738 State St SANTA BARBARA, CA

N&S EXPRESSION

BONUS 443 SF PATIO AT THE REAR

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

Experience. Integrity. Trust. Since 1993

Dylan Ward

805.898.4392 dylan@hayescommercial.com lic.01472452

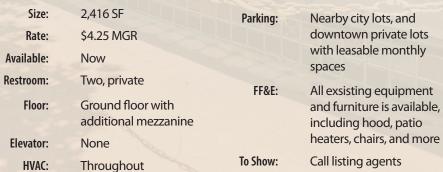


1/9/25 The information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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.





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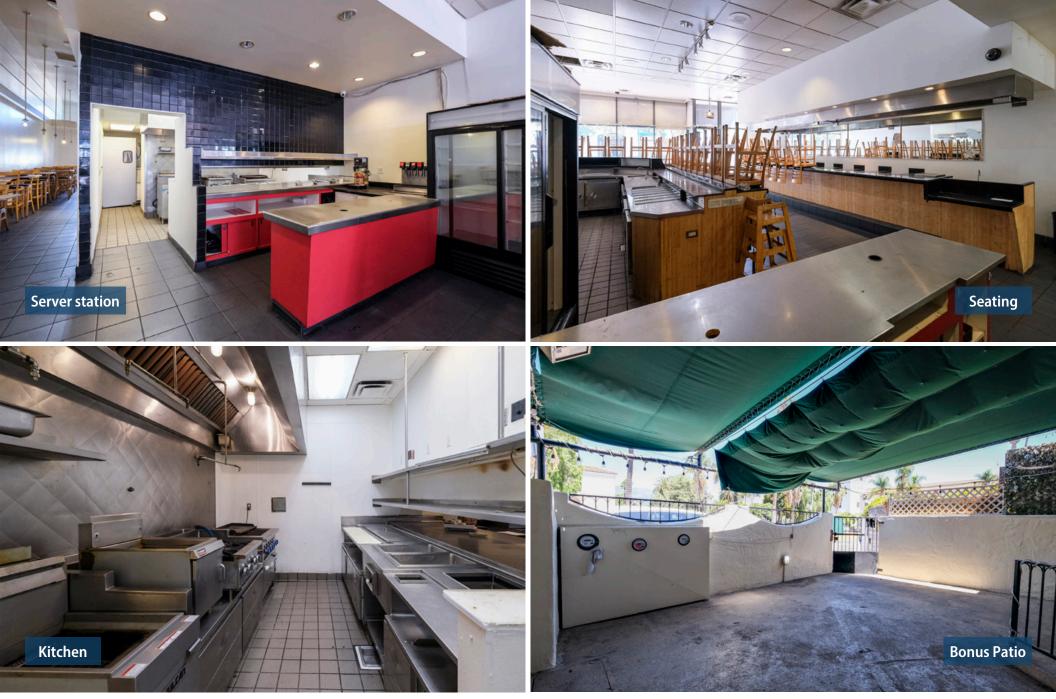
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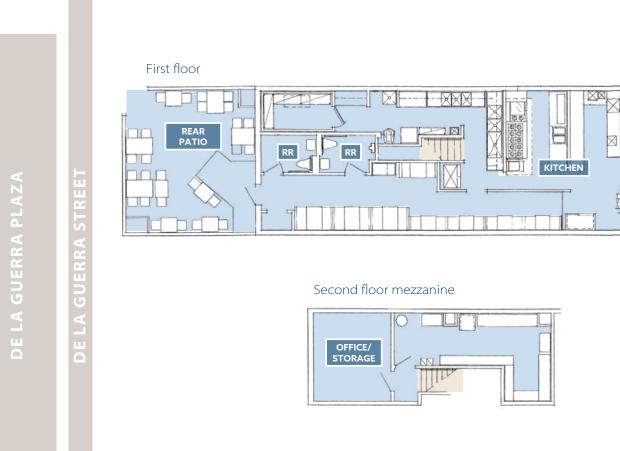


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FLOOR PLAN



*Floor plan not to scale

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FRONT

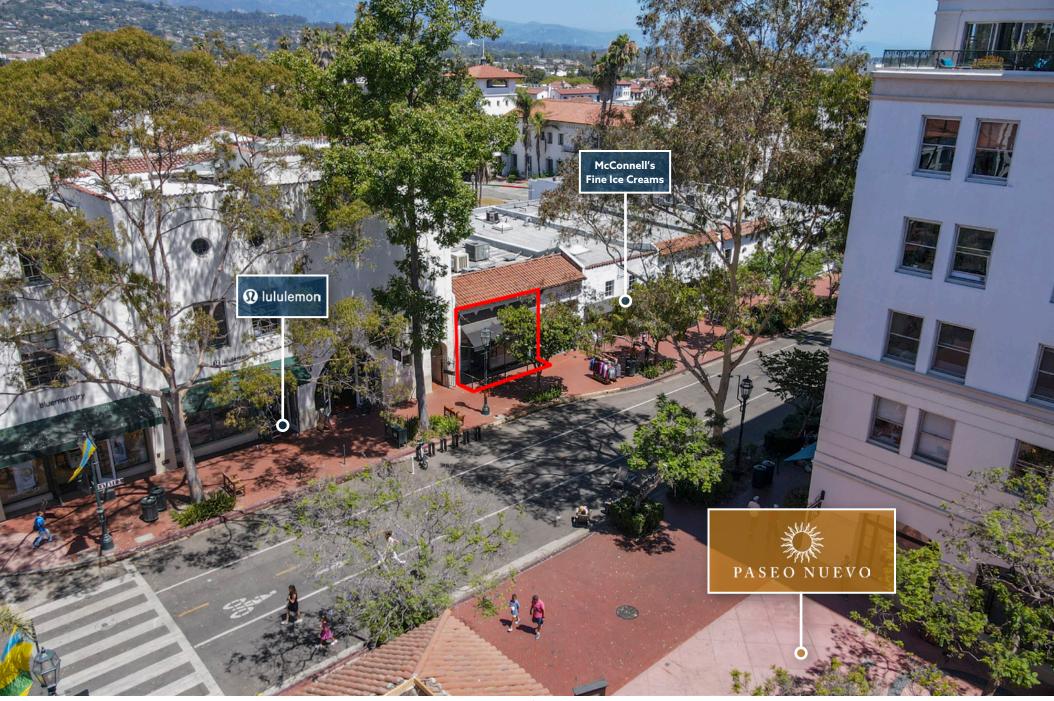
PATIO

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NATIONAL RETAILERS | BOUTIQUE EXPERIENCES | LOCAL FOOD & DRINK

STATE STREET BUSTLING RETAIL CORRIDOR

Santa Barbara, CA

COUNTY COURTHOUSE vuori LOBERO THEATRE McCONNELL'S INSTITUTION ALE HABIT **ICE CREAM** GRANADA BURGER **SB MUSEUM** JOE'S CAFE FedEx THEATRE Marshalls OF ART Iululemon Iululemo NICK M SPECIAL THE BREWING SOUTH LA ARCADA WORLD MARKE GREEK SAMA SAMA COAST DEL PLAZA KITCHEN SITE BANANA NIGHT LIZARD LILAC PATISSERIE BREWING FREE PEOPLE THE RED PIANO amazon BENCHMARK SATELLITE SB STARBUCKS alo HINK EATERY OFFICES **DUNE COFFEE** PASEO NUEVO **DOWNTOWN'S RETAIL CORE** SEPHORA PRESSED **State Street** serves as the geographic, cultural, and business center for THE GAP **EUREKA BURGER** the greater South Coast metro area and its 210,000 residents. With several VICTORIA'S SECRET BRUXIE T-MOBILE PANDA EXPRESS open-air malls and countless entertainment options for visitors, it is the PAC SUN **CA PIZZA KITCHEN** 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.

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