

FOR LEASE | 1,661 SF

# 2840 De La Vina St

SANTA BARBARA, CALIFORNIA

Newly Remodeled Retail/Restaurant Space in Established Center



*Experience. Integrity. Trust.*  
Since 1993

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## PROPERTY SUMMARY

This extremely well-positioned restaurant/retail opportunity will soon be completely remodeled, offering voluminous open ceilings, ADA restroom, and new glass storefronts and facades. Prominent signage and ample parking facing De La Vina Street provide identity and convenience. Excellent location next to Validation Ale and among Trader Joe's, Los Agaves, Handlebar Coffee, and Bree'osh, near Cottage Hospital and the many amenities of downtown Santa Barbara and Upper State.



<b>Size</b>	1,661 SF	<b>Delivery</b>	Shell condition with building systems stubbed-in and ADA restroom built
<b>Rate</b>	\$4.20 NNN		
<b>NNN</b>	\$0.83 psf (estimated)	<b>Ceiling Height</b>	13 feet approximately
<b>Term</b>	5-10 years	<b>Parking</b>	3.5/1,000 SF
<b>Available</b>	Q1 2024 (estimated)	<b>To Show</b>	Call listing agent

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## UPPER DE LA VINA *neighborhood*



The subject property is situated in the Upper De La Vina Corridor, a highly trafficked and walkable sub-market consisting of popular restaurants, coffee shops, and services.

The surrounding residential areas of San Roque, Samarkand, and Hope Ranch provide outstanding neighborhood demographics for restaurant or retail. It has become a burgeoning center of new energy and businesses in recent years, with retailers like **Trader Joe's** and beloved local favorites like **Los Agaves** joined by newer restaurants and coffee shops that have succeeded elsewhere in town, moving to this area in recent years. Popular, lively spots like **Handlebar Coffee**, **Bree'osh Bakery**, and **Yellow Belly** continue to enjoy success as new retailers like **Westward General** and **Alamar Barbershop** join the neighborhood. **Validation Ale** just leased the adjacent space, building on the success they have found in the Funk Zone.

In addition to dining and shopping amenities, the subject property is close to US 101, Highway 154, two major medical facilities and downtown Santa Barbara.

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## Traffic Count

De La Vina (at Calle Laureles)	13,460 CPD
State Street (at El Vedado Ln) (0.12 miles from subject property)	17,320 CPD

## Demographics

2022 - source: esri

Radius	1 Mile	3 Mile	5 Mile
Residential Population	18,176	92,660	124,272
Avg. Household Income	\$151,803	\$145,791	\$156,152

## FLOOR PLAN



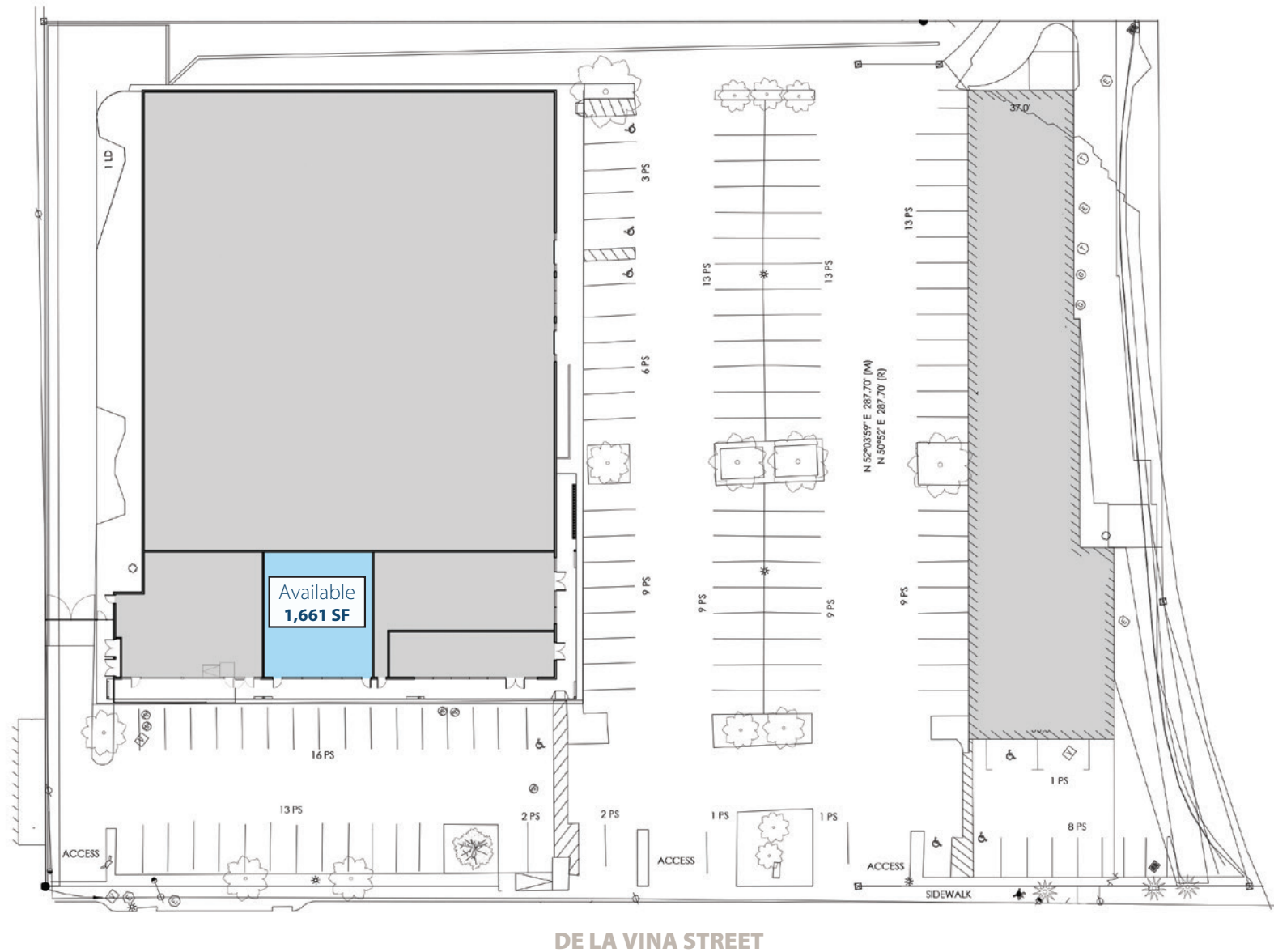
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## SITE PLAN



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