

**RARE OPPORTUNITY TO PURCHASE**  
**28,514± SF OFFICE CONDO** with onsite parking  
**25,700± SF ADJACENT PARCEL**

Excellent CBD location across the street from regional mall and one block from State Street.

Potential for value creation through entitlements on the excess land.

Well-educated employee base with 420,000+ population within 45 minute commute.

101 W Canon Perdido St & 102 W De La Guerra St | **Santa Barbara, CA**

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

**Francois DeJohn**  
**805.898.4365**  
[fran@hayescommercial.com](mailto:fran@hayescommercial.com)  
lic. 01144570

**Steve Hayes**  
**805.898.4370**  
[steve@hayescommercial.com](mailto:steve@hayescommercial.com)  
lic. 00827640





# PROPERTY OVERVIEW



Chapala Street

Canon Perdido Street

The offering is comprised of two properties in an outstanding location, across the street from Paseo Nuevo mall on the ascendant Chapala Street corridor. This is a high-value block both for office property and other uses, such as residential development.

The commercial condominium is located in a Santa Barbara landmark, a 67,947 SF three-story building dating from the 1930s at 101 W Canon Perdido St. The condo consists of portions of all three floors, all elevator-served.

The adjacent parcel at 102 W De La Guerra St is improved as a parking lot that will generate income as-is, and potential exists to add value through entitlements.

**ASKING PRICE: \$17,072,000**

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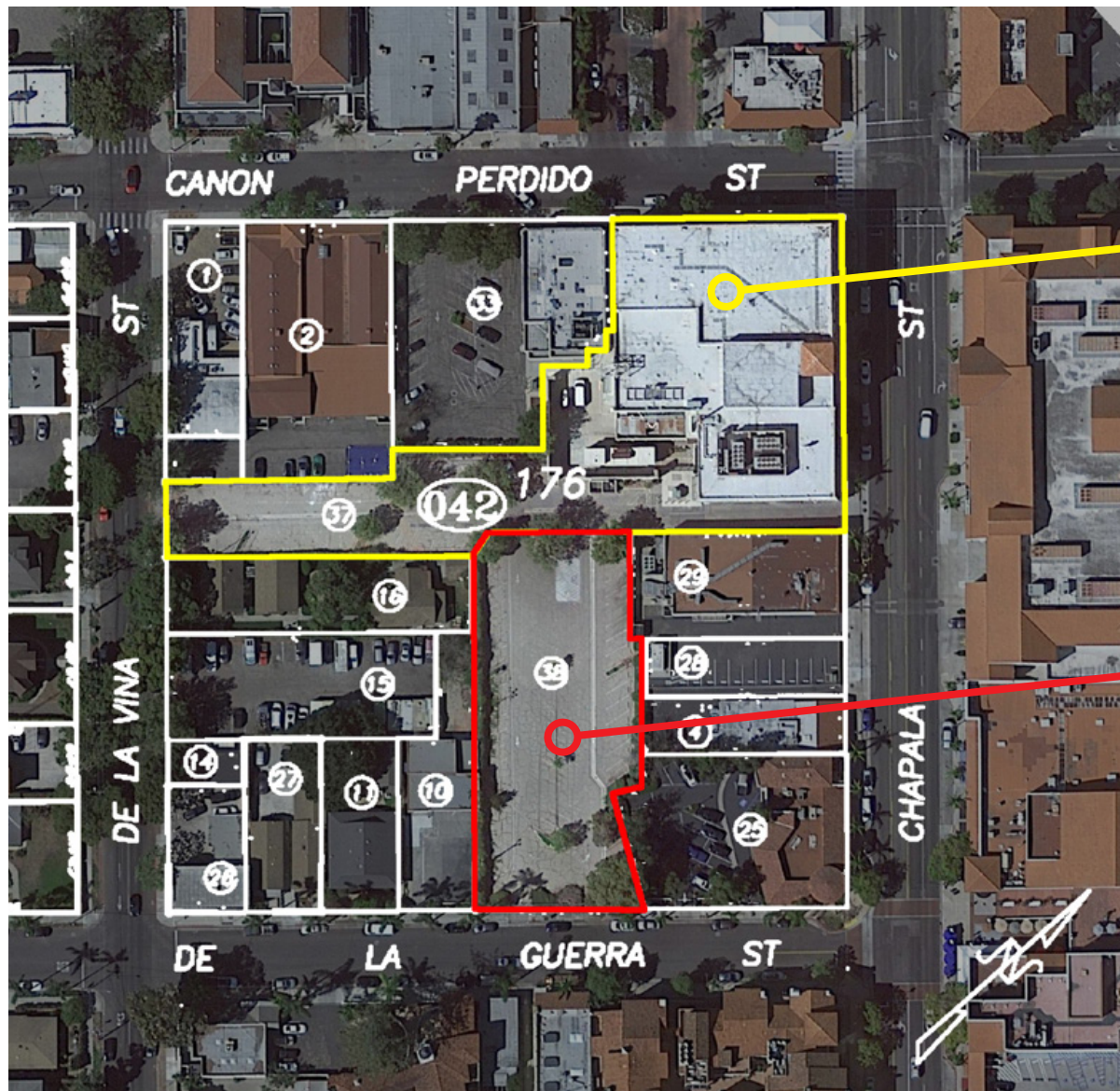
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# PARCEL OVERVIEW



## 101 W Canon Perdido St APN: Condo map in progress

<b>Type:</b>	Office condominium	
<b>Floors:</b>	Three	
<b>Size:</b>	1st Floor	4,157± SF
	2nd Floor	12,438± SF
	3rd Floor	<u>11,919± SF</u>
	Total	28,514± SF
<b>Parking:</b>	14 spaces in building surface lot	

## 102 W De La Guerra St APN: 037-042-038

<b>Size:</b>	25,700± SF / 0.59± Acre	
<b>Type:</b>	Land (parking lot)	
<b>Zoning:</b>	C-G (Commercial General)	
<b>AUD:</b>	"Commercial/Medium High Residential" overlay (15-27 du/acre)	

Location and size of parcel boundaries in the image are approximate and not to scale.

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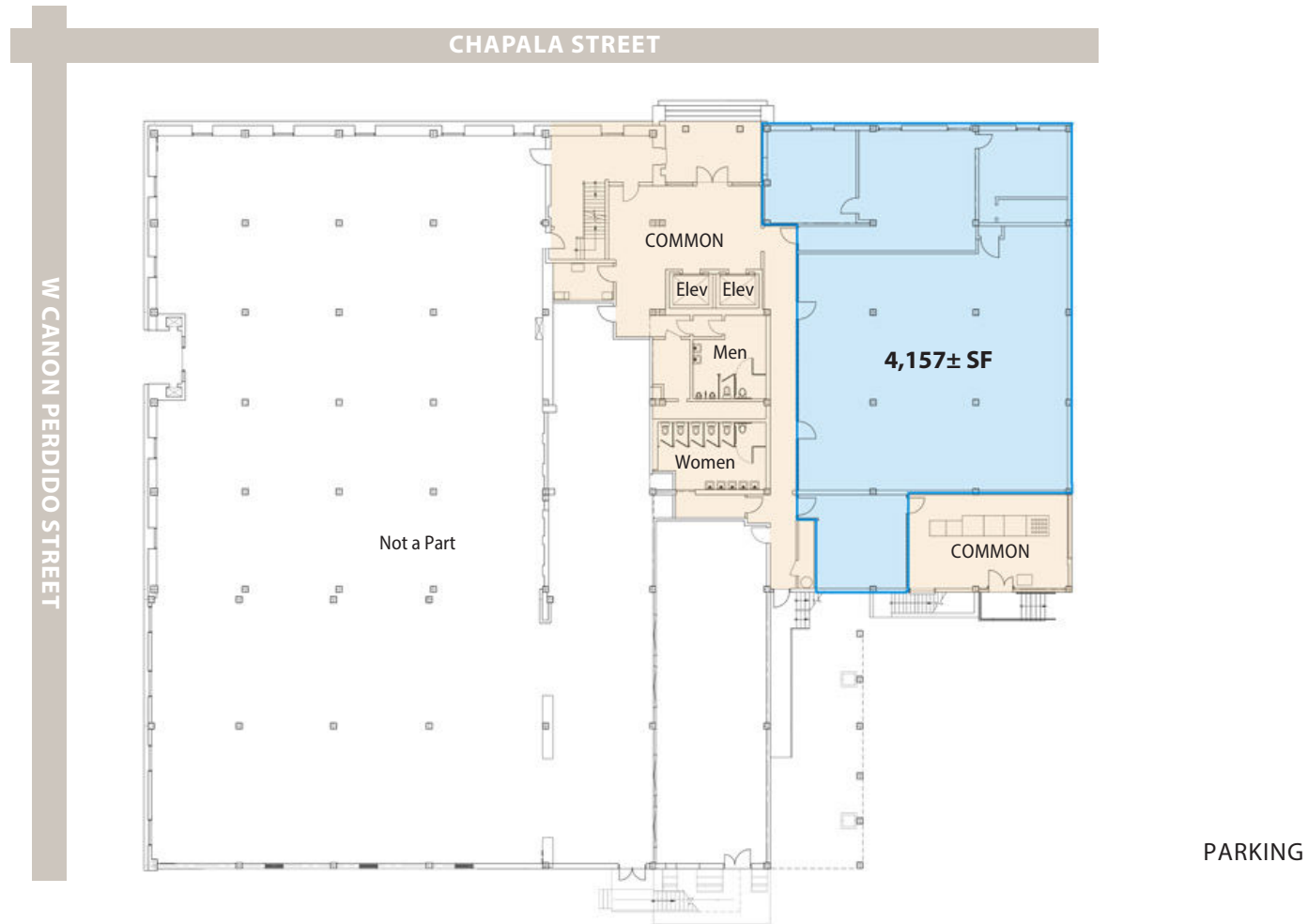
**Steve Hayes**  
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HayesCommercial.com | Santa Barbara, CA

# FLOOR PLANS

## FIRST FLOOR



*Square footages provided are from a preliminary condo map. Final map will likely vary. Buyer to verify square footage.*

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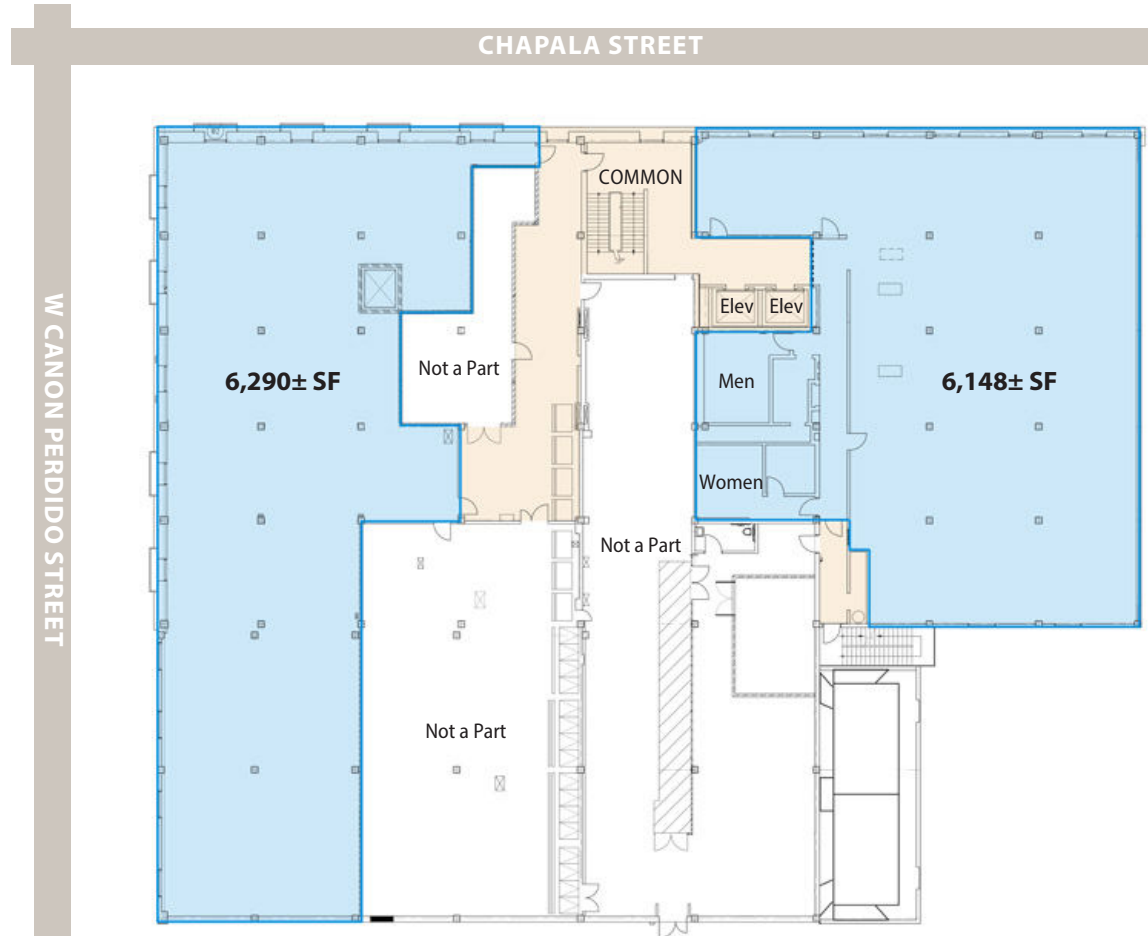
**Steve Hayes**  
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# FLOOR PLANS

## SECOND FLOOR



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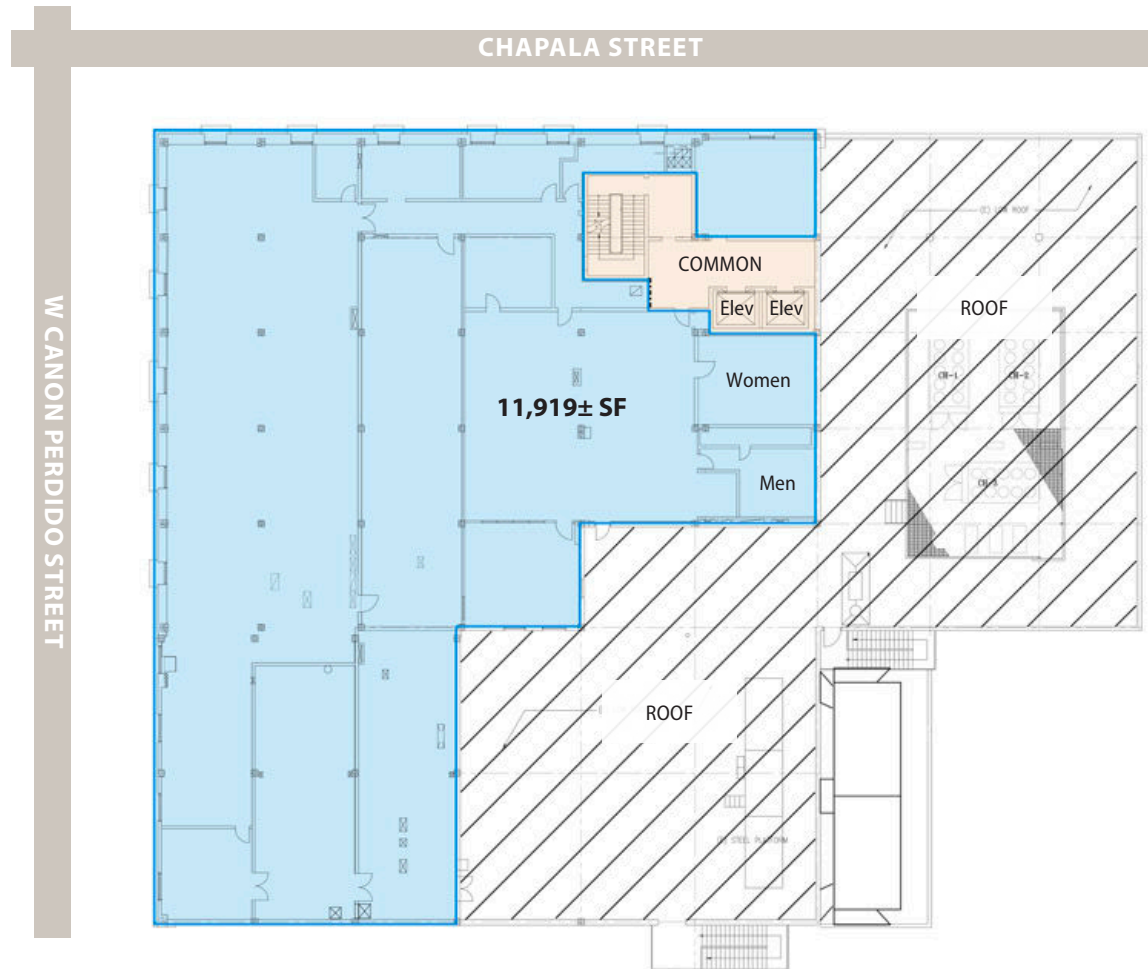
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# FLOOR PLANS

## THIRD FLOOR



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# DOWNTOWN & THE CHAPALA STREET CORRIDOR

The subject properties are surrounded by promising new growth as well as firmly established real estate like Paseo Nuevo and the Funk Zone. The **Chapala Corridor** is home to a growing number of tech companies as well, undoubtedly drawn to the many conveniences and luxuries of the area.



Developments		Office & Tech	Points of interest
Development	Address	Commercial	Residential
1 414 Chapala St	414 Chapala St	2 rentals	21 rentals
2 Sevilla	401 Chapala St	6 condos	46 condos
3 Mixed-use dev.	515 Chapala St	1 condos	6 condos
4 El Andaluz	531 Chapala St	2 condos	7 condos
5 Paseo Chapala	721-739 Chapala St	9 condos	29 condos
6 Anacapa & Ortega	634 Anacapa St	2 rentals	30 rentals
7 Mayee Plaza	226 E De La Guerra	4,286 sf	26 rentals
8 Alma del Pueblo & Public Market	38 W Victoria St	2 condos and 20k sf market	37 condos
9 Arlington Village	1330 Chapala St	none	33 rentals

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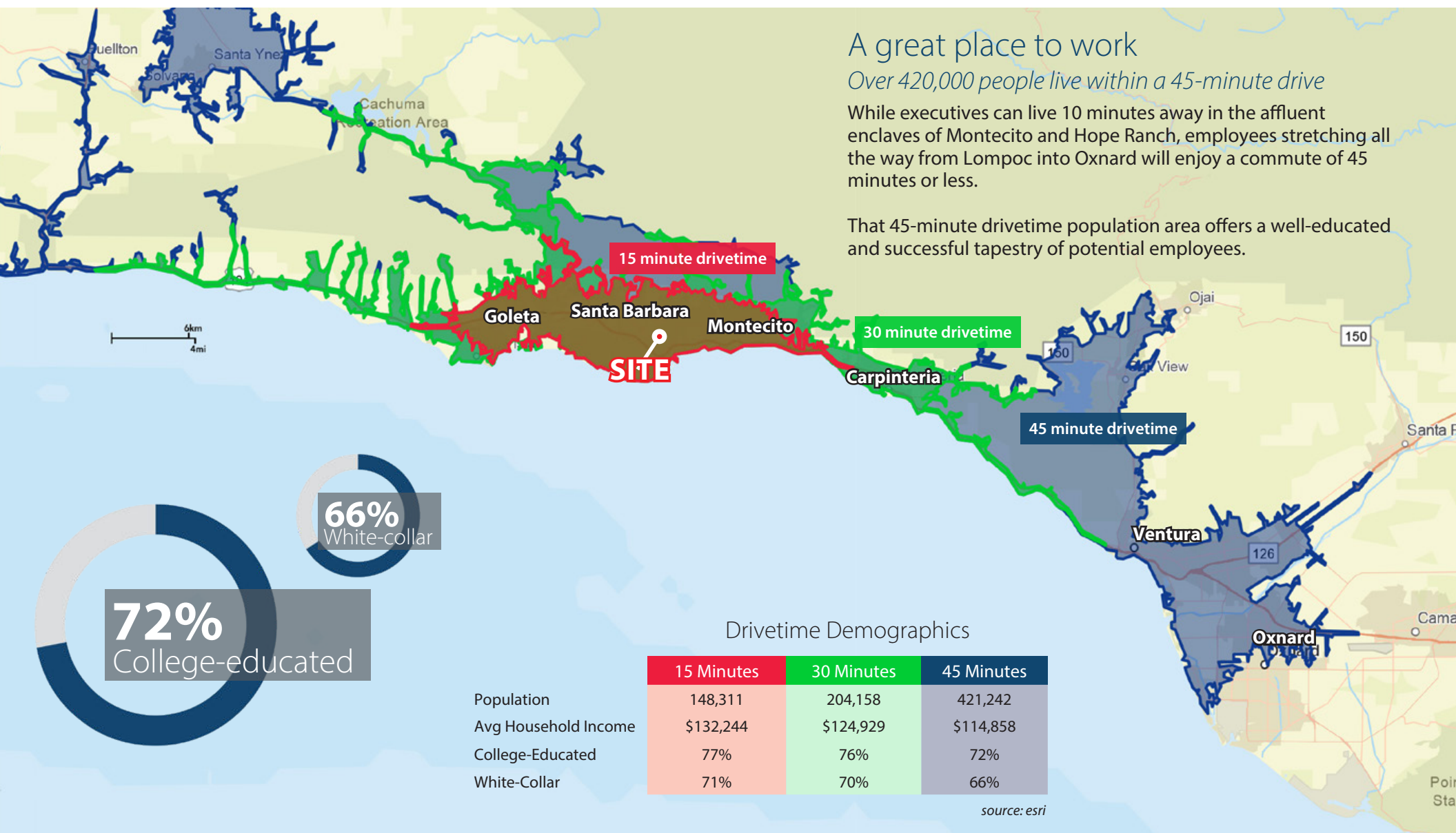
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# EMPLOYEE DEMOGRAPHICS



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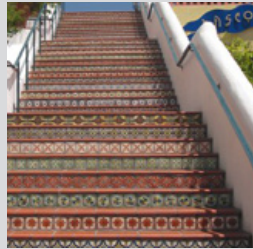
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# THE NEIGHBORHOOD



## STATE STREET & PASEO NUEVO

At the heart of Santa Barbara lies State Street, dense with countless options for food and drink, shopping, arts, and entertainment. Proceeding the length of downtown and eventually turning into Stearns Wharf, State Street is the city's primary tourist attraction and retail corridor. Across the street from the subject properties, the Paseo Nuevo regional mall is the central retail hub for downtown Santa Barbara.

## BUSINESS & TECH HUB

Carrillo and Canon Perdido Streets run perpendicular to State Street and are lined with office buildings of the downtown business district. Financial, legal, and real estate businesses thrive here, enjoying the convenience of nearby restaurants and amenities. There are also more than 70 tech businesses with offices in downtown Santa Barbara, including Amazon, PayPal, and Sonos.



## THE URBAN WINE TRAIL & THE FUNK ZONE

With 35,000 tourists on average every day, the downtown area has become a thriving destination for this world-renowned wine region. Santa Barbara's Urban Wine Trail and craft breweries bring heavy traffic – by train, bike and foot – into the Funk Zone and other "industrial chic" projects nearby.

## ARTS & ENTERTAINMENT DISTRICT

Graced with historic theaters, museums, and galleries, the downtown arts scene is vibrant and surprisingly cosmopolitan for a city this size. Among the theaters and the Museum of Art are a wealth of restaurants and the Public Market, an upscale food hall. Each February, the Santa Barbara International Film Festival brings locals, tourists, and of course movie stars to downtown theaters.



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# Santa Barbara

*Big-city art and culture with the heart and hospitality of a small coastal town*

**Location.** The city is 90 miles north of Los Angeles and is served by Santa Barbara Airport and Amtrak. Tucked between the Santa Ynez Mountains and the Pacific Ocean, Santa Barbara enjoys a mild, Mediterranean climate averaging 300 sunny days a year.

**Economy.** Renowned for its fine restaurants, shopping, hotels and architecture, the tourism industry is the region's main economic driver. The city economy also includes a large service sector, education, tech, health care, finance, agriculture and manufacturing.

**Culture.** The city's history is evident in its Spanish architecture, emanating from the majestic Mission Santa Barbara. Downtown is brimming with eateries, theaters, museums, and hosts an annual international film festival. Wine lovers can sample the Urban Wine Trail or take a short drive to the world-class vineyards of Santa Ynez Valley.

92,034  
current residents

\$115,737  
Avg. household income

Trendsetters  
dominant tapestry segment

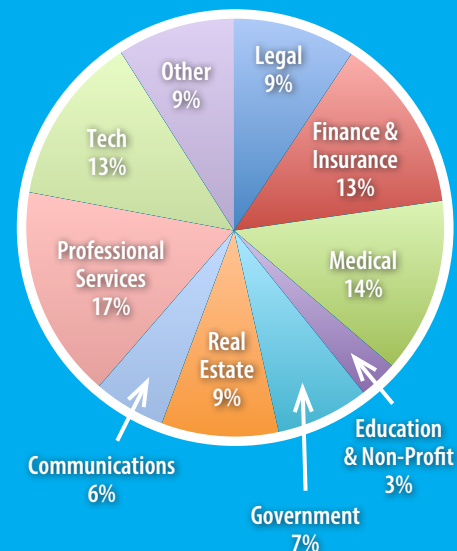
Trendsetters are young, well-educated, tech savvy people living in upscale, high-rent areas. Hip culture, social media and spontaneous vacations abound.

Area Tourism

6.1 million  
visitors annually

## DOWNTOWN

Downtown Santa Barbara hosts a balanced spectrum of office uses, which mitigates risk for any office asset.



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COMMERCIAL GROUP



FOR MORE INFORMATION:

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