

6530 Seville Rd

ISLA VISTA, CA



Steps from
UCSB campus
High pedestrian traffic

For Lease | High-Profile Retail Space in Mixed-Use Building | 1,022 or 1,970 SF

Experience. Integrity. Trust.
Since 1993

Kristopher Roth
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PROPERTY SUMMARY

Prominent retail or restaurant spaces next to Spudnuts Donuts in ICON Gardens, a high-profile mixed-use project in the heart of Isla Vista housing 140 students. Located on one of the busiest bike and pedestrian routes to UCSB campus.

Size 1,022 SF or
1,970 SF

Rate \$2.50 NNN (.83)

Available Now

Term 5 years

Restrooms Yes

Parking Street and bike parking.
(On-site parking spaces available for rent)

To Show Call listing agents

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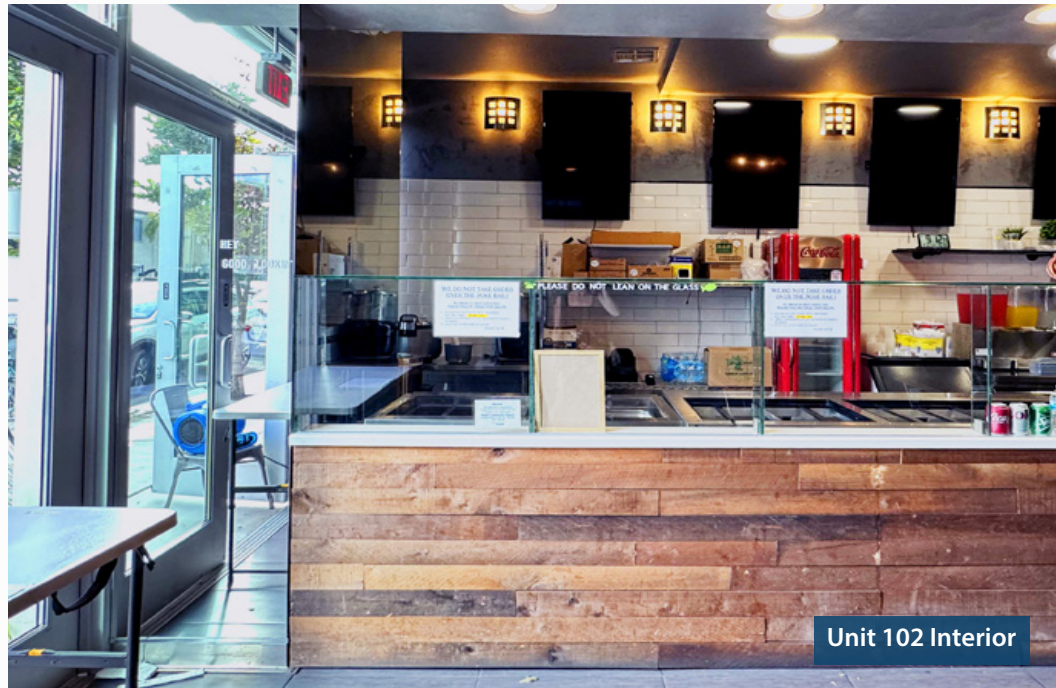
Unit 103 Exterior



Unit 102 Interior



Unit 103 Interior



Unit 102 Interior

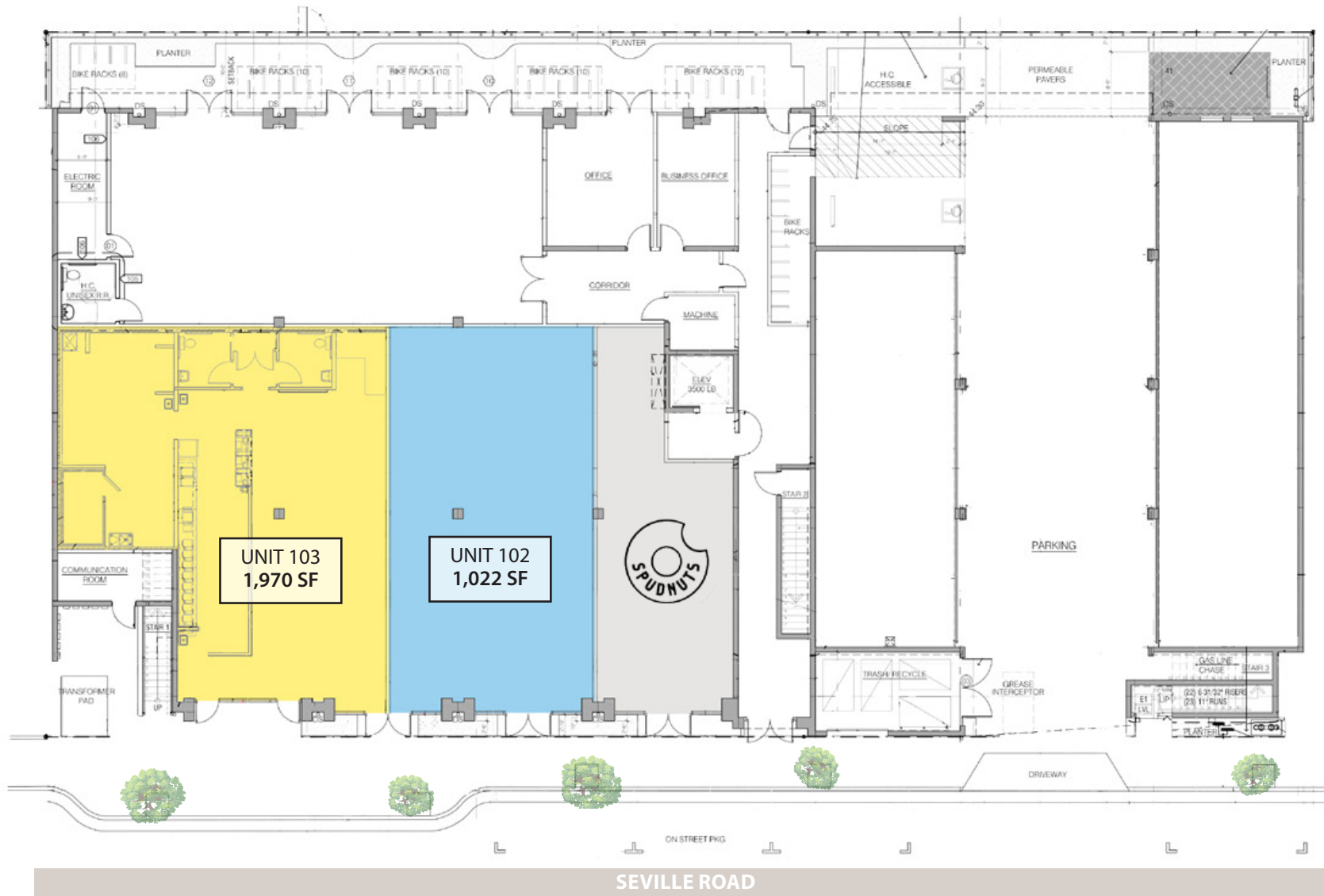
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FLOOR PLAN



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Neighborhood Overview



- | | | | |
|---|--------------------|---------------------------|-------------------------|
| 1. 7-Eleven | 9. Super Cuca's | 18. Hummus Republic | 27. Isla Vista Market |
| 2. Amazon Hub, IV Pizza Pub, Sizzling Lunch | 10. Dublin's Grill | 19. Varsity Bike Shop | 28. Domino's Pizza |
| 3. The Loop Apartments | 11. Lao Wang | 20. Hana Kitchen | 29. Sushiya Express |
| 4. Isla Vista Theater | 12. The Habit | 21. I.V. Deli Mart | 30. On The Side |
| 5. Spudnuts Donuts | 13. Wingstop | 22. Blenders in the Grass | 31. Deja Vu |
| 6. Poke Theory | 14. Starbucks | 23. Kozy Coffee | 32. Red Pepper Chinese |
| 7. Cajé | 15. Freebirds | 24. Poke Ceviche | 33. Naan Stop |
| 8. Woodstock's Pizza | 16. Mojo's at ASIA | 25. Dank Bowl Kitchen | 34. IV Food Cooperative |
| | 17. Chase Bank | 26. Giovanni's | 35. IV Bagel Cafe |



Trade Area Demographics

Isla Vista

Population: 15,561
Median Age: 22.3

UCSB

Current Enrollment: 25,034

Source: ESRI 2024, UCSB 2023

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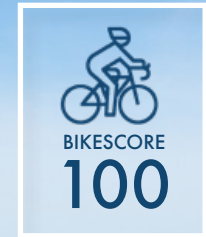




Ranked #12 in U.S. News & World Report's Top Public Universities

University of California, Santa Barbara (UCSB) is a public institution founded in 1909. It has a total **undergraduate enrollment of 25,034**, its setting is suburban, and the campus size is 989 acres.

Boasting six nobel laureates on faculty, **UCSB is integral to the Goleta community and its largest employer.** Students graduating with degrees in engineering and computer science frequently stay in the area to work for local businesses or start their own.



The UCSB campus sits on a south-facing shore and overlooking the Pacific Ocean.

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