

FOR SALE

1919 Cliff Drive, Santa Barbara
Retail/Commercial on 10,206 SF Parcel

DEVELOPMENT
POTENTIAL



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Property Uses: Remodeled in 1993 for fast food use. Existing improvements consist of approximately 1,184 SF of a previously approved fast food restaurant with approximately 1,218 SF of patio. Based upon the parking ordinance, the 13 parking spaces would be sufficient for other fast food uses or coffee house. Possible other uses: retail or office.

Space Size: 1,184 SF Building
1,218 SF Patio portion enclosed
2,402 SF Total

Land Size: 10,206 SF (approx)

Price: \$995,000

APN: 045-015-013

Restrooms: Two ADA-compliant

Zoning: CP/R2/SD3

Parking: 13 (includes handicapped space)

Environmental: Call listing agent

Area Description: The property is located in the heart of the Mesa retail/commercial corridor immediately across from La Mesa Shopping Center which contains an Albertsons, a Rite Aid and national, regional and local tenants. The Mesa is a vibrant commercial hub with numerous successful retailers, restaurants, and fast food establishments that serve one of the more desirable neighborhoods in Santa Barbara.

Dev. Potential: There are various opportunities to develop the property into an office building, retail use or a mixed-use commercial/residential project. Since the property lies within the jurisdiction of the Coastal Commission, a non-appealable city coastal review process will be required for any new development of the property.

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