

1309 State St
Santa Barbara, CA

TENANT RELOCATING

HIGHLIGHTS

Steps away from the Public Market, Granada Theatre, and the historic Arlington Theatre

Designed by architects Edwards & Plunkett

Wide open floor plan with high ceilings and great versatility

For SUBLEASE



Retail/office space in Santa Barbara's Arts & Theater District | 2,360 SF

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Since 1993

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 **Hayes**
COMMERCIAL GROUP

222 E. Carrillo Street, Suite 101, Santa Barbara, California 93101 | HayesCommercial.com

The information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

6/6/23

PROPERTY SUMMARY

First floor retail/office space in a charming two-story building near the Arlington and Granada theaters and Santa Barbara Public Market. The inviting space features an open floor plan with high ceilings, natural light and courtyard facing State Street.



PROPERTY DETAILS

Size:	2,360 SF
Rate:	\$2.95 NNN (.89)
Floor:	First
Available:	Call listing agents
Term:	Master lease expires 9/30/26
Restroom:	One
Parking:	Street and city lots
Showings:	Call listing agents

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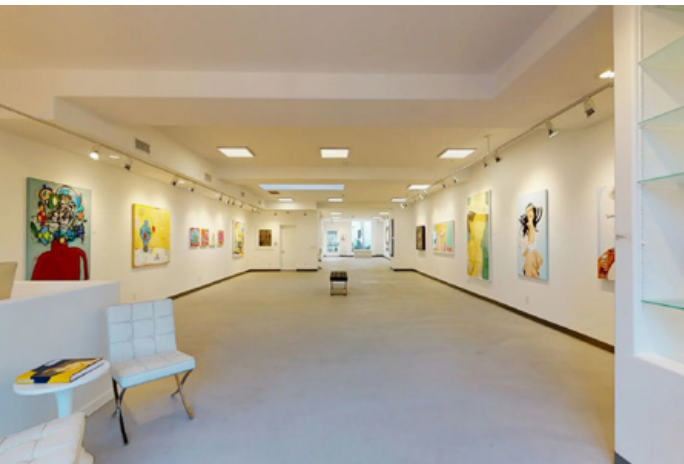
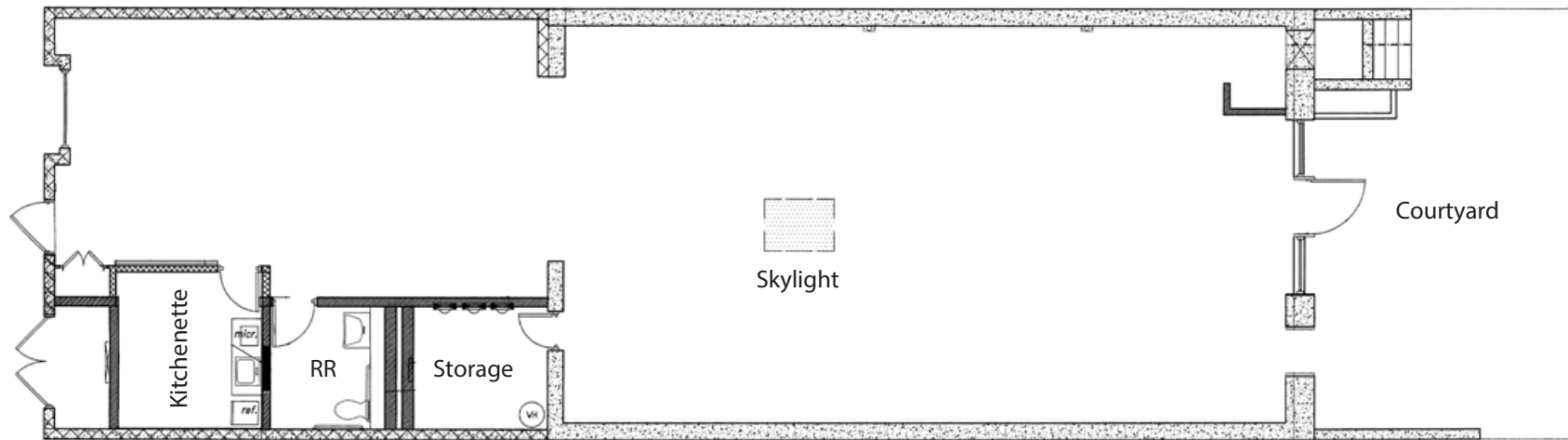
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FLOOR PLAN

FIRST FLOOR — 2,360 SF



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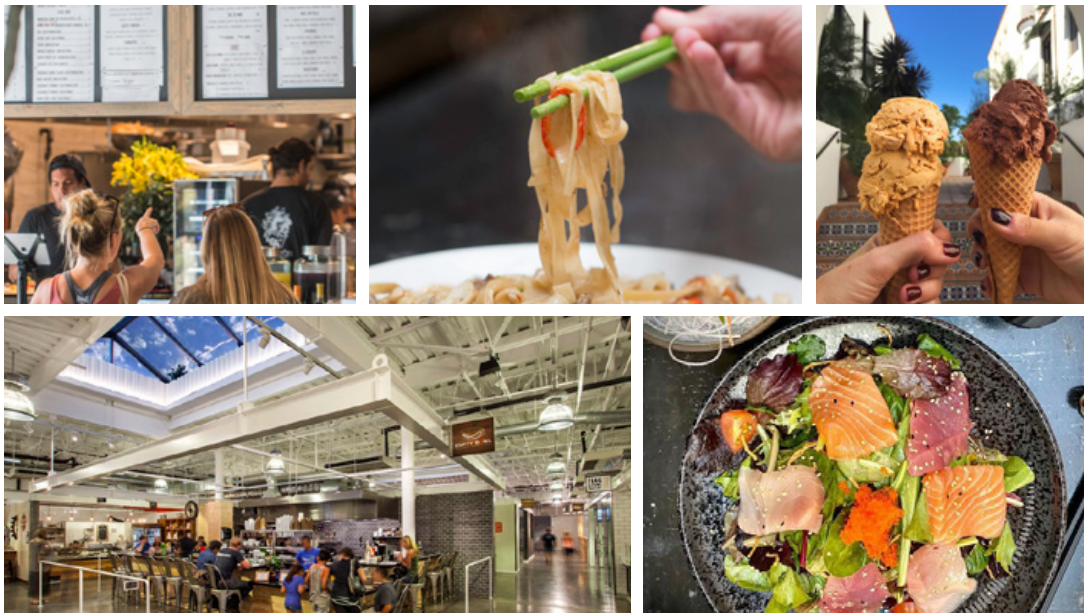
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THE PUBLIC MARKET

The Santa Barbara Public Market, located at West Victoria and Chapala Streets, is a contemporary urban marketplace offering locally and regionally sourced food, wine, and beer. Nestled in the thriving performing and cultural arts district of downtown Santa Barbara, the Public Market is Santa Barbara's premier dining destination for locals and visitors alike. With such a diverse collective of merchants under one roof, the Public Market offers a truly unique experience to dine, drink, gather, and host special events.

PURVEYORS

Empty Bowl Gourmet Noodle Bar • Wabi Sabi • Three Monkeys
Rori's Artisanal Creamery • Corazon Cocina • Shalhoob's at the Market
Ca'Dario Pizzeria Veloce • Little Heart Cafecito



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THE NEIGHBORHOOD

ARTS & THEATER DISTRICT

Located in the heart of downtown Santa Barbara's Arts & Theater District, the subject property is central to numerous businesses, restaurants, and entertainment venues.

Around the corner, the Santa Barbara Public Market is a bustling complex of food and drink purveyors who embrace local, sustainable food practices. Two blocks down State Street, La Arcada is an outdoor mall filled with top-notch restaurants and boutique-style retailers.

The subject property is surrounded by cultural landmarks and venues, with the Arlington, Granada, and New Vic Theaters just steps away, while SOhO, the historic county courthouse, and the Santa Barbara Museum of Art are within a few blocks.

Also within easy reach is Santa Barbara's Business District, dense with local and corporate businesses, law firms, and financial firms.

DOWNTOWN

With 35,000 tourists on average in the city every day, the downtown area is a thriving commercial hub far more cosmopolitan than Santa Barbara's population count would suggest. Business, shopping, arts, dining and leisure all intersect downtown, with sandy beaches at its doorstep and a backdrop of rugged coastal mountains.

The subject property faces State Street and is walking distance to virtually all downtown amenities.



Arts & Entertainment

- The Granada Theatre
- The Arlington Theatre
- The Lobero Theatre
- Santa Barbara Art Association
- Arts Commission
- Santa Barbara Center for the Performing Arts
- Santa Barbara Symphony
- Opera Santa Barbara
- Ensemble Theatre Company
- SOhO Restaurant and Music Club
- Santa Barbara Museum of Art
- The Painted Cabernet
- Sullivan Goss Gallery

Dining

- Arigato Sushi
- Benchmark Eatery
- Bouchon
- Teru Japanese Cuisine
- Ca'Dario
- Carlito's
- Jane
- Milk & Honey
- Olio Crudo Bar
- Olio e Limone
- Opal
- Renaud's
- Sama Sama Kitchen
- Scarlett Begonia

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AREA OVERVIEW



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