

**SALE PRICE REDUCED  
NOW AVAILABLE FOR LEASE**

**504 W Pueblo St**  
SANTA BARBARA, CA



**For Sale or Lease** | Medical/Office Condo Near Cottage Hospital | 1,688 SF

*Experience. Integrity. Trust.*  
*Since 1993*

**Liam Murphy, CCIM**  
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Santa Barbara Mission

Cottage Hospital

SITE

Ridley-Tree Cancer Center

Pueblo St

Downtown

## ALSO AVAILABLE FOR LEASE

<b>Suites:</b>	<u>301</u>	<u>304</u>
<b>Size:</b>	680 SF	Single office (see pg. 5)
<b>Rate:</b>	\$2,500/mo (plus utilities)	\$1,000/mo gross (internet not included)
<b>Term:</b>	Mo-to-mo	Mo-to-mo
<b>Available:</b>	Now	Now

## PROPERTY SUMMARY

Located across the street from Cottage Hospital at the corner of Oak Park Lane and Pueblo St, this professional medical/dental condo is available for sale or lease. The third floor, elevator-served space consists of two suites with exam rooms, reception areas, and kitchenettes. Recent building upgrades include improved landscaping and new exterior paint. Tenants in the building include dentists, OB/GYNs, therapists, internists, and others.

<b>Suites:</b>	301 & 304
<b>Size:</b>	1,688 SF
<b>Price:</b>	\$1,425,000
<b>Assoc. Dues:</b>	\$15,069.60 paid annually (\$1,255.80/mo)
<b>Floor:</b>	Third
<b>Elevator:</b>	Yes
<b>Restrooms:</b>	Three
<b>Parking:</b>	One reserved space, plus ample unreserved visitor parking
<b>HVAC:</b>	Yes
<b>CSO%:</b>	2.5%
<b>To Show:</b>	Call listing agent

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Suite 301



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Suite 304



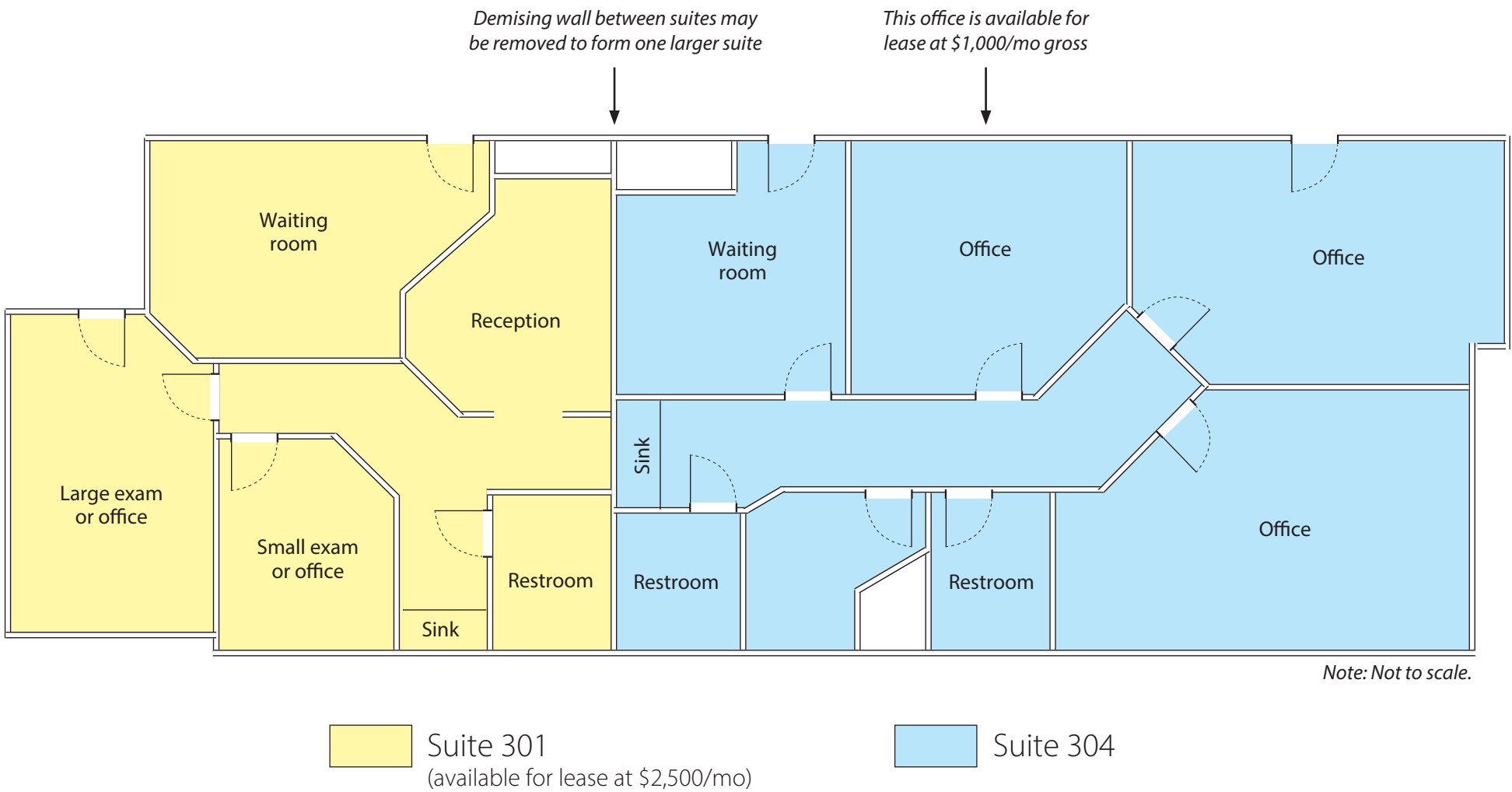
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# THIRD FLOOR PLAN



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US  
101  
Access

Ridley-Tree  
Cancer Center

SITE

Cottage Hospital

Pueblo Street

Bath Street

Cottage Rehabilitation  
Hospital

De La Vina Street

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