

FOR SALE | 8,785 SF

2801-2821 De La Vina St

SANTA BARBARA, CALIFORNIA

Corner-Located, Fully-Leased NNN Opportunity

PRICE REDUCED | 5.7% Cap Rate



Experience. Integrity. Trust.
Since 1993

Caitlin Hensel
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PROPERTY SUMMARY

Highly visible corner-located office/retail/medical building with ample parking and prominent signage is now available for purchase. Three-tenant, fully NNN-leased property is extremely well-positioned among Trader Joe's, Los Agaves, Handlebar Coffee, Bree'osh, and near Cottage Hospital, as well as the many amenities of downtown Santa Barbara and Upper State.

Price	\$4,725,000
Cap Rate	5.7%
Building Size	8,785 SF
Lot Size	24,202 SF
APN	051-212-016 and -017
NOI	Approx. \$270,000 as of 10/1/23
Zoning	C-G
Parking	21 spaces
HVAC	Throughout
To Show	Call listing agent
CSO	2.25%

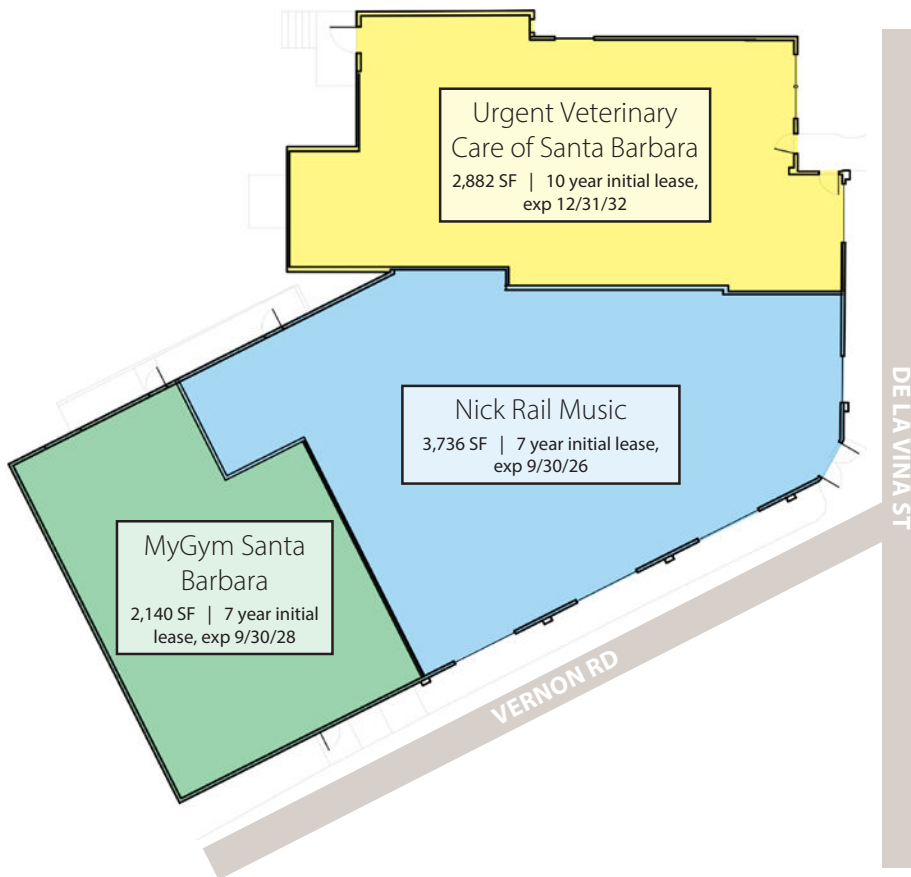


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Traffic Count

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



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Urgent Veterinary Care of SANTA BARBARA

Urgent Veterinary Care of Santa Barbara

2,882 SF | 10 year initial lease, exp 12/31/32

"Urgent Veterinary Care is here to accommodate animals who can't wait weeks to see their primary care veterinarian. We offer both same-day appointments, and convenient walk-in availability at more affordable prices than ER and specialty medicine. Our goal is to get your pet seen in a timely manner and to facilitate the care that they need as efficiently as possible.

from www.urgentvetcaresb.com

MyGym Santa Barbara

2,140 SF | 7 year initial lease, exp 9/30/28

My Gym was born out of our passion to teach children in a fun, physically engaging environment. We delighted in seeing children's eyes light up for all those incredible milestones, from the tentative first steps to tumbling down soft mats. Sharing the parents' excitement at their children's accomplishments was the high point of our day. With 700+ locations worldwide, our dream of active children growing into happy and confident adults has been realized. We cherish every one of our members and are grateful to have each as part of our My Gym family.



from www.mygym.com



Nick Rail Music

3,736 SF | 7 year initial lease, exp 9/30/26

Nick Rail Music was established in Santa Barbara, California in 1986. As California's premier school music dealer, Nick Rail Music provides band and orchestral instruments to both students and professional musicians. Our stores cover all aspects of music performance and education: traditional band and orchestral instruments, marching percussion, guitars, keyboards, sound reinforcement, sheet music, and much more. We also specialize in instrument repair and maintenance, with our technicians having over 100 years of combined experience!

from www.nickrailmusic.com

Call listing agents for Rent Roll

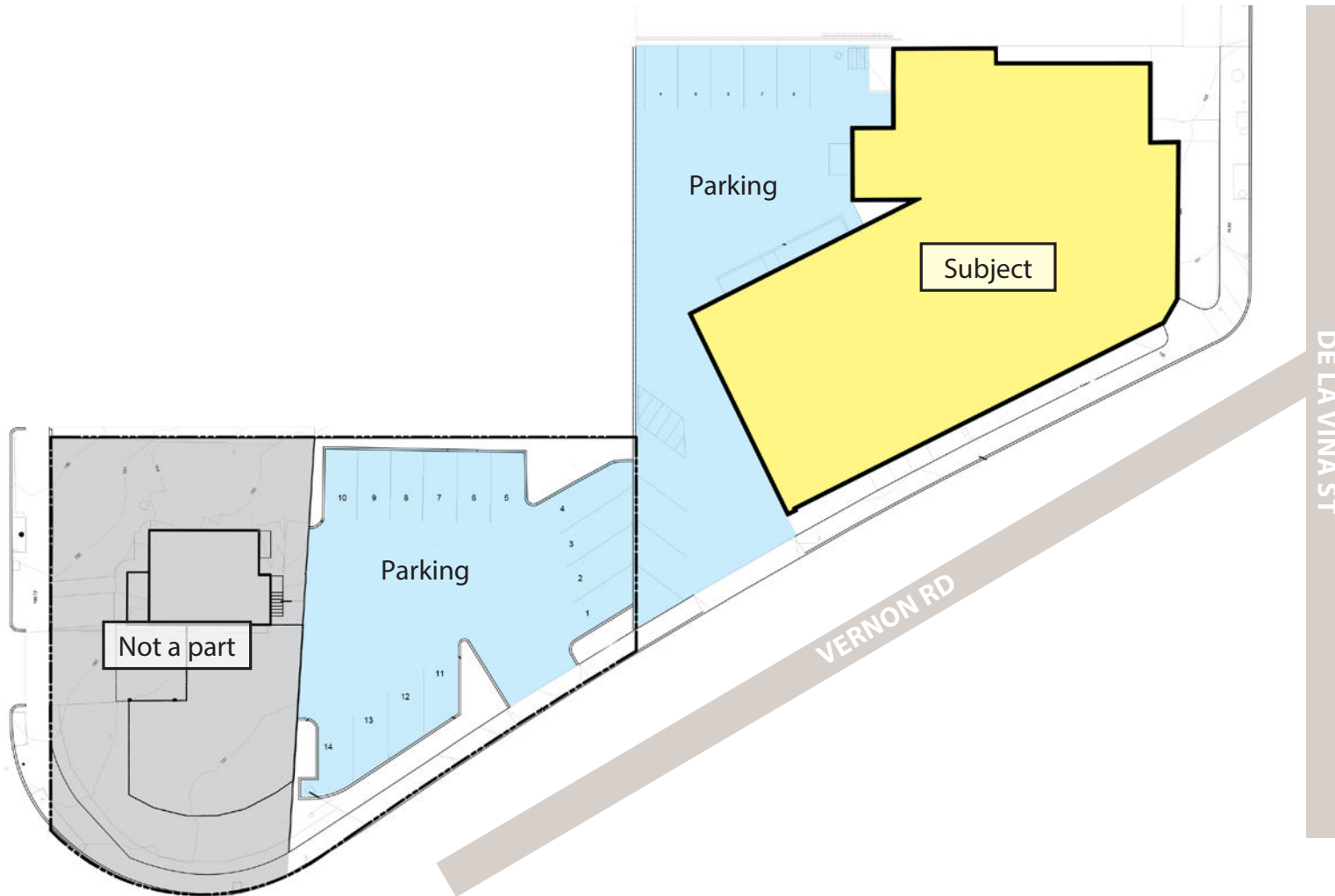
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SITE PLAN



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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.

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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CONFIDENTIALITY AGREEMENT

2801-2821
DE LA VINA ST
SANTA BARBARA, CA

The Seller, through Hayes Commercial Group ("Sales Agent"), has available for study certain information ("Evaluation Materials") regarding 2801-2821 De La Vina St in Santa Barbara, CA (the "Property"). We are prepared to furnish the Evaluation Materials to you in connection with discussions concerning your possible investment in the Property only on the condition that you agree to treat the Evaluation Materials confidentially and agree specifically as follows:

1. The Evaluation Materials furnished to you will not be used for any purpose other than to evaluate a possible investment in the Property by you as a Principal or broker;
2. You will not make any of the Evaluation Materials available, or disclose or distribute, either orally or in writing, any of the contents of the Evaluation Materials, to any person other than your counsel, analyst(s), equity partner(s), broker(s), or potential lender(s) (hereinafter "Excluded Persons");
3. You will not disclose to any person, other than Excluded Persons, either the fact that discussions or negotiations are taking place concerning a possible investment in the Property by you or any of the terms, conditions or other facts with respect to any such possible investment, including the status thereof;
4. You agree that you will not contact the tenant or property management staff of the Property in connection with your review of the Evaluation Materials. Any and all questions related to the Evaluation Materials must be directed solely to Caitlin Hensel or Kristopher Roth at Hayes Commercial Group;
5. You acknowledge that neither the Seller, nor Hayes Commercial Group, nor any affiliate of either of such persons, nor any partner, director, officer, employee, agent of or consultant to any such persons (collectively, "Seller/Agent") has made any representation or warranty as to the completeness or accuracy of the Evaluation Materials, and any representation or warranty in connection therewith is hereby expressly excluded. The Evaluation Materials provided to you are subject to change of price or terms, withdrawal from market without notice, and prior sale. You agree that the Seller/Agent shall have no liability to you resulting from the delivery to, or

use by, you of the Evaluation Materials or otherwise with respect thereto, and you agree to defend, indemnify and hold the Seller/Agent harmless from and against all loss, damage or expense sustained or incurred by Seller/Agent by reason of any unauthorized distribution or disclosure of the Evaluation Materials by you or by any Excluded Person;

6. We may elect at any time to terminate access to the Evaluation Materials, and you agree that you will, following any request by us or if you do not wish to invest in the Property, promptly redeliver to us all written Evaluation Materials and any other written material (and agree to delete any analyses contained in a database or spreadsheet type format) containing information in the Evaluation Materials and will not retain copies of such written material;
7. You acknowledge that you have not dealt with any broker other than Hayes Commercial Group concerning the investment in the Property; and
8. You acknowledge that when you make available the Evaluation Materials to any Excluded Person, you will inform such Excluded Persons of the confidential nature of the Evaluation Materials and the existence and terms of this Agreement.

Please acknowledge your agreement to and acceptance of the foregoing by signing where indicated below and returning one (1) executed copy of the to our attention.

ACCEPTED AND AGREED effective as of _____, 2023

PRINCIPAL

By: _____
Name: _____
Company: _____
Tel: _____
Email: _____

BROKER

By: _____
Name: _____
Company: _____
Tel: _____
Email: _____

Mailing address: Hayes Commercial Group, 222 E Carrillo St, Suite 101, Santa Barbara, CA 93101. Fax: 805-456-0805

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