

738 State St
SANTA BARBARA, CA

BONUS 443 SF PATIO AT THE REAR

For Lease | Downtown Turn-Key Restaurant Space | **2,416 SF**

Experience. Integrity. Trust.
Since 1993

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9/16/24 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.

HayesCommercial.com | Santa Barbara, CA

OFFERING SUMMARY

Turn-key restaurant space in the heart of downtown Santa Barbara. Located next to McConnell's Fine Ice Creams and Lululemon with plentiful foot traffic and nearby public parking. Features bonus 443 SF patio at the rear facing De la Guera Plaza, State Street seating and second-floor mezzanine for office/storage. Previously a sushi Shabu Sahbu Japanese restaurant with seating and ventilation system for hot pot style service.



Size:	2,416 SF	Parking:	Nearby city lots, and downtown private lots with leasable monthly spaces
Rate:	\$4.25 MGR	FF&E:	All existing equipment and furniture is available, including hood, patio heaters, chairs, and more
Available:	Now	To Show:	Call listing agents
Restroom:	Two, private		
Floor:	Ground floor with additional mezzanine		
Elevator:	None		
HVAC:	Throughout		

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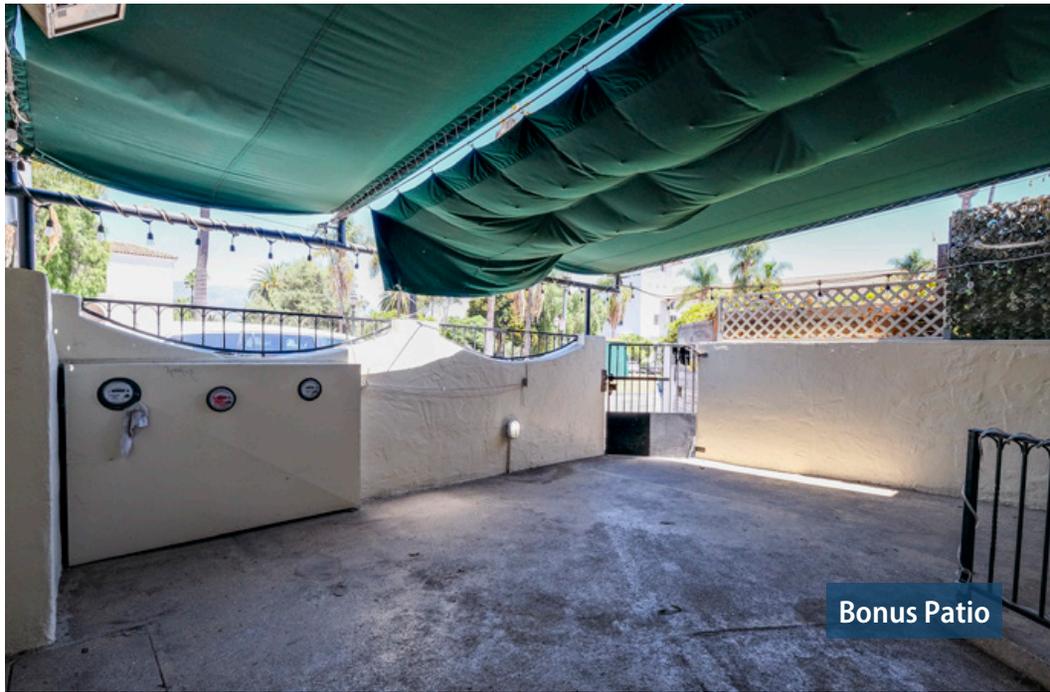
Server station



Seating



Kitchen



Bonus Patio

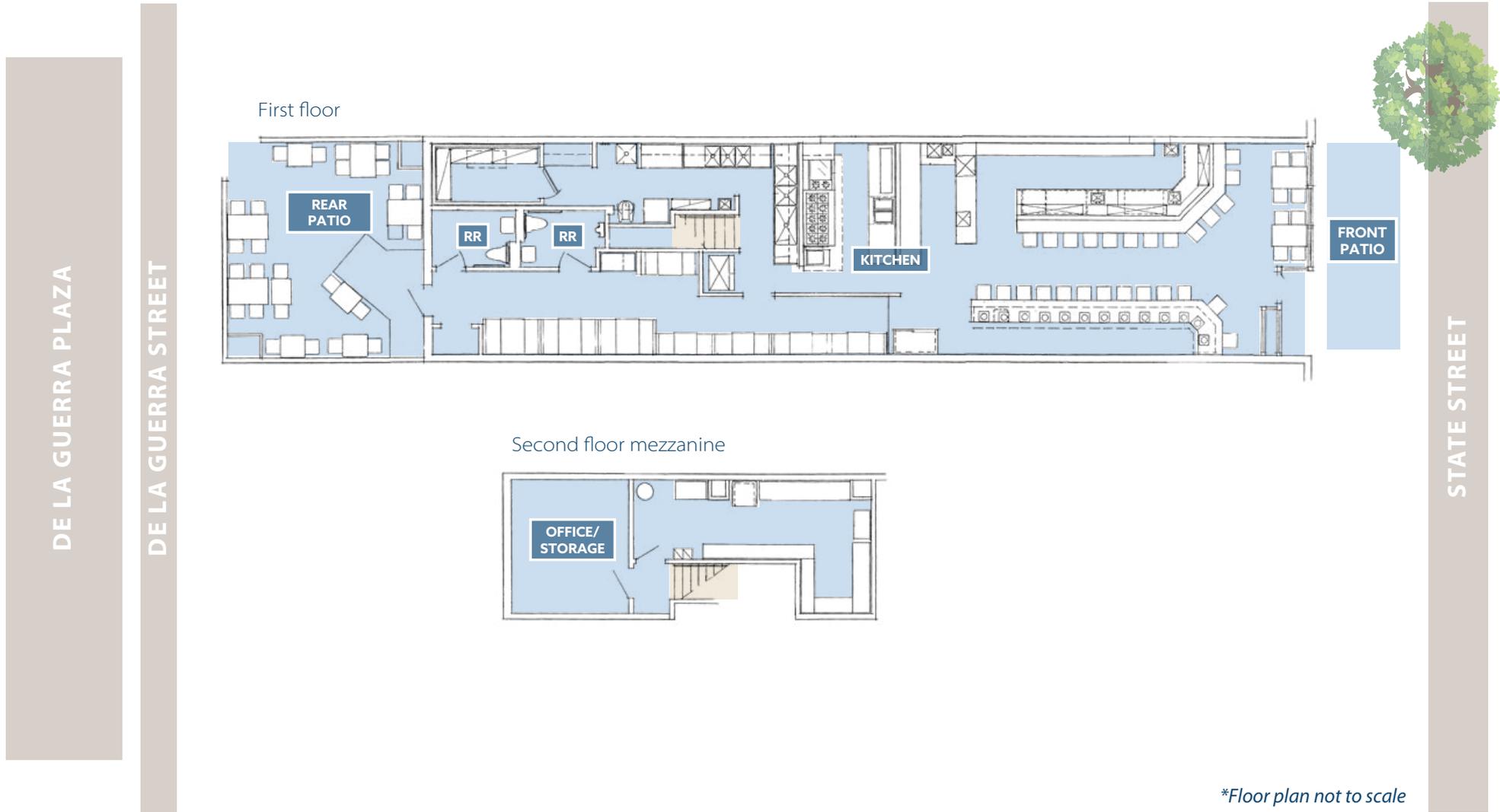
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FLOOR PLAN



**Floor plan not to scale*

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 lululemon

McConnell's
Fine Ice Creams


PASEO NUEVO

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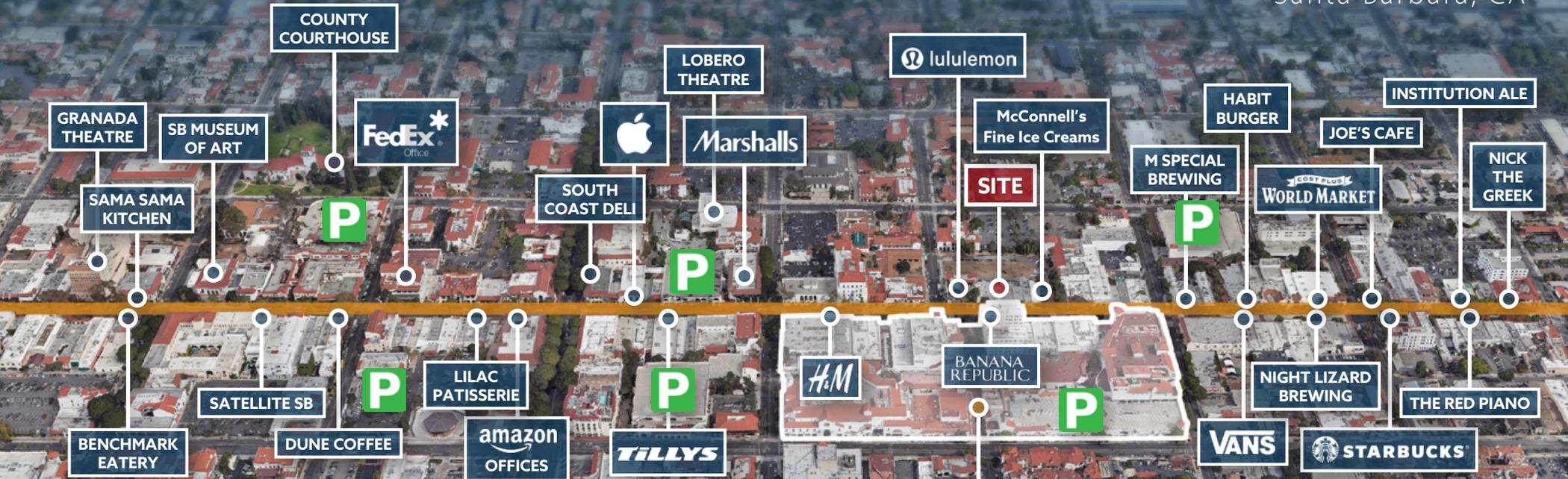
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 **Hayes**
COMMERCIAL GROUP

STATE STREET

BUSTLING RETAIL CORE

Santa Barbara, CA



DOWNTOWN'S RETAIL BULLSEYE

State Street serves as the geographic, cultural, and business center for the greater South Coast metro area and its 210,000 residents. With several open-air malls and countless entertainment options for visitors, it is the location of choice for national tenants and local staples alike. The area is a busy commercial hub far more cosmopolitan than Santa Barbara's population count would suggest. Business, shopping, arts, dining and leisure all intersect here, with a backdrop of rugged coastal mountains.



PASEO NUEVO

SEPHORA	PRESSED
THE GAP	EUREKA BURGER
VICTORIA'S SECRET	BRUXIE
T-MOBILE	PANDA EXPRESS
PAC SUN	CA PIZZA KITCHEN

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