

# 6530 Seville Rd

ISLA VISTA, CA



Steps from  
UCSB campus  
High pedestrian traffic

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

*Experience. Integrity. Trust.*  
Since 1993

**Kristopher Roth**  
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## PROPERTY SUMMARY

Prominent retail or restaurant space near 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** 1,970 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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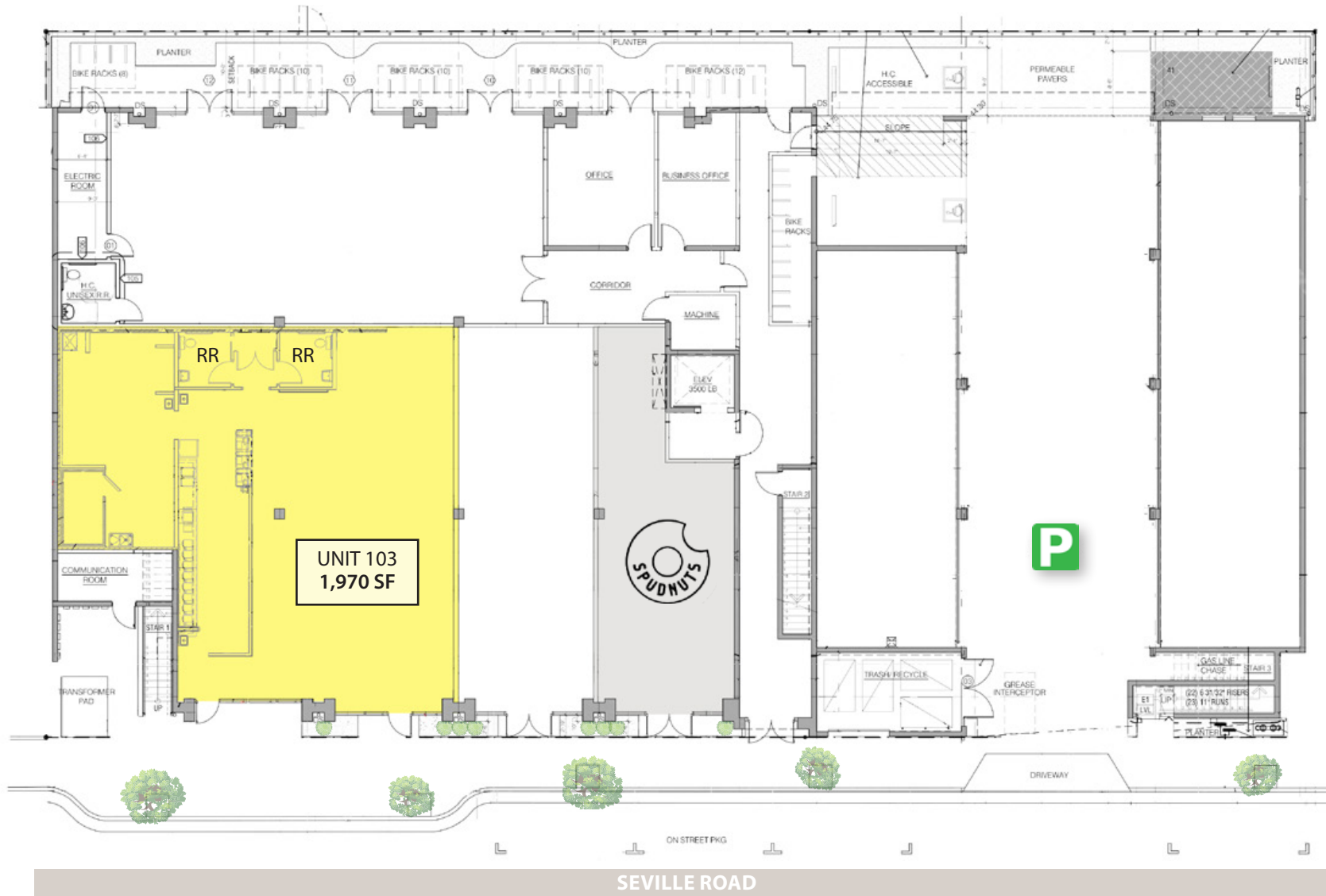
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# FLOOR PLAN



\*Floorplan is not to scale

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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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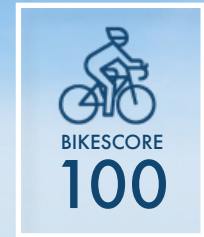




## Ranked #12 in U.S. News & World Report's Top Public Universities

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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