

# 1220 State St

SANTA BARBARA, CA

**New rate!** See P2 for offer details



**For Lease** | Downtown Retail Building Near Granada Theatre | 2,800 SF

*Experience. Integrity. Trust.*  
Since 1993

**Dan Ferrick**  
805.898.4371  
[dferrick@hayescommercial.com](mailto:dferrick@hayescommercial.com)  
lic. 01936711





## PROPERTY SUMMARY

Downtown retail storefront two doors down from the historic Granada Theatre, and roughly a block from Santa Barbara Public Market. High ceiling and large storefront windows onto State Street. The property is conveniently located among the many amenities of the State Street corridor and near multiple city parking lots.



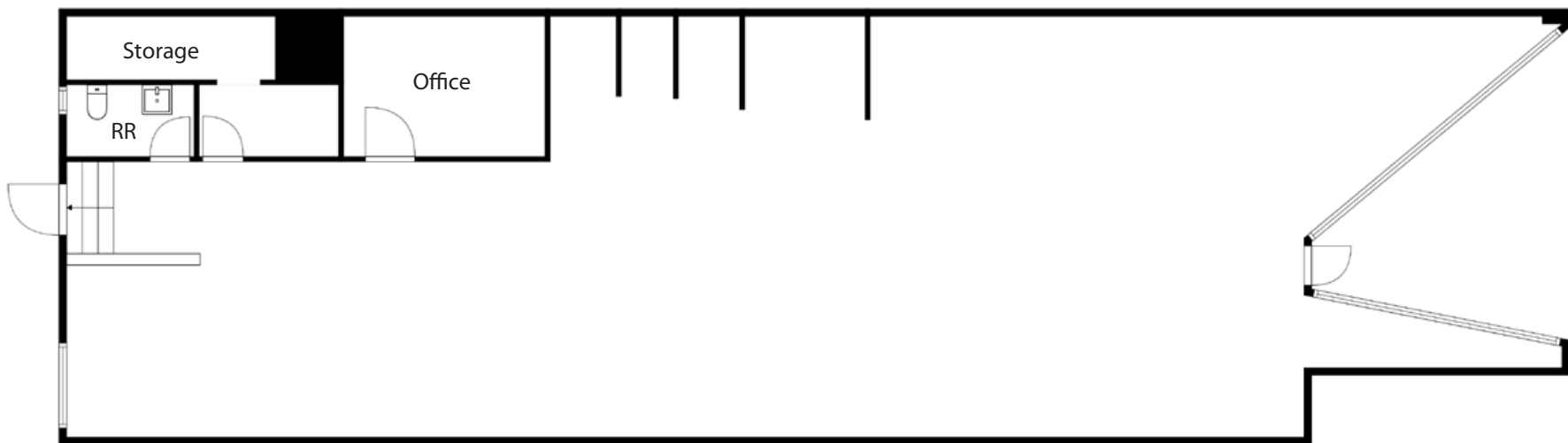
<b>Size:</b>	2,800 SF
<b>Rate:</b>	\$2.95 MGR
<b>Utilities:</b>	Tenant to pay
<b>Available:</b>	Now
<b>Term:</b>	3-5 years
<b>Parking:</b>	Multiple city lots nearby with first 75 minutes free
<b>HVAC:</b>	Heat only
<b>Restrooms:</b>	One, private
<b>To Show:</b>	Call listing agent

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STATE STREET

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# THE PUBLIC MARKET

The Santa Barbara Public Market, located at West Victoria and Chapala Streets, is a contemporary urban marketplace offering locally and regionally sourced food, wine, and beer. Nestled in the thriving performing and cultural arts district of downtown Santa Barbara, the Public Market is Santa Barbara's premier dining destination for locals and visitors alike. With such a diverse collective of merchants under one roof, the Public Market offers a truly unique experience to dine, drink, gather, and host special events.

## PURVEYORS

Empty Bowl Gourmet Noodle Bar • Wabi Sabi • Three Monkeys  
Rori's Artisanal Creamery • Corazon Cocina  
Ca'Dario Pizzeria Veloce • Little Heart Cafecito



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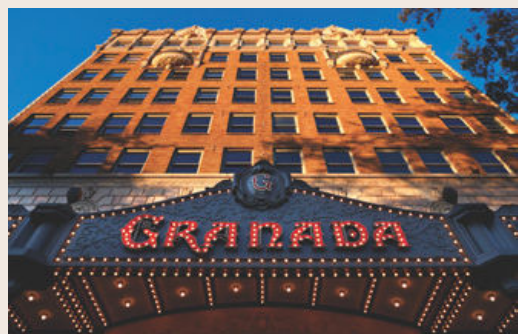






# STATE STREET

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.



**'Walker's Paradise'**

WALKSCORE

96

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



**'Biker's Paradise'**

BIKESCORE

99

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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# ARTS & THEATER DISTRICT

## STATE STREET

Santa Barbara, CA



### DINNER AND A SHOW

Santa Barbara's **Arts & Theater District** is host to an abundance of restaurants, shops, and entertainment venues. La Arcada is an outdoor mall filled with top-notch restaurants and boutique-style retailers. Music club SOHO, the historic county courthouse, and the Santa Barbara Public Market — a locally focused food hall — are just steps from the main thoroughfare. And of course cultural landmarks like the Arlington and Granada Theaters tower over the bustling retail corridor at the true heart of this coastal city.

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