

821 State St

SANTA BARBARA, CA



For Lease | Downtown Retail Storefront in High-Traffic Corridor | 3,327 SF

Experience. Integrity. Trust.
Since 1993

Rob Adams, CCIM
805.898.4386
rob@hayescommercial.com
lic. 01344315

Dylan Ward
805.898.4392
dylan@hayescommercial.com
lic. 01472452



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.

6/9/23

PROPERTY SUMMARY

This prime storefront on the desirable 800 block of State Street is steps from Paseo Nuevo Mall, and a block from the busiest intersection in downtown Santa Barbara. The space includes a beautifully arched storefront, high ceilings and good frontage to draw in the heavy foot traffic on the more desirable, shaded side of State Street.

Size:	3,327 SF <i>(plus potential basement space)</i>
Rate:	\$3.50 MGR
Term:	5-10 years
Available:	Q3 2023
Condition:	Vanilla Shell
Traffic Count:	12,000 pedestrians daily
HVAC:	Yes, throughout
Ceiling height:	Retail, 11'10" Basement, 8'8"
Sprinklers:	Fully sprinklered
Restroom:	Common
Parking:	Four public lots within one block, including the multilevel garage directly behind the space
To Show:	Call listing agents



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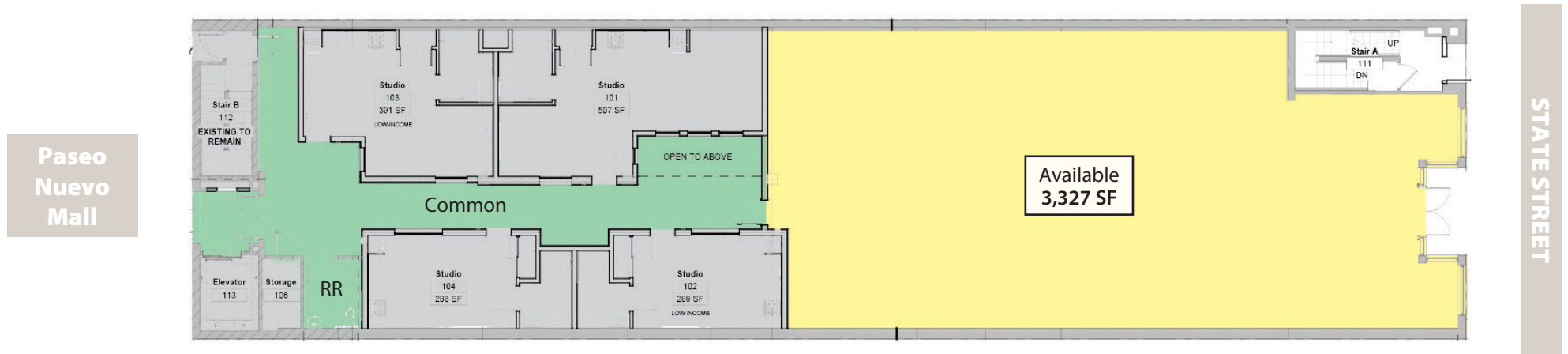
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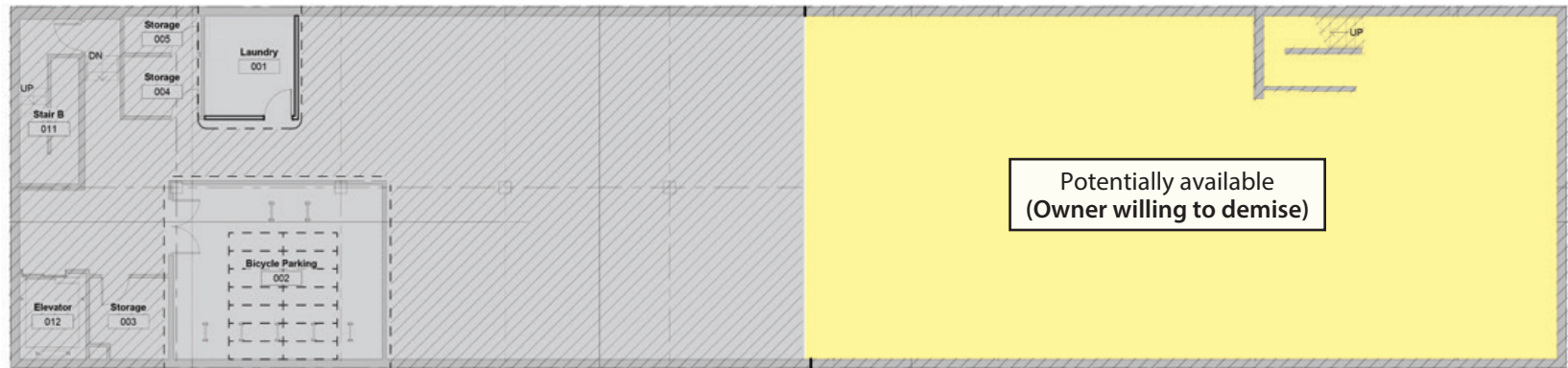
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FLOOR PLAN

First floor



Basement



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NEIGHBORHOOD OVERVIEW

- | | | | | |
|------------------------------|--------------------------|-------------------------|---------------------|---------------------------|
| 1. FedEx Office Print Center | 7. Brandy Melville | 13. MTC Theaters | 19. 24 Hour Fitness | 25. Zumiez |
| 2. Sprint Store | 8. Apple Store | 14. Marshalls | 20. T-Mobile | 26. Bluemercury |
| 3. Montecito Bank & Trust | 9. Creamistry | 15. Cali-Forno Pizzeria | 21. MAC Cosmetics | 27. Lululemon |
| 4. South Coast Deli | 10. Lobero Theatre | 16. Bank of America | 22. Pickles & Swiss | 28. Banana Republic |
| 5. Amazon | 11. Kimpton Canary Hotel | 17. The Blue Owl | 23. Caje Coffee | 29. Urban Flea Market |
| 6. US Bank | 12. Tilly's | 18. H&M | 24. Sushi Tyme | 30. Blenders in the Grass |



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