

# Paseo Mariposa

1165 Coast Village Rd  
Montecito, Ca

For lease

Now divisible

SUITE I

Approx. 1,200 - 3,800 SF office space

*Experience. Integrity. Trust.*  
Since 1993

**Caitlin Hensel**  
805.898.4374  
caitlin@hayescommercial.com  
lic. 01893341

**Kristopher Roth**  
805.898.4361  
kris@hayescommercial.com  
lic. 01482732



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.*

10/31/24

# Paseo Mariposa

1165 Coast Village Rd  
Montecito, Ca



## PROPERTY DETAILS

### PASEO MARIPOSA ANCHORING MONTECITO'S "LOWER VILLAGE"

Fantastic opportunity to lease a beautiful, divisible 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.

<b>Project Name:</b>	Paseo Mariposa	
<b>Size:</b>	<b>Suite I-1</b>	approx. 1,205
	<b>Suite I-2</b>	approx. 1,333
	<b>Suite I-3</b>	approx. 1,345
	<b>Suite I total</b>	approx. 3,807 SF
<b>Rate:</b>	\$4.35 NNN (1.00)	
<b>Available:</b>	Call listing agents	
<b>Term:</b>	5 years	
<b>Signage:</b>	Building, directional signage on Coast Village Rd, multiple directories, and on suite	
<b>Restrooms:</b>	Private and common	
<b>HVAC:</b>	Throughout, with multiple zones. Units installed in 2016	
<b>Parking:</b>	On-site parking, plus street parking directly in front of the complex and on Coast Village Circle	
<b>To Show:</b>	Call listing agents	
<b>Paseo Mariposa Tenants:</b>	Chase Bank; Sotheby's International Realty; Montecito Optometry; First American Title; Guaranteed Rate	

*Experience. Integrity. Trust.*  
Since 1993

**Caitlin Hensel**  
805.898.4374  
caitlin@hayescommercial.com  
lic. 01893341

**Kristopher Roth**  
805.898.4361  
kris@hayescommercial.com  
lic. 01482732



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.*

10/31/24

# Paseo Mariposa

1165 Coast Village Rd  
Montecito, Ca

## FLOOR PLAN, SUITE I

Parking



COAST VILLAGE ROAD

Experience. Integrity. Trust.  
Since 1993

**Caitlin Hensel**  
805.898.4374  
caitlin@hayescommercial.com  
lic. 01893341

**Kristopher Roth**  
805.898.4361  
kris@hayescommercial.com  
lic. 01482732



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.

10/31/24

# Paseo Mariposa

1165 Coast Village Rd  
Montecito, Ca

## PHOTOS



*Experience. Integrity. Trust.*  
*Since 1993*

**Caitlin Hensel**  
805.898.4374  
caitlin@hayescommercial.com  
lic. 01893341

**Kristopher Roth**  
805.898.4361  
kris@hayescommercial.com  
lic. 01482732



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.*

10/31/24

# Paseo Mariposa

1165 Coast Village Rd  
Montecito, Ca

## 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<br>Sushi by Scratch &<br>Lion's Tale cocktail bar |
| 7. Johnny Was (apparel)    | 24. Folded Hills (tasting room)<br>Cottage Urgent Care<br>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) |   |

Experience. Integrity. Trust.  
Since 1993

**Caitlin Hensel**  
805.898.4374  
caitlin@hayescommercial.com  
lic. 01893341

**Kristopher Roth**  
805.898.4361  
kris@hayescommercial.com  
lic. 01482732



**Hayes**  
COMMERCIAL GROUP

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.

10/31/24

# Paseo Mariposa

1165 Coast Village Rd  
Montecito, Ca

AERIAL VIEW LOOKING WEST



Experience. Integrity. Trust.  
Since 1993

**Caitlin Hensel**  
805.898.4374  
caitlin@hayescommercial.com  
lic. 01893341

**Kristopher Roth**  
805.898.4361  
kris@hayescommercial.com  
lic. 01482732



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

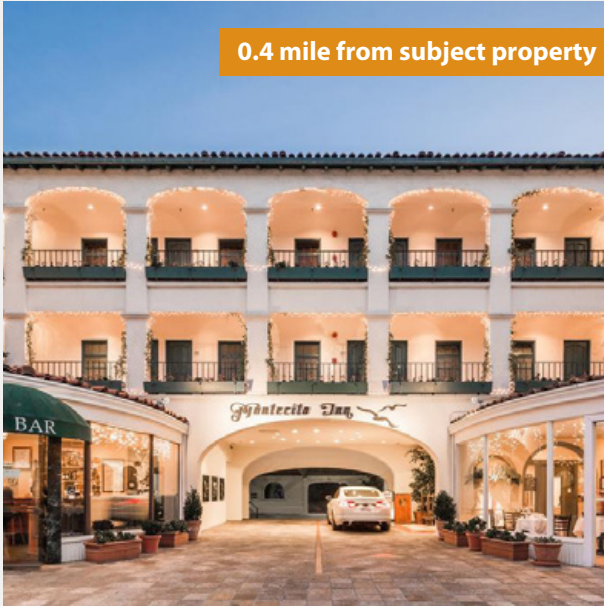
The information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All square footages are approximate — buyer to verify.

10/31/24

# Paseo Mariposa

1165 Coast Village Rd  
Montecito, Ca

0.4 mile from subject property



## MONTECITO INN

After completing a beautification project, this cornerstone of Montecito's Lower Village re-opened to guests in March 2018. New paint, entrance drive, and landscaping gave the hotel a fresh (but still vintage) look. Dining options added on-site include Sushi by Scratch, and Lion's Tale cocktail bar.

*Experience. Integrity. Trust.*  
Since 1993

**Caitlin Hensel**  
805.898.4374  
caitlin@hayescommercial.com  
lic. 01893341

**Kristopher Roth**  
805.898.4361  
kris@hayescommercial.com  
lic. 01482732

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.*

## NEARBY DEVELOPMENTS

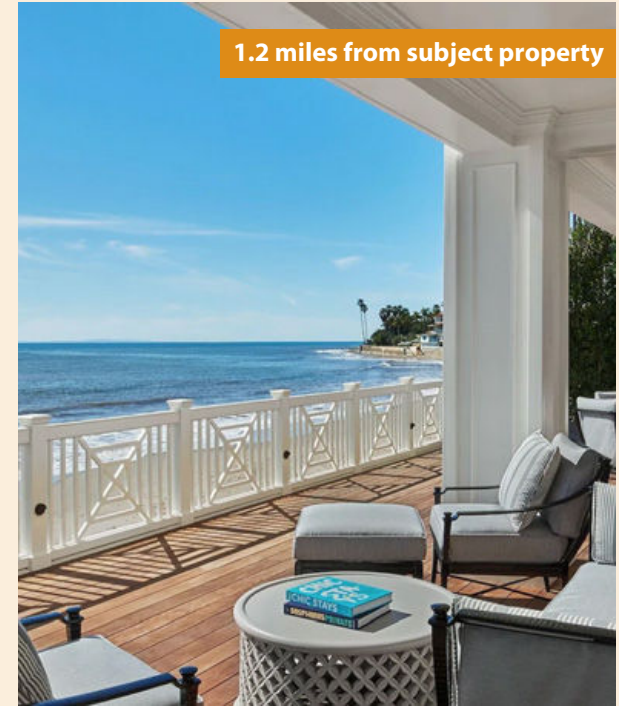
### MONTECITO COUNTRY CLUB

A major overhaul of this beloved country club included new turf grass and water-saving system, upgraded clubhouse, and installation of a Jack Nicklaus-designed golf course. Facilities across the entire 60-acre campus have been torn down and given new life, much to the delight of its members.



1 mile from subject property

1.2 miles from subject property



### ROSEWOOD MIRAMAR BEACH HOTEL

This hotel development on the highly desirable and exclusive shores of Montecito offers 124 guest rooms and 37 suites. Beachfront dining, exquisite cuisine, residential-style meeting rooms, creative activity lawns, and an extensive Sense Spa onsite make Miramar a luxurious new addition to the area.



# Paseo Mariposa

1165 Coast Village Rd  
Montecito, Ca

## 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.

*Experience. Integrity. Trust.*  
Since 1993

**Caitlin Hensel**  
805.898.4374  
caitlin@hayescommercial.com  
lic. 01893341

**Kristopher Roth**  
805.898.4361  
kris@hayescommercial.com  
lic. 01482732



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.

10/31/24