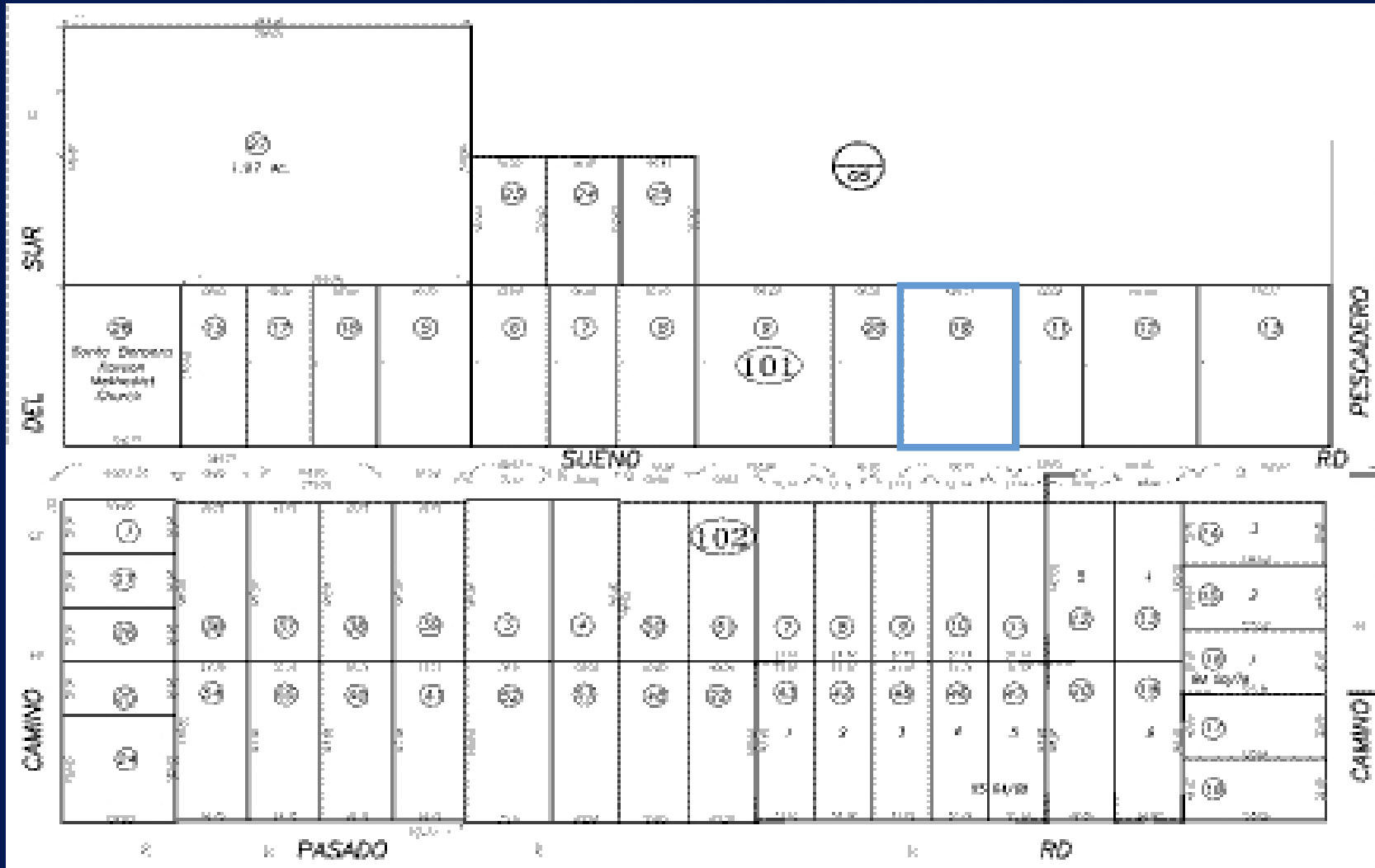
EXECUTIVE SUMMARY

6624 Sueno Road is a 14,810 SF (0.34-acre) infill parcel situated in the heart of Isla Vista – Santa Barbara County’s highest-density student housing community, adjacent to UC Santa Barbara’s main campus.

The site currently operates as a 3-bedroom, 1-bath single-family residence (1,102 SF) with significant underlying land value. The improvement-to-land ratio strongly signals a tear-down/redevelopment profile. Currently leased for \$4400/month and tenants pay all utilities.

Parcel Map

6624
SUENO ROAD



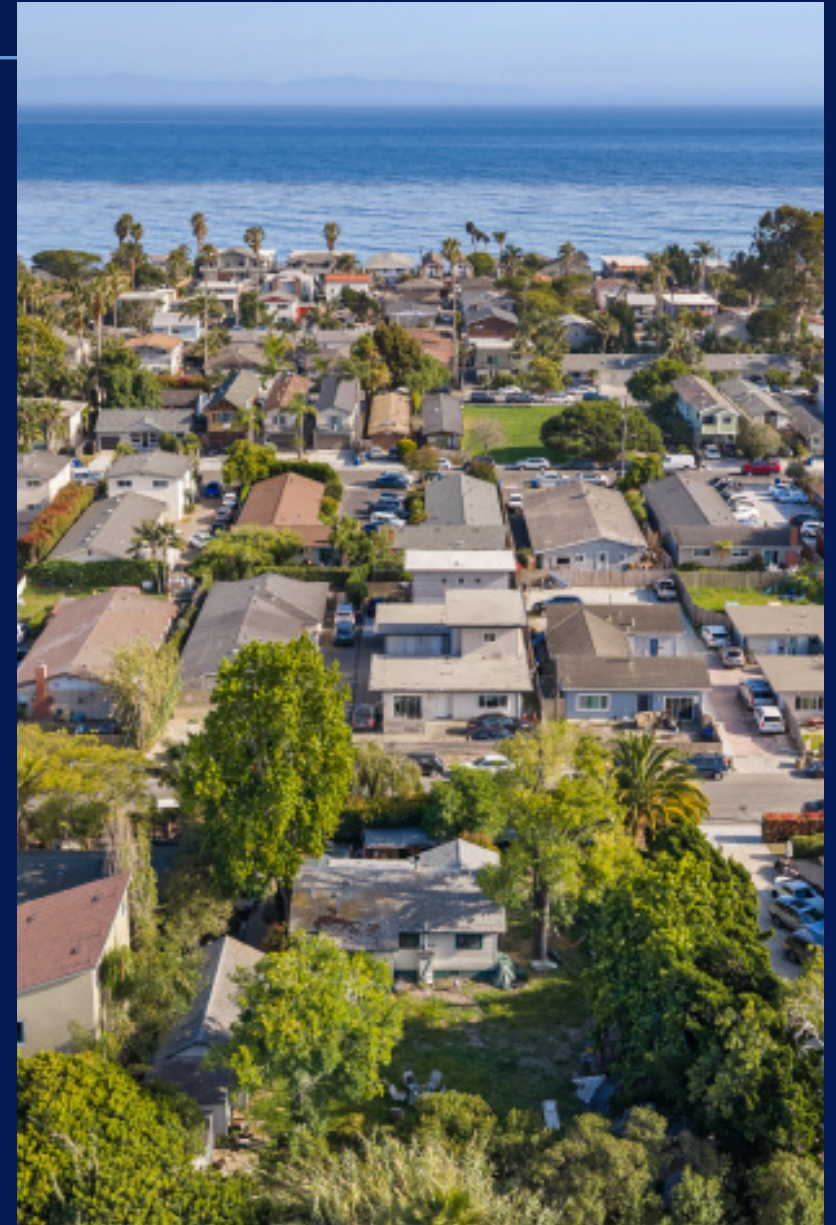
By-Right Development Potential

6624
SUENO ROAD

Unit Count: 6 Residential Units

Zoning: S-R-18

Size: 14,810 SF Lot (0.34 Acres)



*Buyer to verify development potential of property

Lot Photos

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Sales Comparison Approach

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SUENO ROAD

Land Comps

Address	Closing Date	Price	Size	Land Price/SF
El Colegio Rd & Camino Pescadero	Closed March 2025	\$7,000,000	52,272 SF	\$133.91/SF land
Camino Pescadero	Closed October 2023	\$3,950,000	35,719 SF	\$110.59/SF land

Recent Comparable Development Activity

Sueno Road

Address	Zone	Lot Size	Units Approved	Key Notes
6737 Sueno Rd	SR-M-18	0.65 Acres	16 Units	3-story, 45 bedrooms; 45% density bonus; Planning Commission approved 2025
Nearby IV Site	SR-H-20	0.82 Acres	24 Units	50% density bonus; 72 bedrooms approved; 39.5 ft height concession

Area Amenities

HOLLISTER VILLAGE PLAZA

- CVS
- SHARKY'S
- verizon
- T Mobile
- PETSMART
- Smart & Final.

CAMINO REAL MARKETPLACE

- ROSS DRESS FOR LESS
- ULTA BEAUTY
- COSTCO WHOLESALE
- McDonald's
- THE FLORENCE MARKET
- BEST BUY
- Starbucks
- TILLYS
- Joey Mize's
- STAPLES
- HomeGoods
- DICK'S SPORTING GOODS

FAIRVIEW CENTER

- usbank
- Michaels
- SPROUTS FARMERS MARKET
- WELLS FARGO
- ACE Hardware
- Starbucks

CALLE REAL CENTER

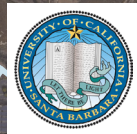
- DUNE COFFEE ROASTERS
- FedEx
- TRADER JOE'S
- Albertsons
- Carl's Jr.
- SALLY BEAUTY
- crumbl cookies
- nikka ramen
- ups
- verizon
- SUBWAY
- FISH MARKET AND GRILL
- CHASE
- COLD STONE CREAMERY
- KFC
- FANTASTIC SAMS CUT & COLOR
- Orangetheory FITNESS

STORKE PLAZA

- DUNE COFFEE ROASTERS
- Chevron
- Target
- CHIROPOE
- JUSTY'S PIZZA PARLOR
- SAN VITO'S

THE PLAZA

- Albertsons
- RISEUP
- ups
- JACKSON MEDICAL GROUP INC.
- MARINES



OLD TOWN GOLETA

- TACO BELL
- McDonald's
- Wendy's
- Habit BURGER & GRILL
- Old Town Coffee & Roasters
- Jonesy's
- eat bakery eat

MAGNOLIA SHOPPING CENTER

- usbank
- SUBWAY
- Ralphs
- LASSENS NATURAL FOODS & VITAMINS

ISLA VISTA

EL COLEGIO RD

6624 SUENO ROAD



Nearby Neighbors

Cabrillo Business Park

DECKERS
— BRANDS —

ergomotion®

TEXAS INSTRUMENTS

PACIFIC BEVERAGE COMPANY

hp inogen FLIR

ELLWOOD MESA OPEN SPACE & SPERLING PRESERVE

Storke Plaza

TELEDYNE TECHNOLOGIES INCORPORATED

SONOS

LOCKHEED MARTIN

Hollister Village Plaza

Cottage Urgent Care

CVS

Smart & Final

Camino Real Marketplace

COSTCO WHOLESALE

FINNEY'S CRAFTHOUSES

Starbucks

Albertsons

BEST BUY

The Natural Cafe

Los Agaves RESTAURANT

THE HOME DEPOT

AT&T

Planet Fitness

Smart & Final

UCSB CAMPUS

Marriott

Old Town Goleta

McDonald's

Habit Burger & Grill

TECOLOTE RESEARCH

YARDI TECHNOLOGIES

IntriPlex

NORTHROP GRUMMAN

TREK BICYCLE STORE

Santa Barbara Airport

S Fairview Ave

GOLETA BEACH PARK

Direct flights to:

SBA
Santa Barbara Airport

American Airlines

UNITED AIRLINES

SURFAIR

Alaska

San Francisco

Los Angeles

Seattle

Dallas

Phoenix

Denver

Portland

Patterson Center

Cottage Goleta Valley Cottage Hospital

SOUTH COAST DELTA

Tech Park Cremona

appfolio

AutoVitals

Seek thermal

LOCKHEED MARTIN

curvature

LogMeIn

Google

Toyon

Medtronic

NORTHROP GRUMMAN

SONOS

Microsoft

transphorm

Raytheon Technologies

APEEL SCIENCES™

REDWIRE

YARDI

aptitude

OpenLight.

101

217

Hollister Ave

S Patterson Ave



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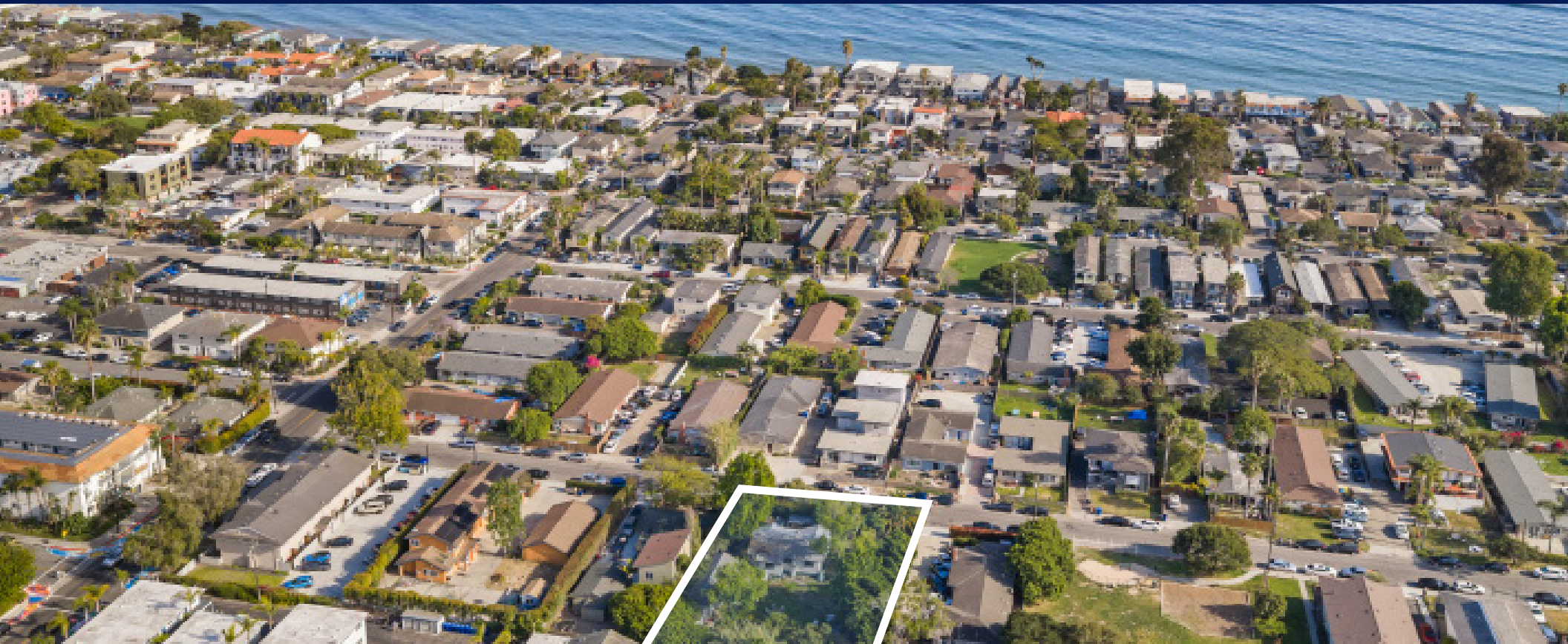
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