

938 Embarcadero
— del Norte —
ISLA VISTA, CA



Steps from
UCSB campus

High pedestrian traffic
patio fronting "The Loop"

For Lease | Retail/Restaurant Space in High-Traffic UCSB area | 2,250 SF

Experience. Integrity. Trust.
Since 1993

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 **Hayes**
COMMERCIAL GROUP



PROPERTY SUMMARY

This highly visible retail/restaurant is centrally located just one block from UCSB in "The Loop," right across from Embarcadero Hall, next door to Woodstock's Pizza and just blocks from the beach. Includes large patio in an area with frequent foot traffic.

Size	2,250 SF	Restrooms	One set
Interior Rate	\$3.10 NNN (1.18)	UCSB Enrollment	25,034 on-campus
Patio Rate	\$2,850 (paid to SB county annually)	To Show	Call listing agent
Term	3-5 years	Neighbors	UCSB, Woodstock's Pizza, Super Cucas, Freebirds World Burrito, Habit Burger, 7-Eleven, Amazon, Cajé Coffee, Spudnuts, Starbucks
Available	Now		
Parking	On-site and street		



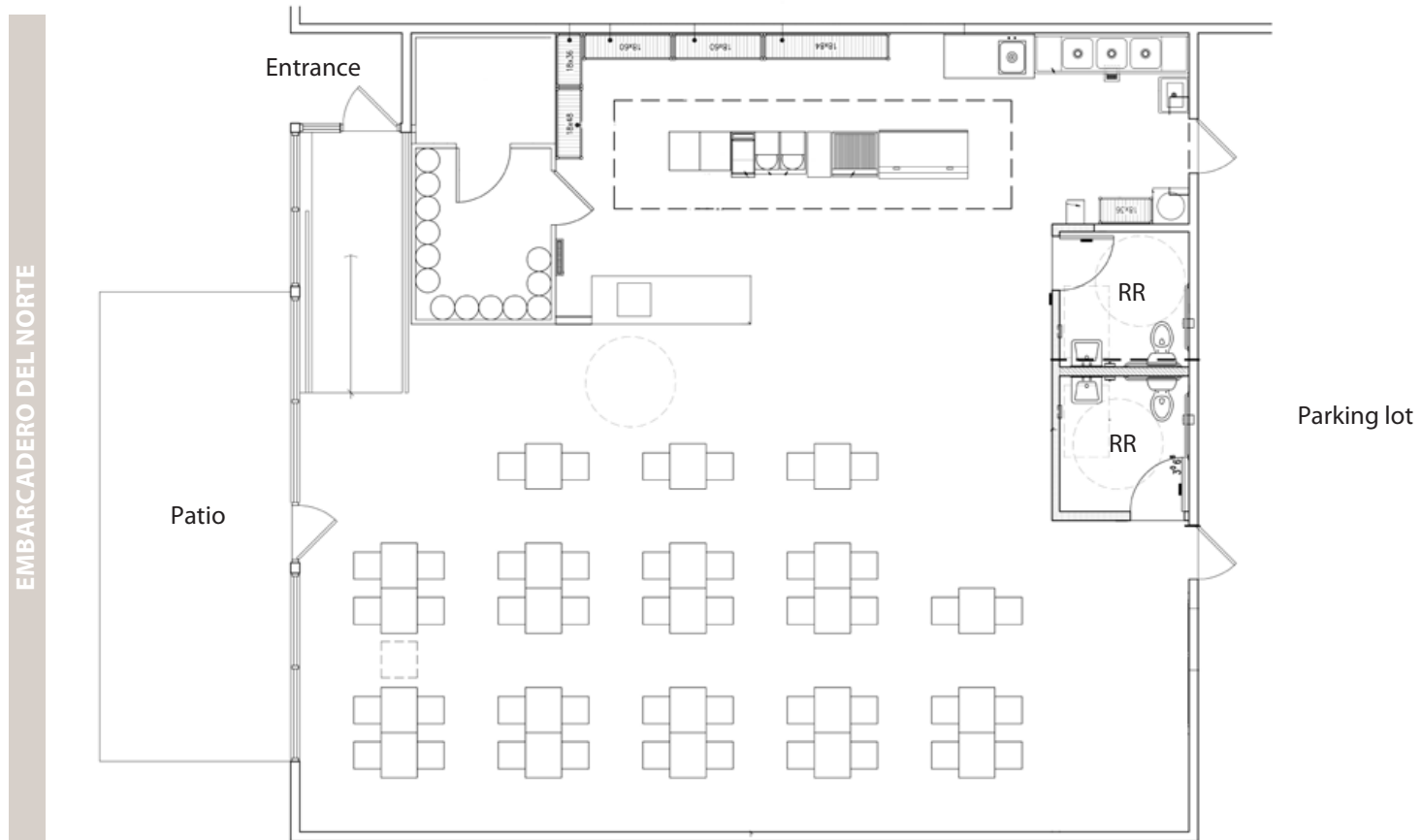
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FLOOR PLAN



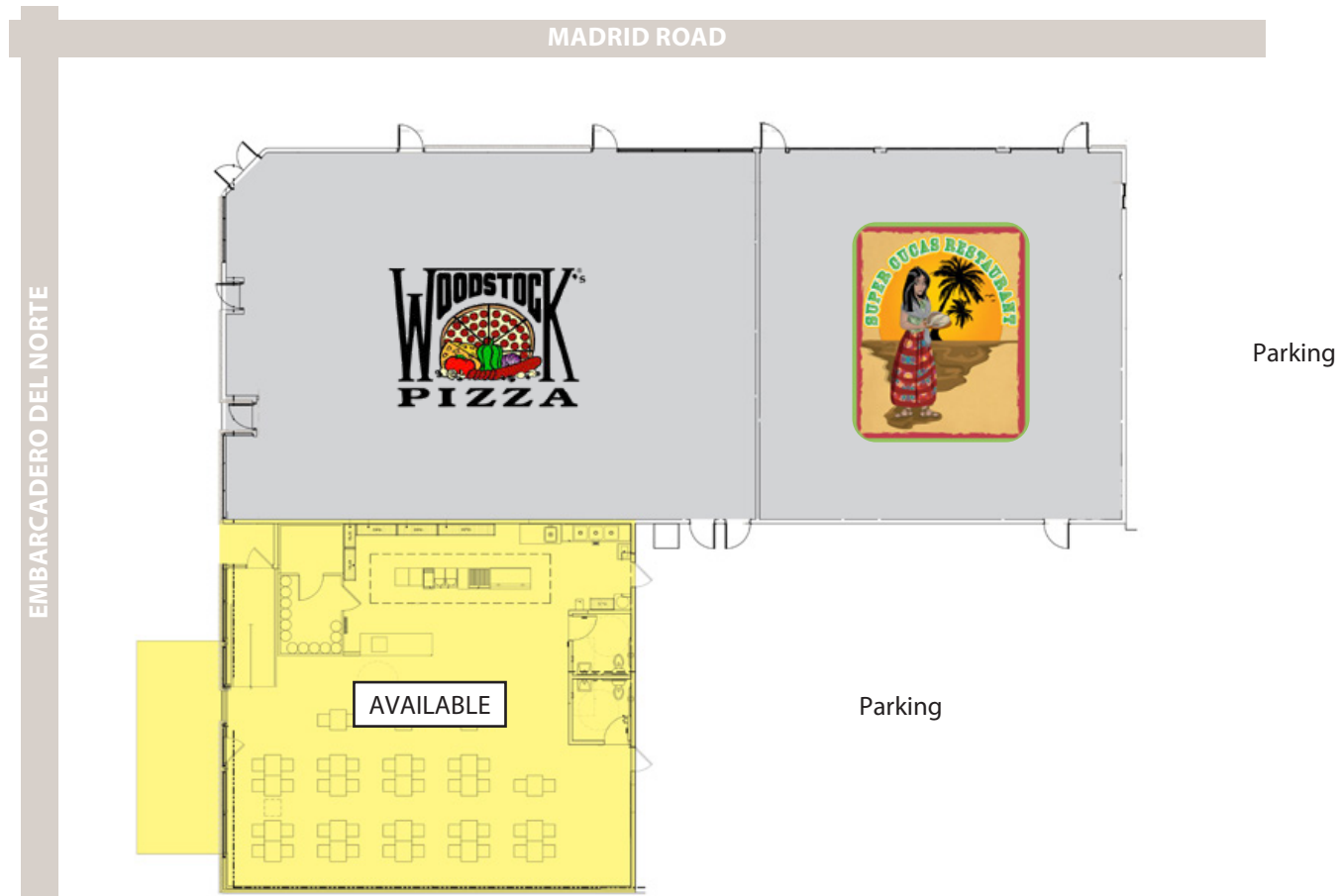
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SITE PLAN



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Neighborhood Overview



- | | | | |
|------------------------|--------------------|---------------------------|-------------------------|
| 1. 7-Eleven | 10. Super Cuca's | 19. Hummus Republic | 28. Isla Vista Market |
| 2. Amazon Hub | 11. Dublin's Grill | 20. Varsity Bike Shop | 29. Domino's Pizza |
| 3. The Loop Apartments | 12. Lao Wang | 21. Hana Kitchen | 30. Sushiya Express |
| 4. Isla Vista Theater | 13. The Habit | 22. I.V. Deli Mart | 31. Rosarito |
| 5. Spudnuts | 14. Wingstop | 23. Blenders in the Grass | 32. Deja Vu |
| 6. Mojo Asian Fusion | 15. Starbucks | 24. Kozy Coffee | 33. Red Pepper Chinese |
| 7. Donuts Isla Vista | 16. Freebirds | 25. Poke Ceviche | 34. Naan Stop |
| 8. Cajé | 17. Pho Bistro | 26. Dank Bowl Kitchen | 35. IV Food Cooperative |
| 9. Woodstock's Pizza | 18. Chase Bank | 27. Rockfire Grill | 36. IV Bagel Cafe |



Trade Area Demographics - 2022

Isla Vista
 Population: 14,722
 Median Age: 21.1

UCSB
 On-campus Enrollment: 25,034

Source: CensusReporter.org

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