

INCENTIVE RATE FOR FIRST YEAR!
PERCENTAGE RENT LEASES CONSIDERED



FOR LEASE

909 State St, Santa Barbara, CA | Downtown High-Traffic Retail Space | 2,175 SF

Experience. Integrity. Trust.
Since 1993

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

Property Overview

This prime storefront on the desirable 900 block of State Street is less than a block from both Paseo Nuevo Mall and 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. Percentage rent leases will be considered.



Space Size:	2,175 SF
Rate:	\$2.75 NNN (.54) Incentive rate: \$2.00 NNN (.54) for first year Percentage rent leases considered
Term:	3-10 years
Available:	Now
Traffic Count:	12,000 pedestrians daily
HVAC:	Yes, throughout
Restroom:	Yes, private
Parking:	Four (4) public lots within one block, including the multilevel garage directly behind the space
Access:	The space offers both front and rear access
Nearby Retailers:	Apple, H&M, Tilly's, Amazon, Marshalls, The Blue Owl

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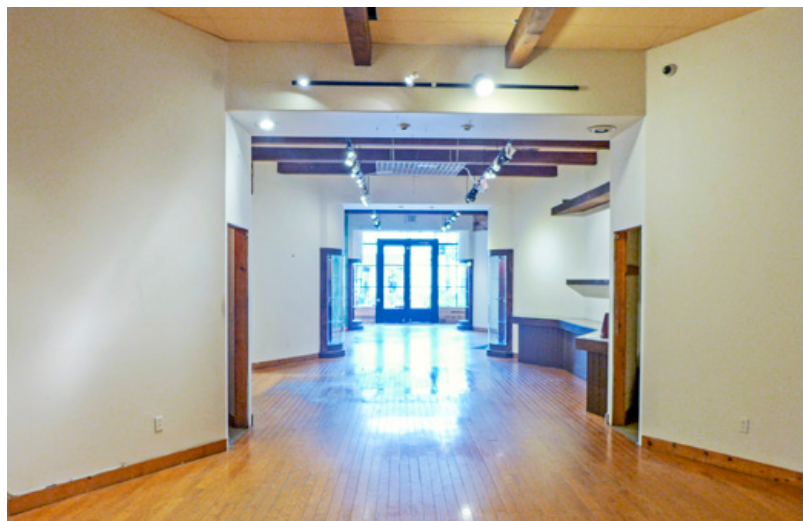
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NEARBY RETAIL BUSINESSES AND RESTAURANTS

- | | | | | |
|------------------------------|--------------------------|----------------------|-------------------------|---------------------------|
| 1. Bank of the West | 7. Brandy Melville | 13. MTC Theaters | 19. 24 Hour Fitness | 25. Zumiez |
| 2. FedEx Office Print Center | 8. Apple Store | 14. Marshalls | 20. Rite-Aid | 26. Bluemercury |
| 3. Sprint Store | 9. Creamistry | 15. Persona Pizzeria | 21. MAC Cosmetics | 27. Lululemon |
| 4. Montecito Bank & Trust | 10. Lobero Theatre | 16. Bank of America | 22. Cafe Coffee | 28. Banana Republic |
| 5. Amazon | 11. Kimpton Canary Hotel | 17. The Blue Owl | 23. Lucky Brand Designs | 29. McConnell's Ice Cream |
| 6. US Bank | 12. Tilly's | 18. H&M | 24. De La Guerra Plaza | 30. Blenders in the Grass |



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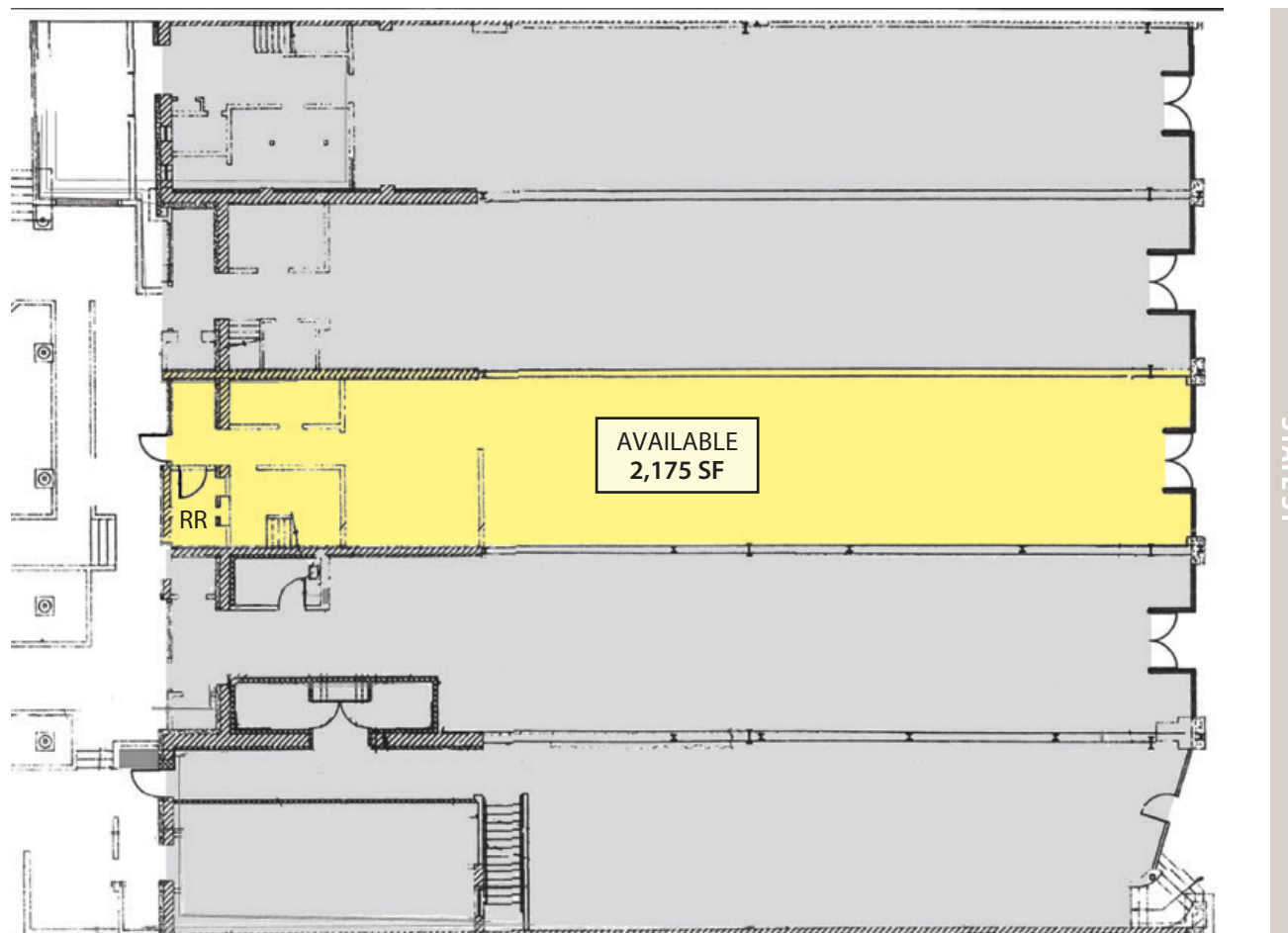


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Floor Plan



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Area Information and Site Demographics

Santa Barbara

Santa Barbara combines the art and culture of a big city with the heart and hospitality of a small coastal town.

Location. The city is 90 miles north of Los Angeles and 330 miles south of San Francisco and is served by the 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. Santa Barbara's beaches, parks and mountains provide a playground for a wide array of activities enjoyed by residents and visitors alike.

Economy. Renowned internationally for its fine restaurants, shopping, hotels and architecture, the tourism industry is the region's main economic driver. In addition, the city economy includes a large service sector, education, technology, health care, finance, agriculture, manufacturing and local government. Education in particular is well-represented with several world-class higher learning institutions including the University of California, Santa Barbara (24,300 students), Santa Barbara City College (17,600 students), Westmont College (1,200 students), and Antioch University.

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

909 State Street, Santa Barbara

Traffic Count

State Street (at Canon Perdido)	11,100 CPD
State Street (at Carrillo) Busiest intersection on State Street.	12,000 Pedestrians per day 60% of traffic on shady (odd) side.

Demographics

2021 - source: esri

Demographics	1 Mile	3 Mile	5 Mile
Residential Population	30,513	90,606	111,979
Avg. Household Income	\$86,048	\$124,298	\$129,973



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