

DOWNTOWN CARPINTERIA – STEPS FROM THE SAND

## **LINDAMAR BUILDING – GROUND FLOOR**

5045 Wulbrandt Way, Carpinteria

### THE SPACE

A **bright, recently remodeled** ground floor suite with soaring ceilings and walls of glass – move in ready in the heart of downtown Carpinteria, just blocks from the beach.

- ◆ **High, open ceilings** and polished concrete floors give the suite a gallery-like feel
- ◆ **Abundant natural light** from oversized storefront windows on two exposures
- ◆ **Turnkey condition** – fresh remodel with private restroom and rear offices
- ◆ Corner location
- ◆ Fiber internet service

#### LEASE RATE

Base Rent **\$3.00**/SF/mo

NNN Charges **\$1.32**/SF/mo

Size **1,020 SF**

Type **Retail**

**AVAILABLE NOW**

[www.lindamarbuilding.com](http://www.lindamarbuilding.com)

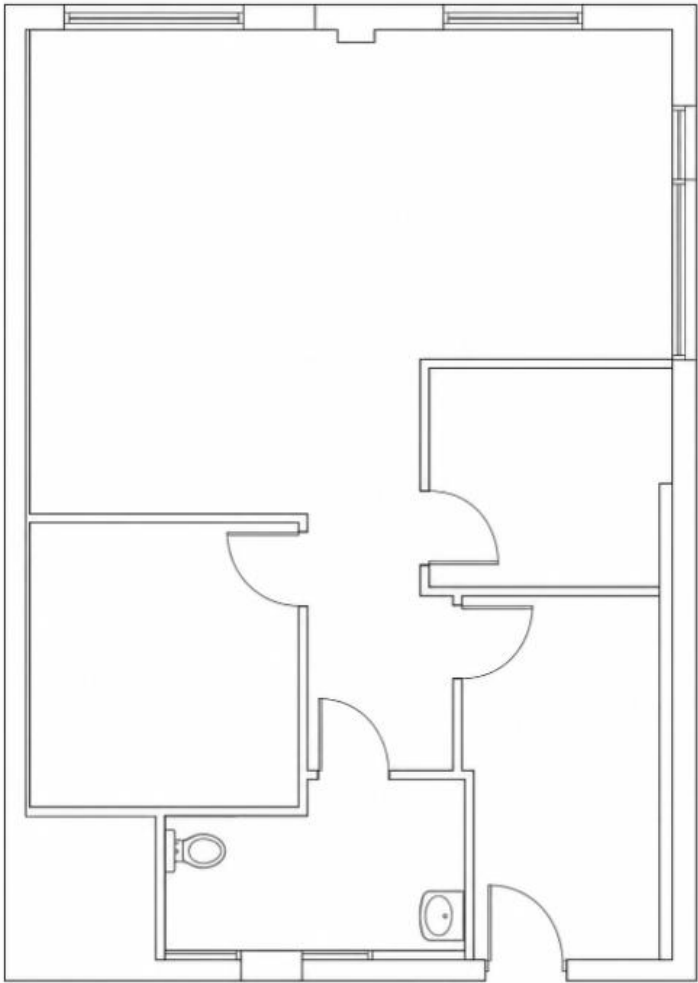
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THE  
LINDAMAR  
BUILDING  
CARPINTERIA, CALIFORNIA



FLOOR PLAN



#### LOCAL MERCHANTS & ATTRACTIONS

The LindaMar sits in the **walkable core of downtown Carpinteria**, surrounded by beloved local cafes, restaurants, shops, and services—with the beach, State Beach, and Amtrak station all just minutes away

## Local Merchants & Attractions

### 1. Linden Square

- Tina's Pizza
- DART COFFEE CO.
- Corazon Cocina
- Channel Islands Surfboards
- Olada Yoga & Pilates
- Third Window Brewing Co.
- MÄCHER
- The Shopkeepers

### 2. Smart & Final Extra!

### 3. Pizza Man Dan's

### 4. Rusty's Pizza Parlor

### 5. Giannfranco's Trattoria

### 6. Esau's Cafe

### 7. McDonald's & Taco Bell

### 8. Starbucks

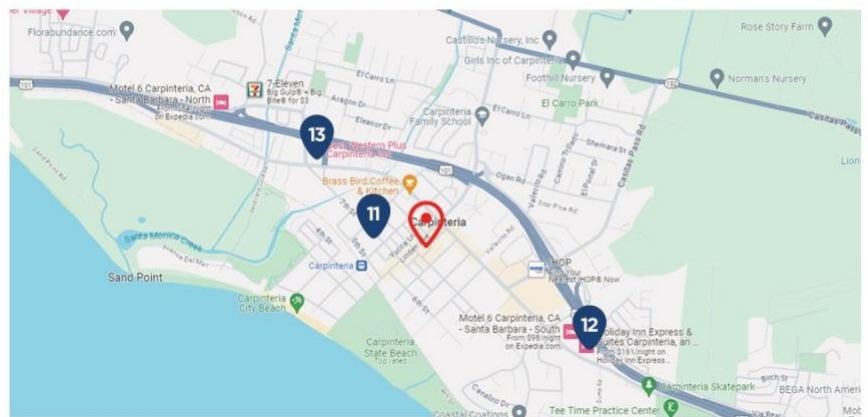
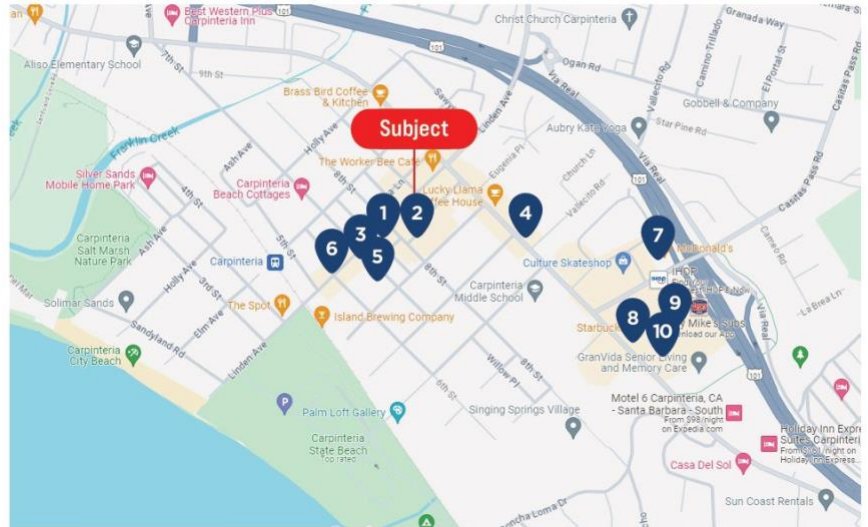
### 9. Casitas Plaza Shopping Center

### 10. Albertsons

### 11. Carpinteria Beach Cottages

### 12. Holiday Inn Express & Suites

### 13. Best Western Plus Carpinteria Inn



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