

319 N Milpas St  
SANTA BARBARA, CA



**For Lease** | Medical/Office/Retail Space with On-site Parking | **2,670 SF**

*Experience. Integrity. Trust.*  
Since 1993

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## PROPERTY SUMMARY

Medical/office/retail space on the ground floor of a freestanding building in the heart of the Milpas Corridor, half a block from CVS and Trader Joe's. Includes waiting room and reception, two doctors offices, eight exam rooms, lab space, storage, X-ray room, kitchenette and two private restrooms. Four blocks from Hwy 101 access and less than a mile to the beach.

<b>Size:</b>	2,670 SF	<b>Parking:</b>	9 spaces
<b>Floor:</b>	First	<b>Kitchenette:</b>	Yes
<b>Rental Rate:</b>	\$2.80 MGR	<b>HVAC:</b>	Yes, throughout
<b>Available:</b>	Now	<b>Restrooms:</b>	Two, private
<b>Term:</b>	2 - 5 years	<b>To Show:</b>	CLA



Lab space



Lobby



Exam room

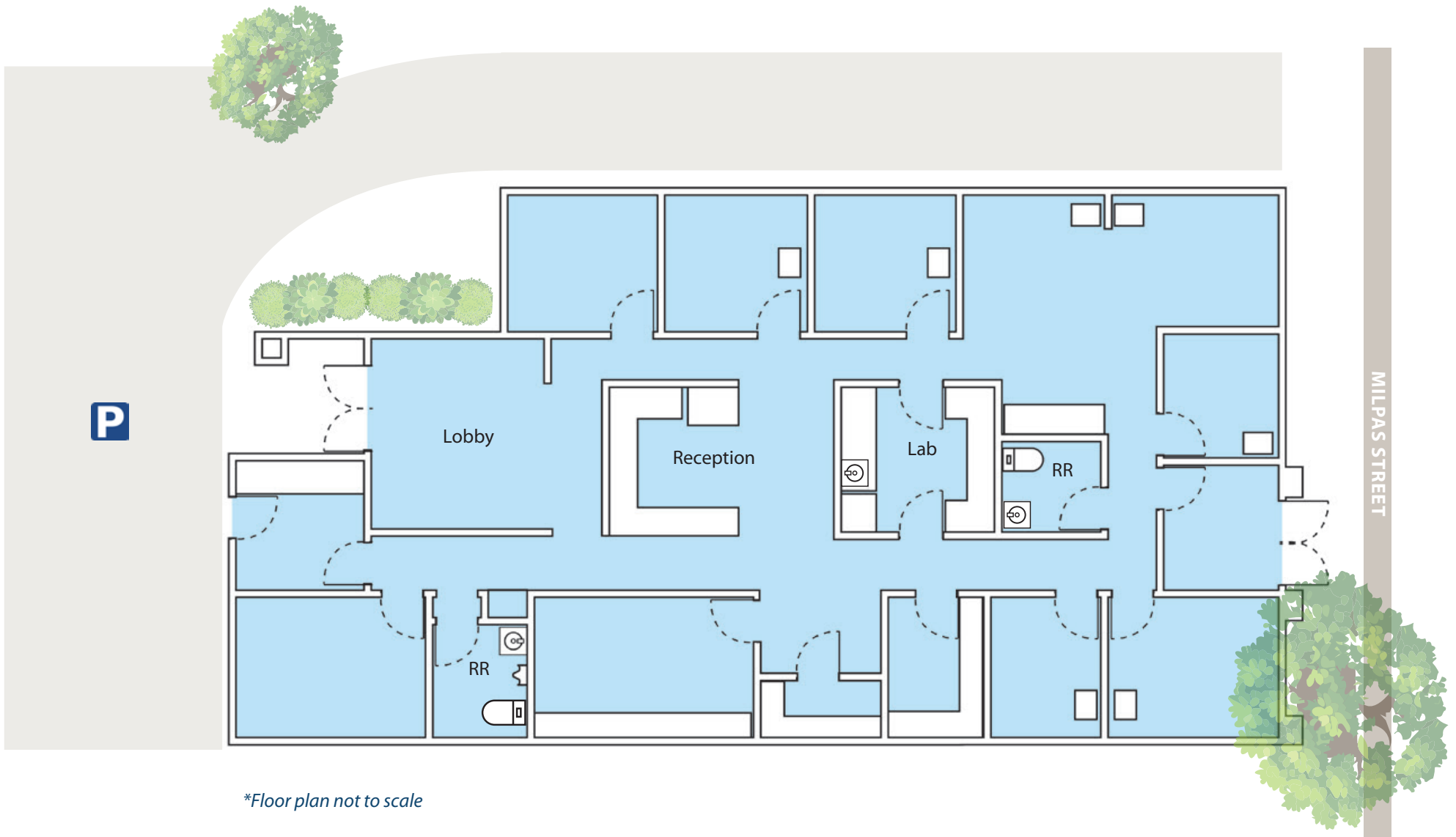
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# FLOOR PLAN



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# THE MILPAS CORRIDOR

Santa Barbara, CA

CASUAL DINING | NATIONAL GROCERS | DAILY-USE RETAIL

SANTA BARBARA BOWL

BOSSIE'S KITCHEN

THE SHOP BRUNCH

SUPER-RICA TAQUERIA

LOS AGAVES RESTAURANT

RUSTY'S PIZZA

CVS

TRADER JOE'S PETS MART

DEUX BAKERY

BUENA ONDA EMPANADAS

SITE

JAFFURS WINE CELLARS

WELLS FARGO

YOUR PLACE THAI

MILPAS RENTAL

SPROUTS RITE AID

SANGUIS WINERY

US 101

## CULTURE & CONVENIENCE

About a mile from Santa Barbara's upscale State Street shopping strip, **Milpas Street** is the heart of the dynamic neighborhood at the foot of the Riviera.

The street runs from the hills embracing the Santa Barbara Bowl amphitheater to a wide, white beach bordered by swaying palms.

The area includes practical businesses like Trader Joe's and CVS along with favorite restaurants like Los Agaves and Super-Rica.

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