

Paseo Mariposa

1165 Coast Village Rd
Montecito, Ca

For lease



SUITE M

1,261 SF penthouse office suite
for lease in Montecito

Experience. Integrity. Trust.
Since 1993

Caitlin Hensel
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222 E. Carrillo Street, Suite 101, Santa Barbara, California 93101 | HayesCommercial.com

The information contained herein 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. All square footages are approximate — buyer to verify.

6/18/26

Paseo Mariposa

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PROPERTY DETAILS

PASEO MARIPOSA ANCHORING MONTECITO'S "LOWER VILLAGE"

Fantastic opportunity to lease a beautiful space on the highly desirable Coast Village Road. This office suite is located in one of Montecito's finest buildings, offering onsite parking, tranquil setting, and efficient layout.

Project Name:	Paseo Mariposa
Address:	1165 Coast Village Rd
Space:	Suite M
Size:	1,261 SF
Rate:	\$4.50 NNN (1.33)
Available:	10/1/26
Term:	5 years
Signage:	Directional signage on Coast Village Rd, multiple directories, and on suite
Restrooms:	Private and common
HVAC:	Throughout, with multiple zones
Parking:	On-site parking, plus street parking directly in front of the complex and on Coast Village Circle
To Show:	Call listing agents
Complex Tenants:	Chase Bank; Sotheby's International Realty; Montecito Optometry; First American Title; Guaranteed Rate

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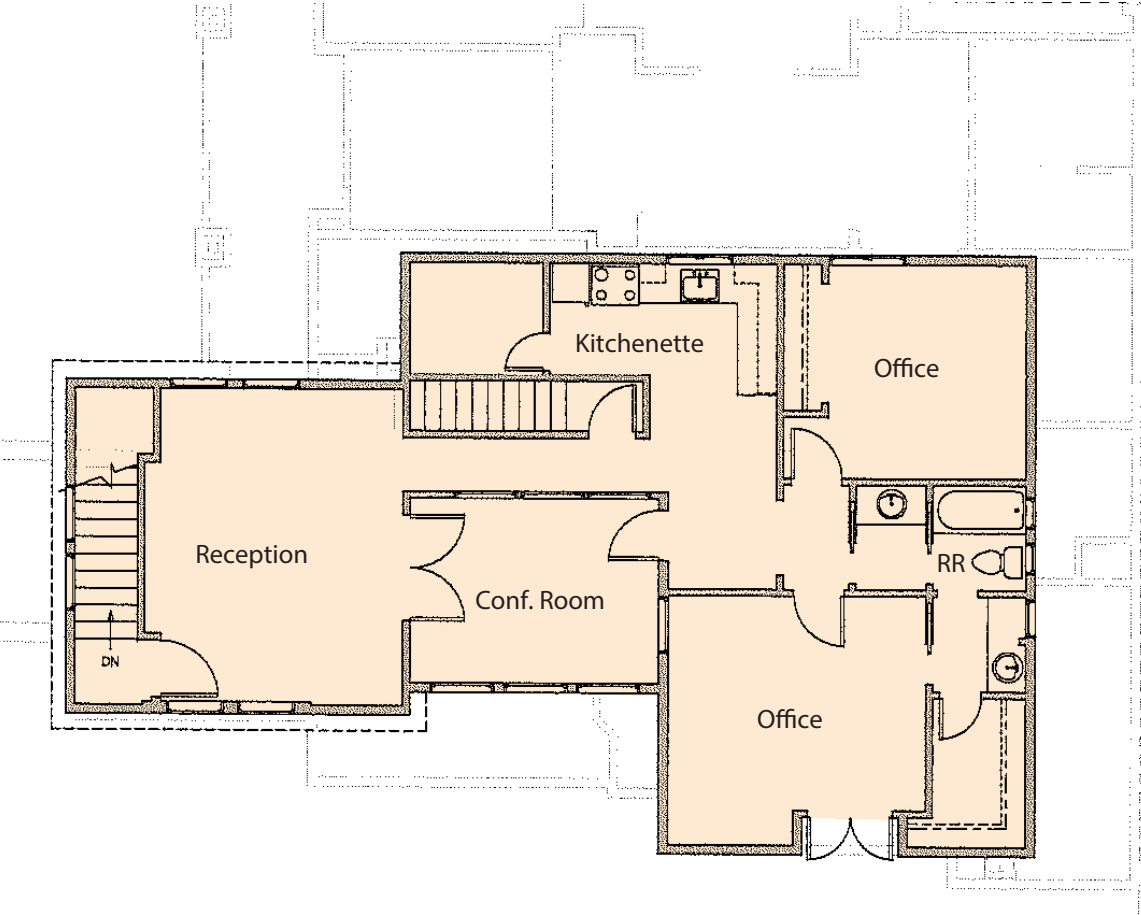
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FLOOR PLAN, **SUITE M**



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NEIGHBORHOOD OVERVIEW



- | | |
|----------------------------|---|
| 1. Vons | 14. Renaud's Bistro |
| Union Bank | 15. Lilac Montecito |
| Panino's | 16. James Perse (apparel) |
| Post Office | 17. Jeannine's Bakery |
| Bettina | 18. Honor Bar (restaurant) |
| 2. Starbucks | 19. Bella Rosa Estate Jewelry |
| 3. Bank of America | 20. Los Arroyos (restaurant) |
| 4. Montecito Bank & Trust | 21. Lucky's Steakhouse |
| 5. Morgan Stanley | 22. CVS |
| 6. Faherty (apparel) | 23. Montecito Inn featuring
Sushi by Scratch &
Lion's Tale cocktail bar |
| 7. Johnny Was (apparel) | 24. Folded Hills (tasting room)
Cottage Urgent Care
Village Properties |
| 8. K-Frank (apparel) | 25. San Ysidro Ranch |
| 9. Berkshire Hathaway | 26. Four Seasons Biltmore |
| 10. Chase Bank | 27. Butterfly Beach |
| Sotheby's | |
| 11. Bar Lou | |
| 12. UCLA Health | |
| 13. Ca' Dario (restaurant) | |

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AERIAL VIEW LOOKING WEST



Butterfly Beach

Santa Barbara

Montecito Country Club

90 mi. to Los Angeles
US 101

SITE

COAST VILLAGE RD

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AREA INFORMATION



Montecito

An exclusive, wealthy enclave between mountain and sea

Boasting a near-perfect year-round climate, Montecito has become one of the most exclusive communities in the world. Home prices begin at nearly \$2 million and reach beyond \$45 million. Along with a coterie of movie stars and celebrated authors, some dozen billionaires either call Montecito home or maintain second homes here.

Coast Village Road is Montecito's main retail corridor, offering sophisticated shopping and dining on a small-town scale and has been described as a laid-back version of Rodeo Drive in Beverly Hills.

Overlooking Butterfly Beach (pictured here), the fabled Four Seasons Biltmore is one of the few five-star establishments in California. Other Montecito attractions include Lotusland, Music Academy of the West, Casa del Herrero, San Ysidro Ranch, Montecito Inn, and a host of private golf courses, tennis clubs, and other distinguished groups.

A real estate hot spot

The ever-coveted South Coast has been in the news recently with a surge of high-profile residential deals, as George Lucas, Ashton Kutcher & Mila Kunis, Al Gore, Ellen DeGeneres, ex-Google CEO Eric Schmidt, and others scoop up properties for millions. In one of the largest deals of 2020, billionaire Riley Bechtel purchased a 237-acre parcel for \$63.3 million.

They will join existing famous residents such as Oprah Winfrey, Rob Lowe, David Crosby, Katy Perry, Prince Harry & Meghan Markle, and many more.

8,513
current residents

\$255,162
Avg. household income

\$2,000,000
Median home value

Exurbanites
dominant tapestry segment

Exurbanites are generous philanthropists, especially to the arts, with the high income to back it up. College-educated and comfortable, they prefer affluent and urbane areas.

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