

# 817 State St

SANTA BARBARA, CA

— AT PASEO NUEVO —

**LANDLORD TO  
PROVIDE BUILD-OUT**  
**NOW DIVISIBLE  
TO 10,000+ SF**



*\*Rendering of proposed development*

**For Lease** | Retail Space Located in Prominent Shopping Mall | **10,000 - 53,822 SF**

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

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This prominent retail site at Paseo Nuevo Mall is now divisible. With major development under way to transform upper floors of the building into residential units, these suites are ideally positioned for a steady flow of foot traffic. Steps from the many amenities of State Street.



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NEW DEVELOPMENT COMING SOON

The upper floors of the building are in process to become **85 residential units**, in addition to 400+ units planned on-site at Paseo Nuevo.

	Size	Rate
Ground floor	33,053 SF	\$2.95 NNN (.77)
Lower level	20,769 SF	\$1.50 NNN (.77)
<b>Divisible</b>	Now divisible to 10,000+ SF	
<b>Term</b>	10 years or more	
<b>Tls</b>	Landlord to provide build out	
<b>Parking</b>	Underground parking	
<b>Loading</b>	Shared loading dock	
<b>Amenities</b>	Prominent corner location at retail destination, 24-hour security	
<b>Development</b>	Upper floors of the building are in process to become 85 residential units, in addition to 400+ units planned on-site at Paseo Nuevo	

\*Rendering of proposed development

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817 State is within Santa Barbara's premier shopping center, Paseo Nuevo, which provides on-site parking, security, dining and shopping.



  
PASEO NUEVO

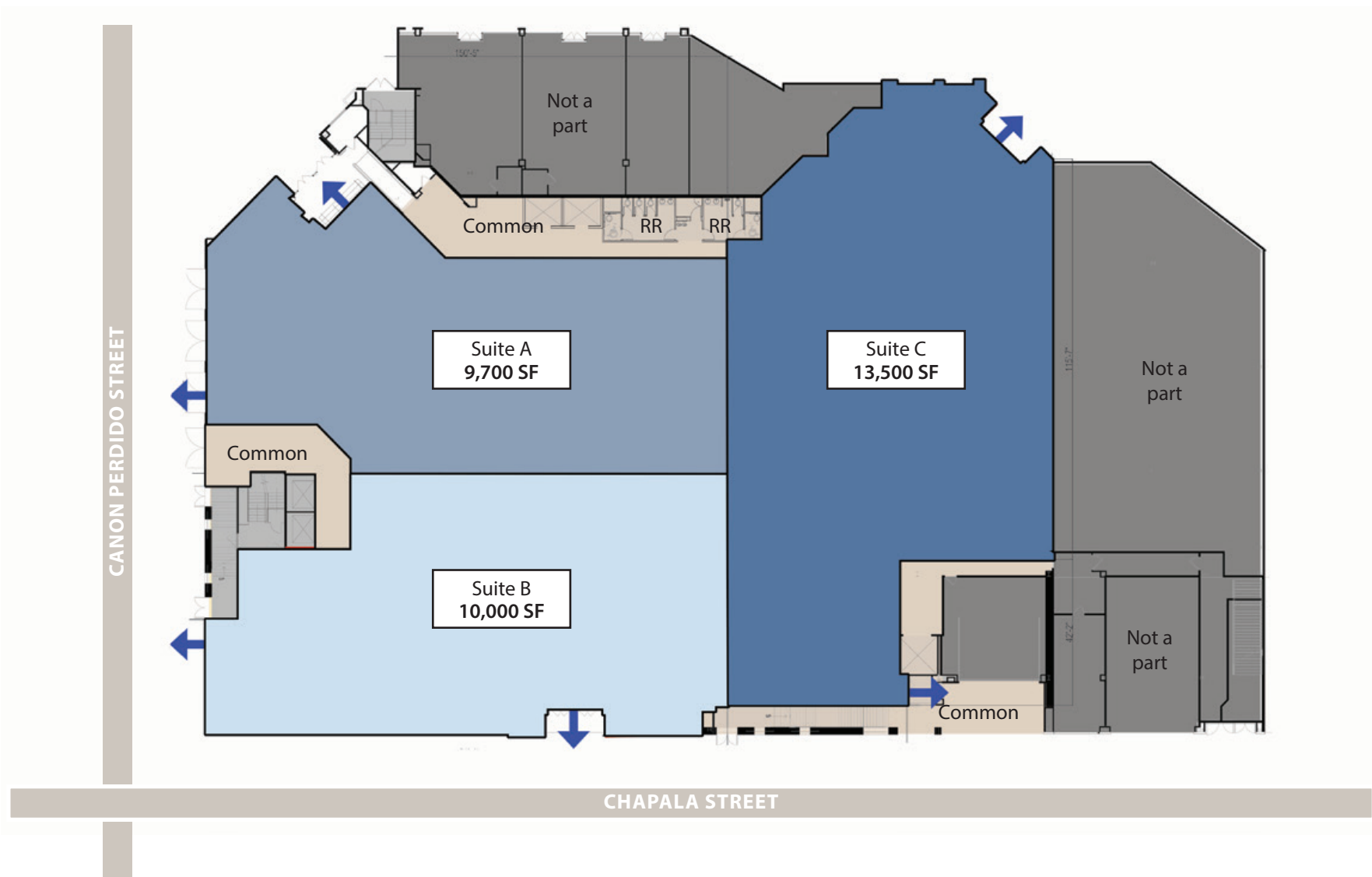
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# FIRST FLOOR PLAN



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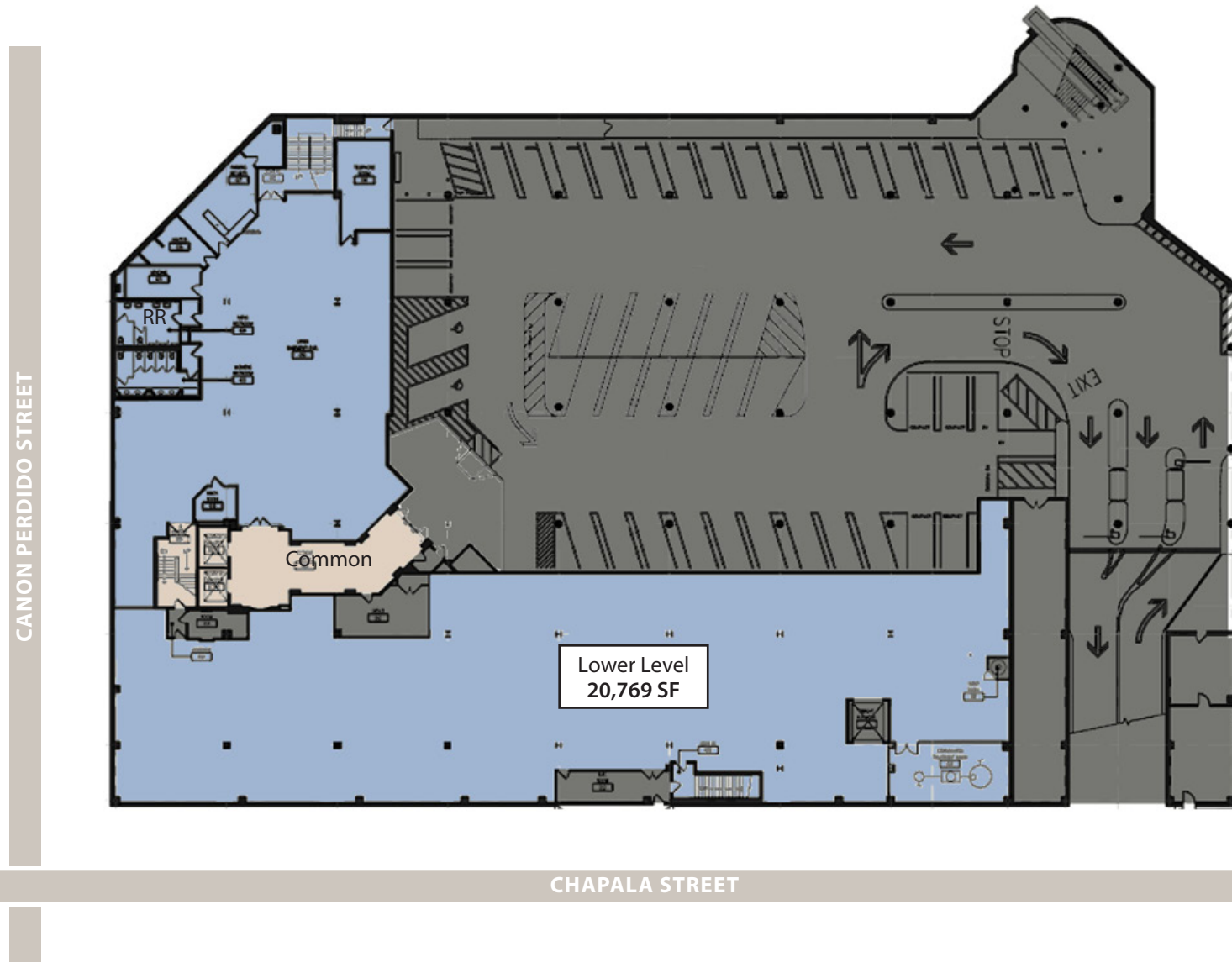
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## LOWER LEVEL FLOOR PLAN



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# STATE STREET

## BUSTLING RETAIL CORRIDOR

Santa Barbara, CA



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# STATE STREET

Santa Barbara's retail heart



At the heart of Santa Barbara lies State Street, dense with countless options for food and drink, shopping, and entertainment. Stretching the entire length of downtown and eventually turning into Stearns Wharf, State Street serves as the retail hub and most sought-after tourist attraction in the city. Up and down State Street, food & drink hotspots continue to thrive while new retailers join the scene, pulling in locals and tourists alike.



WALKSCORE

96

**'Walker's Paradise'**

Daily errands do not require a car



FOOT TRAFFIC  
(pedestrians per day)

12,000



AUTO TRAFFIC  
(at Carrillo St and State St)

11,854 CPD



BIKESCORE

99

**'Biker's Paradise'**

Daily errands can be done on a bike



AREA POPULATION  
(3 mi radius)

89,878



MEDIAN HOUSEHOLD INCOME  
(3 mi radius)

\$153,787

Source: esri. 2023 demographics centered on 900 block of State Street.

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