

# SANTA BARBARA PUBLIC MARKET

EST | 2012

38 W Victoria St  
SANTA BARBARA, CA



**For Lease** | Restaurant/Retail Spaces in Public Market | 183 - 551 USF

*Experience. Integrity. Trust.*  
Since 1993

Francois DeJohn  
805.898.4365  
fran@hayescommercial.com  
lic. 01144570



222 E. Carrillo Street, Suite 101, Santa Barbara, California 93101 | HayesCommercial.com

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.

4/9/25



## PROPERTY SUMMARY

**Project:** Santa Barbara Public Market,  
in Alma del Pueblo

<b>Spaces:</b>	<i>Space</i>	<i>Size</i>	<i>Base Rent</i>	<i>NNN</i>
	102	368 USF	\$4,000*	\$4,024±
	105	183 USF	\$3,500*	\$1,979±
	Both	551 USF	\$7,500*	\$6,003±

**Storage:** Basement storage space available for rent,  
see page 6

**Available:** Now

**Term:** 3-5 years

**Utilities:** Separately metered electric, water and gas

**Parking:** 42 common, covered spaces below  
the building with elevator service for  
customers; plus street parking and several  
city parking lots nearby

**To Show:** CLA

\* Rent is greater of Base Rent or 10% of gross sales.

Restaurant/retail spaces available for lease in the Public Market, a unique 19,867 SF food hall in downtown Santa Barbara. The only of its kind in the area, this thriving food and beverage destination features onsite parking and a central location in the arts & entertainment district, just steps from the bustling State Street corridor and ample city parking.

The open floor plan creates synergy between tenants and maximum foot traffic, while nearly 65' of frontage along Victoria Street and two double-door entrances maximizes exposure and accessibility. Close to local attractions like the Granada, Arlington, and New Vic theaters, the Museum of Art, and the Santa Barbara County Courthouse.



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# PUBLIC MARKET FLOOR PLAN

Abundant outdoor seating



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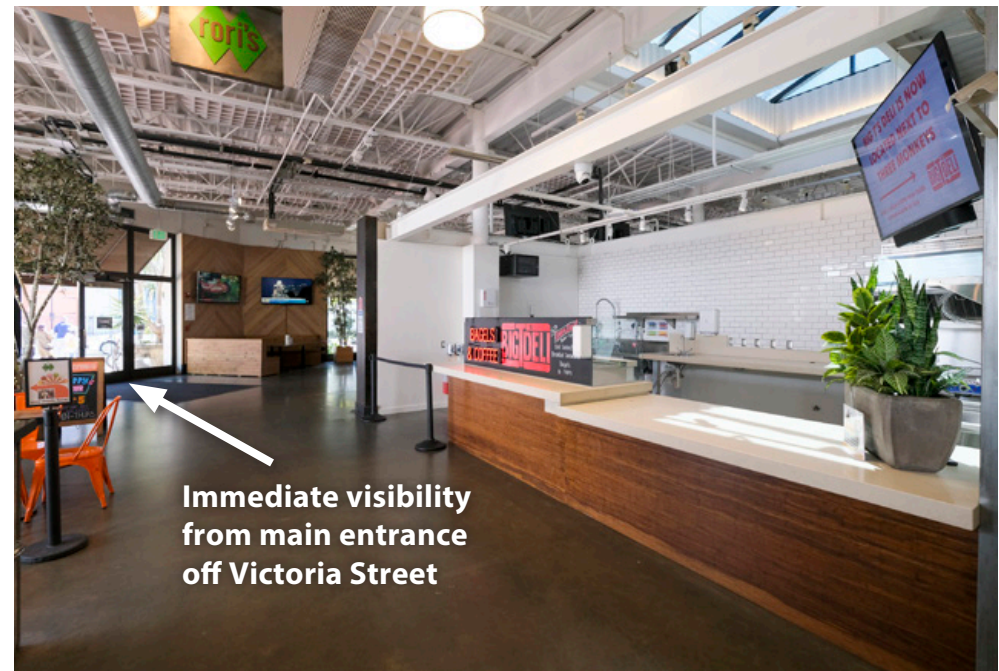


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## SPACE 102



Space 102 is visible from the Victoria Street entrance, adjacent to Cooney's front bar area and Rori's Ice Cream.

**Square Feet:** 368 sqf exclusive, plus common use of all common areas at the market

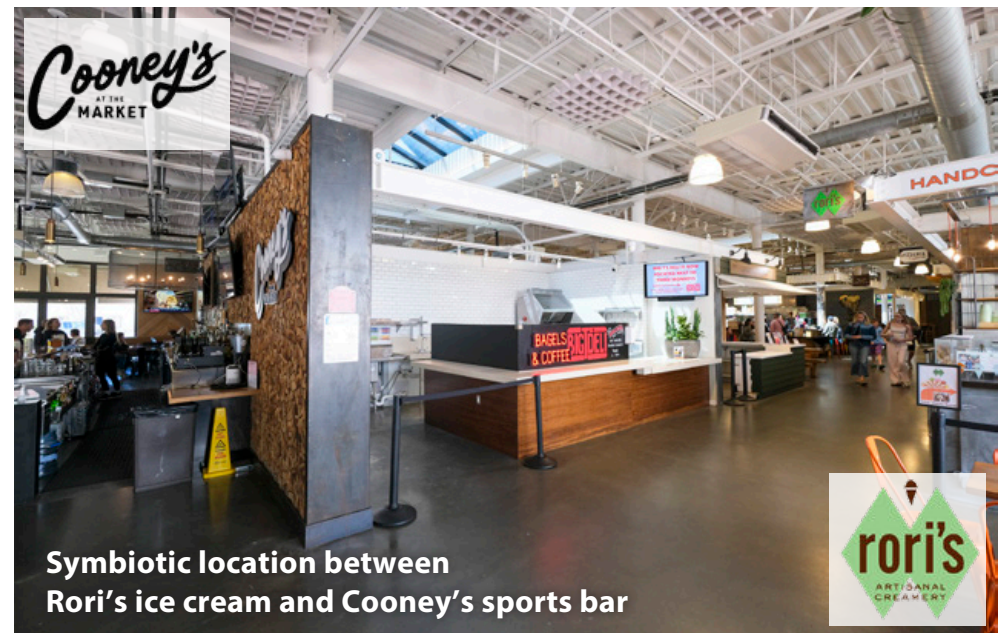
**Improvements:** Turn-key space, with existing FF&E free to use, including commercial hood, sinks, and counters

**Base Rent:** Greater of \$4,000 or 10% of gross sales

**NNNs:** Approx. \$4,024 per month

**Utilities:** Separately metered electric, water and gas

**Basement:** CLA for storage options



**Symbiotic location between Rori's ice cream and Cooney's sports bar**

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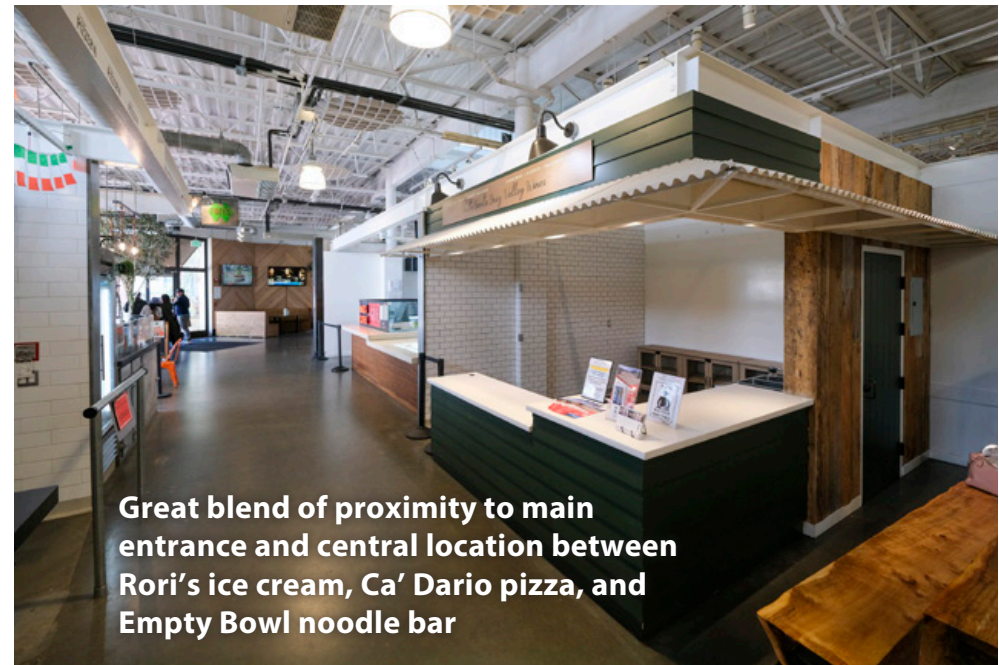
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## SPACE 105



Space 105 is in the heart of the hall, across from Empty Bowl and Ca' Dario Pizza. Adjacent seating area could potentially be rented for exclusive use, CLA.

**Square Feet:** 183 USF exclusive, plus common use of all common areas at the market

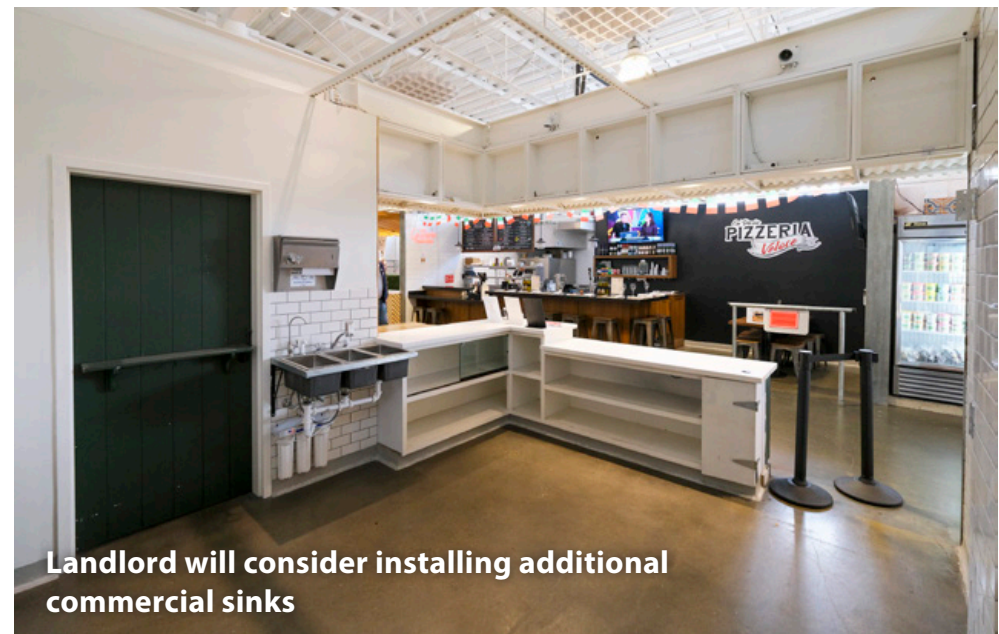
**Improvements:** Landlord will consider installing additional commercial sinks, per City Health Department for food use

**Base Rent:** Greater of \$3,500 or 10% of gross sales

**NNNs:** Approx. \$1,979 per month

**Utilities:** Separately metered electric, water and gas

**Basement:** CLA for storage options



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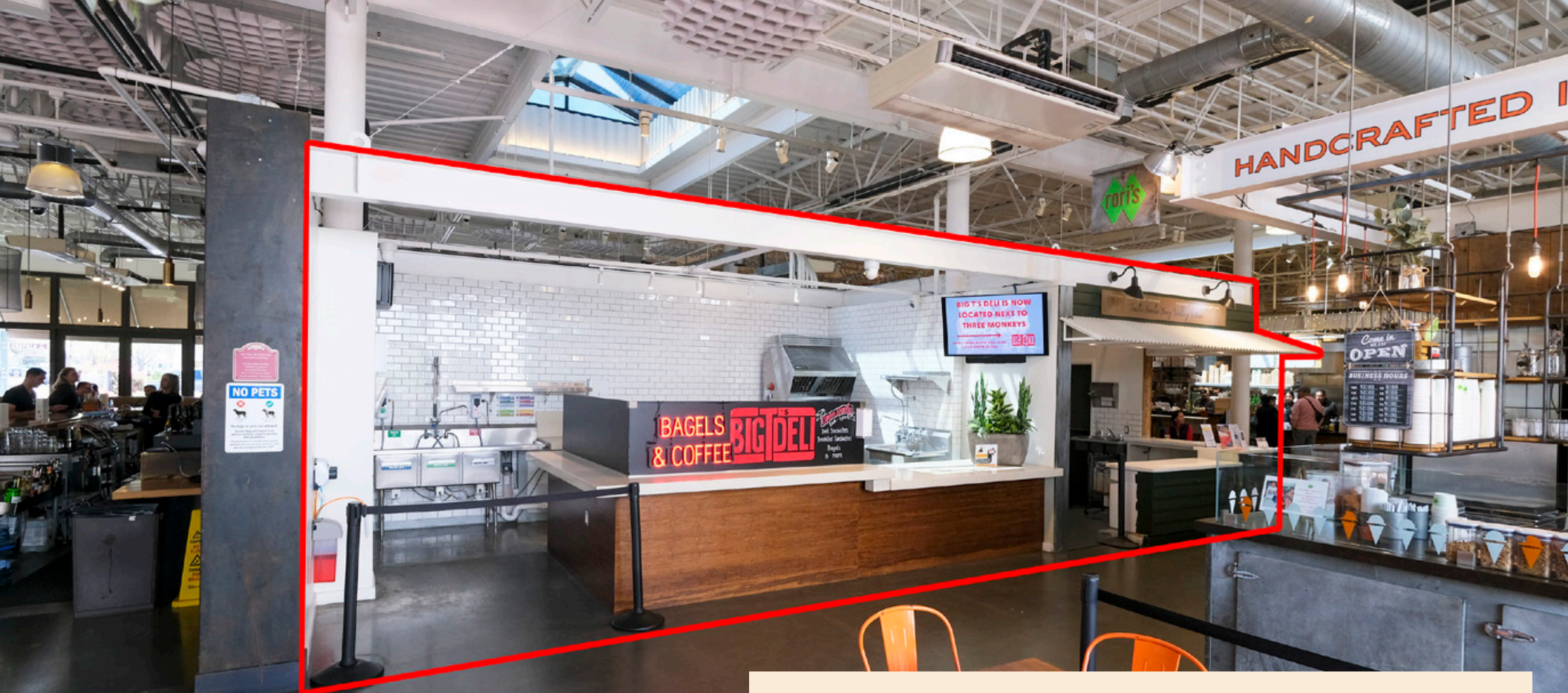


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## COMBINE THE SPACES

Spaces 102 & 105 can be leased together and combined, creating a commanding presence in the Market.

Square Feet:	551 USF exclusive, plus common use of all common areas at the market
Improvements:	Landlord will consider making necessary improvements to combine the two spaces into one coherent whole
Base Rent:	Greater of \$7,500 or 10% of gross sales
NNNs:	Approx. \$6,003 per month
Utilities:	Separately metered electric, water and gas
Basement:	CLA for storage options

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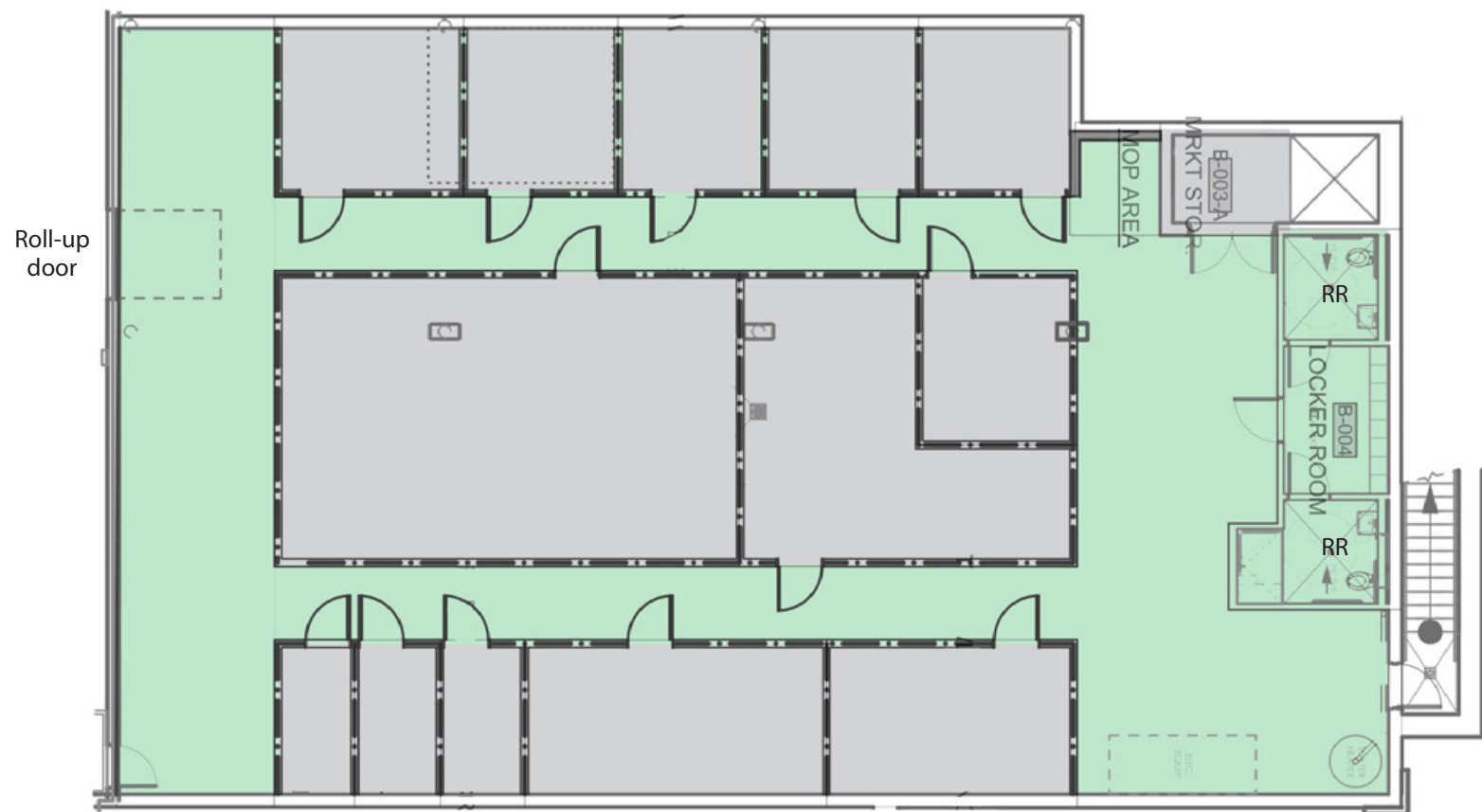


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# BASEMENT STORAGE AREA FLOOR PLAN



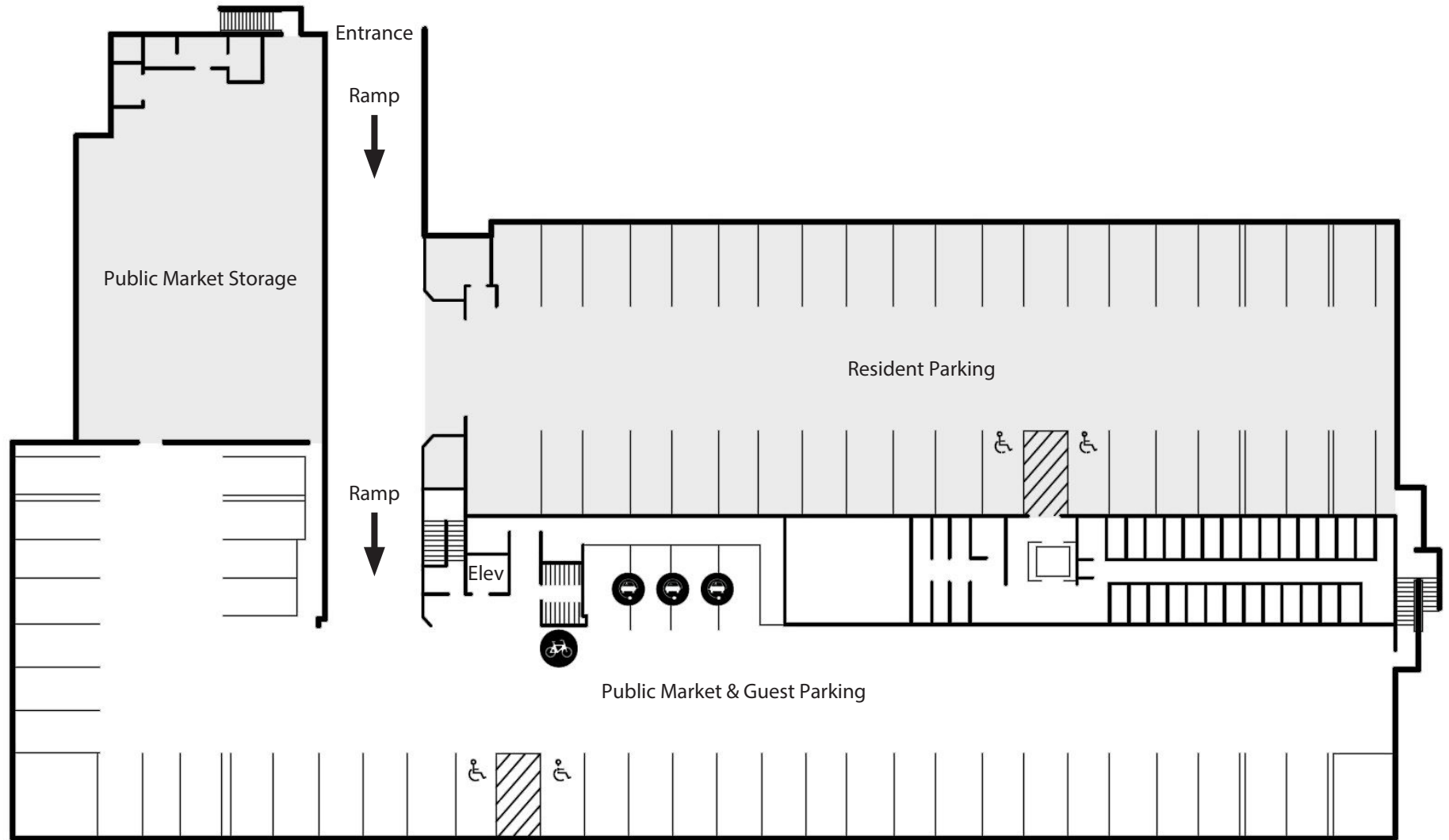
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## PARKING PLAN (LOWER LEVEL)



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# DOWNTOWN SANTA BARBARA



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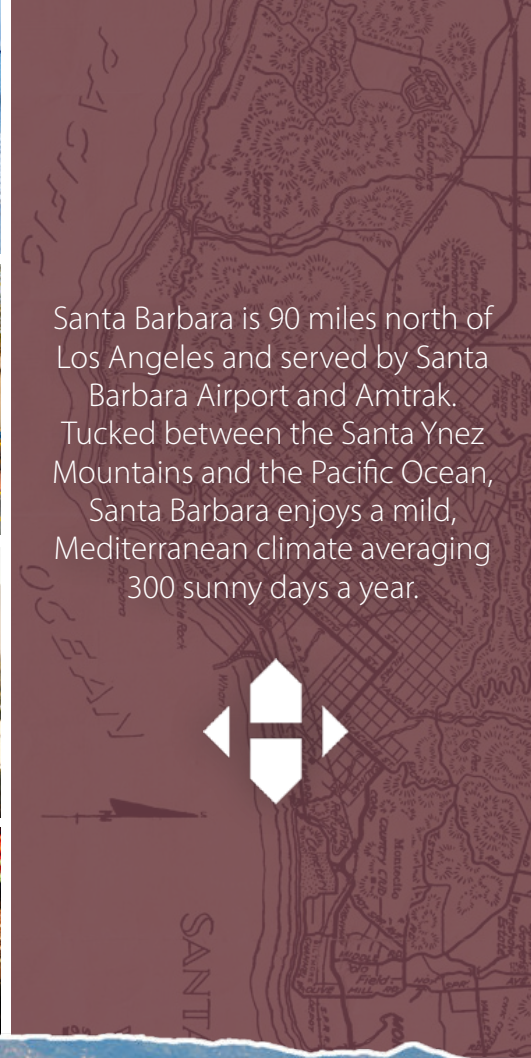


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Santa Barbara is 90 miles north of Los Angeles and served by Santa Barbara Airport and Amtrak. Tucked between the Santa Ynez Mountains and the Pacific Ocean, Santa Barbara enjoys a mild, Mediterranean climate averaging 300 sunny days a year.



89,023  
current residents



\$149,130  
avg. household income



62%  
college-educated

Source: esri. 2023 demographics



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