



EUGENIA PLAZA
CARPINTERIA, CALIFORNIA

NOW LEASING

PROFESSIONAL & MEDICAL OFFICE SUITES FOR LEASE

1145 Eugenia Place

Carpinteria, California 93013

24,772

TOTAL BUILDING SF

3

SUITES AVAILABLE NOW

5,312

AVAILABLE SF TODAY

\$2.00

PSF / MONTH NNN

4:1,000

PARKING RATIO

A two-story professional and medical office building just off Linden Avenue — a five-minute walk from downtown Carpinteria, with a skylit atrium lobby and immediate US101 access.

Move-in-ready suites in a well-maintained, recently upgraded building — generous surface parking, elevator service, private second-floor balconies, and a tenant roster anchored by the U.S. federal government, Edward Jones and the Alzheimer's Association.

Zoned CPD and already home to an operating dental practice, the building suits medical and dental users as readily as professional office.

AVAILABILITY

Suite 100A 1,000 SF • Ground • **Now**

Suite 100C 2,865 SF • Ground • **Now**

Suite 205 1,447 SF • Second • **Now**

Suite 101 5,043 SF • Ground • **Oct 1, 2026**

Landlord is open to tenant improvements for qualified tenants. Suites 100A and 100C are not contiguous — Suite 100B lies between them.

LEASING CONTACT

Ben Williams

Santa Barbara Property Group, Inc.

805.963.1971

bwilliams@sbpropertygroup.com

www.EugeniaPlaza.com



01 The Building

Eugenia Plaza is a 24,772-square-foot, two-story office building on a landscaped 1.59-acre parcel just off Linden Avenue in downtown Carpinteria. Behind a palm-lined entry, a skylit two-story atrium lobby connects both floors by elevator and open stair.

Suites are finished to a professional standard — private perimeter offices with generous glazing, open work areas and conference space. The building has been recently upgraded with accessibility and security improvements, and multiple fiber providers serve it. Management is local and hands-on, and the landlord is open to tenant improvements for qualified tenants.

- ◆ Skylit two-story atrium lobby
- ◆ Passenger elevator to second floor
- ◆ Common restrooms on both floors
- ◆ Men's & women's showers, second floor
- ◆ Private balconies on second floor
- ◆ 100 surface spaces — 4 per 1,000 SF
- ◆ Cox, Impulse Fiber, Verizon / Frontier
- ◆ Mountain & foothill views
- ◆ US 101 access at Linden Avenue
- ◆ Landlord open to TI allowance

PROPERTY FACTS

Building Size	24,772 SF
Stories	Two
Year Built	1989
Lot Size	±1.59 Acres
Parking	100 Spaces
Parking Ratio	4 / 1,000 SF
Zoning	CPD
Elevator	Yes
Connectivity	Multiple Fiber
Asking Rate	\$2.00 PSF NNN
Lease Term	Negotiable
APN	003-162-011



ATRIUM LOBBY



CONFERENCE ROOM



FOOTHILL VIEWS

LOCATION

Just off Linden Avenue in downtown Carpinteria, with immediate US 101 access at the Linden Avenue interchange.

0.2 mi

DOWNTOWN
CARPINTERIA

12 mi

SANTA BARBARA

0.6 mi

AMTRAK CARPINTERIA

20 mi

VENTURA

0.7 mi

CARPINTERIA STATE
BEACH

22 mi

SBA AIRPORT



02 Building Systems & Security

- ◆ **Built to federal standards.** Because a federal agency leases here, the building has been upgraded to meet federal ADA compliance and features additional security and after-hours access control.
- ◆ **Air quality.** Central HVAC with MERV particulate filtration in compliance with ANSI/ASHRAE 62.1 — a material point for medical and dental users.
- ◆ **Medical & dental ready.** CPD zoning permits medical office use, and an operating dental practice on the ground floor establishes the plumbing and build-out precedent.
- ◆ **Secure entry.** Automated timed access control at the front entry, added as part of a recent security upgrade.
- ◆ **Server-room capability.** Capacity for dedicated 24/7 cooling with automatic failover and alarm monitoring; vertically stacked telecom closets on both floors.
- ◆ **Accessibility.** Recent ADA upgrades throughout; common restrooms within 200 feet of every suite entry on both floors.

03 Tenant Roster

U.S. General Services Administration	Edward Jones	Alzheimer's Association	Aloha Dental Care	Somera Capital Management
Suite 201 • 5,793 SF	Suite 203 • 1,167 SF	Suite 100B • 2,000 SF	Suite 102 • 2,360 SF	Suite 200 • 3,100 SF



PRIVATE OFFICES



CORNER SUITE



BUILDING EXTERIOR



EUGENIA PLAZA AND THE US 101 CORRIDOR, LOOKING NORTH



04 Availability

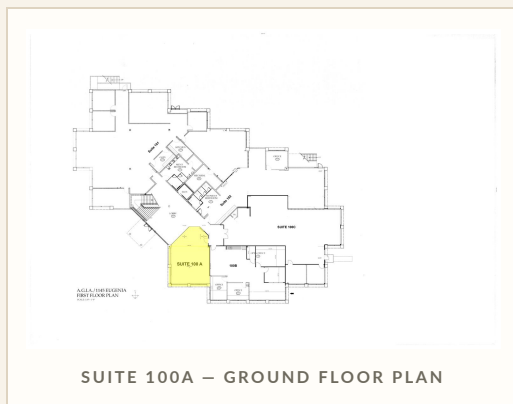
SUITE	FLOOR	SIZE	RATE	STATUS
100A	Ground	1,000 SF	\$2.00 NNN	AVAILABLE NOW
100C	Ground	2,865 SF	\$2.00 NNN	AVAILABLE NOW
205	Second	1,447 SF	\$2.00 NNN	AVAILABLE NOW
101	Ground	5,043 SF	\$2.00 NNN	AVAILABLE OCT 1, 2026

All rates quoted per rentable square foot, per month, on a triple-net basis. Suites 100A and 100C are **not contiguous** — Suite 100B lies between them and is leased. The landlord is open to demising, and to tenant improvements for qualified tenants — call to discuss.

Suite 100A

GROUND FLOOR

1,000 SF

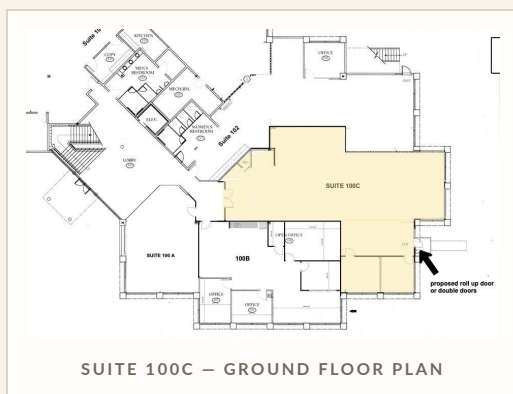


- ◆ The smallest suite in the building — a straightforward, low-overhead footprint right-sized for a two- to six-person group
- ◆ Efficient professional layout with private offices
- ◆ Direct access to the atrium lobby and the building's common restrooms
- ◆ Four unreserved parking stalls per 1,000 SF
- ◆ Available immediately

Suite 100C

GROUND FLOOR

2,865 SF



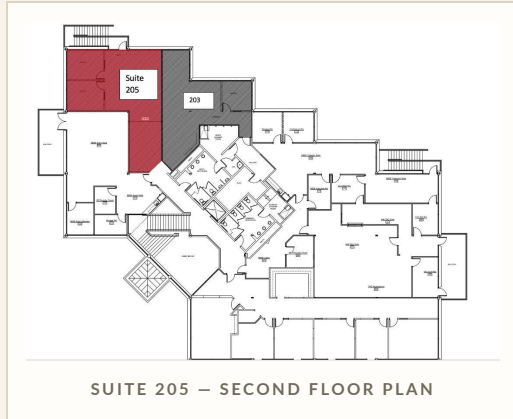
- ◆ Largest space available today — a contiguous floor plate with flexible open area and perimeter private offices
- ◆ Dedicated computer server room already built out
- ◆ Proposed roll-up door or double doors at the east elevation for direct exterior access
- ◆ Dedicated exterior exit in addition to interior lobby access
- ◆ Suits professional office, studio, or hybrid office/service use



Suite 205

SECOND FLOOR

1,447 SF



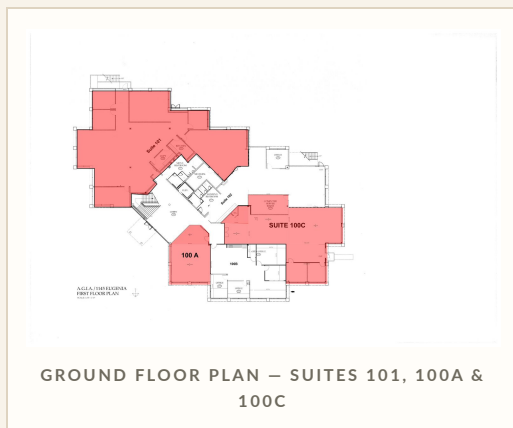
- ◆ Northwest corner position with abundant natural light on two exposures
- ◆ Private offices with open support area; balcony access
- ◆ Steps from the second-floor common restrooms and shower rooms
- ◆ Reached from the open atrium stair or the elevator
- ◆ Move-in ready — no build-out required to occupy

Suite 101

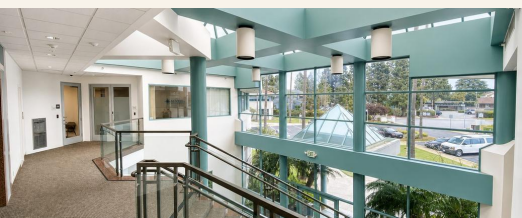
GROUND FLOOR

AVAILABLE OCT 1, 2026

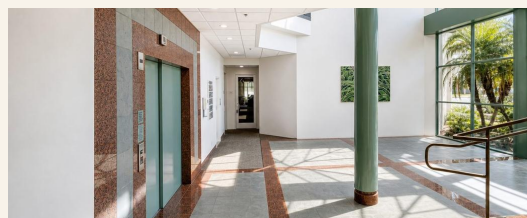
5,043 SF



- ◆ **Currently occupied; available October 1, 2026.** Tours can be arranged now
- ◆ Nine private perimeter offices wrapping a large open work area
- ◆ Dedicated kitchen, copy room and work room / storage
- ◆ Direct entry from the main atrium lobby; adjacent to common restrooms
- ◆ Full-floor-plate feel with windows on three elevations
- ◆ Suits a single-tenant headquarters for roughly 25–40 people



SECOND-FLOOR GALLERY



LOBBY CORRIDOR



ENTRY LANDSCAPING

FOR LEASING INFORMATION

Ben Williams · Santa Barbara Property Group, Inc.

805.963.1971

bwilliams@sbpropertygroup.com

www.EugeniaPlaza.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Square footages are approximate and subject to verification and BOMA re-measurement.