

FOR SALE

THE GRANT HOUSE

1227 De La Vina St

Recently Restored

Renovated in 2003 yet retains historic charm

Owner-User Opportunity

100% occupied on short-term leases

Award-winning

Multiple Santa Barbara Beautiful awards

Dan Ferrick

805.898.4371

dferrick@hayescommercial.com



Christos Celmayster

805.898.4388

christos@hayescommercial.com

3,450 SF Freestanding Office
Building Located near State Street



Historic charm meets modern versatility

Welcome to the Grant House, a unique and thoughtfully re-imagined freestanding office building that's part of a boutique mixed-use condominium development in the heart of downtown Santa Barbara, consisting of three residential units and one commercial unit. This exceptional property seamlessly blends historic character with modern functionality, offering a rare opportunity for those seeking a prestigious presence in a vibrant urban setting.

Dan Ferrick
805.898.4371
dferrick@hayescommercial.com
lic. 01936711

Christos Celmayster
805.898.4388
christos@hayescommercial.com
lic. 01342996

 **Hayes**
COMMERCIAL GROUP



Fully upgraded and preserved

Originally constructed in 1902, the Grant House underwent a significant transformation between 2001 and 2004, including a full structural and systems upgrade—foundation, roof, plumbing, electrical, and HVAC—bringing the property to modern standards while preserving its rich architectural heritage. The original structure retains much of its early 20th-century charm, with the main level thoughtfully preserved and the attic space completely remodeled to enhance usability.

The Grant House is ideally situated near Downtown Santa Barbara cultural and culinary hubs, just one block from the Public Market, State Street, the Historic Theater District and nearly two dozen of Santa Barbara's best restaurants.

PRICE

\$2,595,000

ZONING

C-G

PARKING

7 spaces

BUILDING

3,450 SF (plus 1,070 SF bonus storage)

YEAR BUILT

1902, extensive remodel in 2001-2004

HVAC

Yes, throughout

APN

030-520-004

SHOWINGS

Call listing agent

Dan Ferrick
805.898.4371
dferrick@hayescommercial.com
lic. 01936711

Christos Celmayster
805.898.4388
christos@hayescommercial.com
lic. 01342996

 **Hayes**
COMMERCIAL GROUP



RESTORATION NOTES

The total construction/remodel took in excess of 1 year, at a total cost of just under \$2 million (including new condos and common area), with a budget for the restoration of the Grant House in excess of \$300,000. The remodel included demolition of the existing kitchen (now the "Kitchen Office"), construction of the **new kitchenette**, building the **new staircase** to the attic and closing the Dining Room door to the Kitchen, complete buildout of the previously unfinished attic with a **new, relocated bathroom** and addition of the east alcove, complete refinish of all windows, doors, and wood walls, refinish, repair and repaint of all stucco surfaces, lead paint encapsulation and repaint of exterior, **brand new roof** including plywood, refinish wood floors, install new electrical to service internet, phones, security & **new AC**, along with installation of internet, network & phone systems, **add lift elevator**, copier, appliances, common area under stair file cabinets, **Persian Rugs** for all offices and common area furniture, authentic antique entry light, interior decorating & historical Grant family pictures.

Dan Ferrick
 805.898.4371
 dferrick@hayescommercial.com
 lic. 01936711

Christos Celmayster
 805.898.4388
 christos@hayescommercial.com
 lic. 01342996

 **Hayes**
 COMMERCIAL GROUP



Dan Ferrick
 805.898.4371
 dferrick@hayescommercial.com
 lic. 01936711

Christos Celmayster
 805.898.4388
 christos@hayescommercial.com
 lic. 01342996

 **Hayes**
 COMMERCIAL GROUP



History



The Grant House, circa 1904.

Following the subdivision of the 1200 block of De La Vina in 1889, 1227 De La Vina Street was purchased by Charles W. Grant and his wife, Ethelyn. Charles personally designed their home and commissioned the Whitaker brothers to construct it for a cost of \$4,000. The house was designed in an eclectic style, with components of Colonial Revival, Prairie Style, Craftsman, and American Foursquare styles — all of which were available through pattern books and very popular in Santa Barbara from 1900 to 1915.

The home was designated a Historical Structure of Merit by the City of Santa Barbara in 1987 and remained in the family until 1995. The Grant House has been converted into an office and has undergone a renovation restoring it to its 1902 grandeur. The renovated property has won awards from the 'Santa Barbara Beautiful' organization in all four appropriate categories Mixed Use, Commercial Renovation, Historic Renovation, and Commercial Signage

Adapted from Latitude Investments



Dan Ferrick
 805.898.4371
 dferrick@hayescommercial.com
 lic. 01936711

Christos Celmayster
 805.898.4388
 christos@hayescommercial.com
 lic. 01342996



AREA OVERVIEW

PASEO NUEVO

SEPHORA	PRESSED
THE GAP	EUREKA BURGER
VICTORIA'S SECRET	BRUXIE
T-MOBILE	PANDA EXPRESS
PAC SUN	CA PIZZA KITCHEN

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.



Dan Ferrick
805.898.4371
dferrick@hayescommercial.com
lic. 01936711

Christos Celmayster
805.898.4388
christos@hayescommercial.com
lic. 01342996





1227 De La Vina

Chapala Street

Victoria Street

De La Vina Street

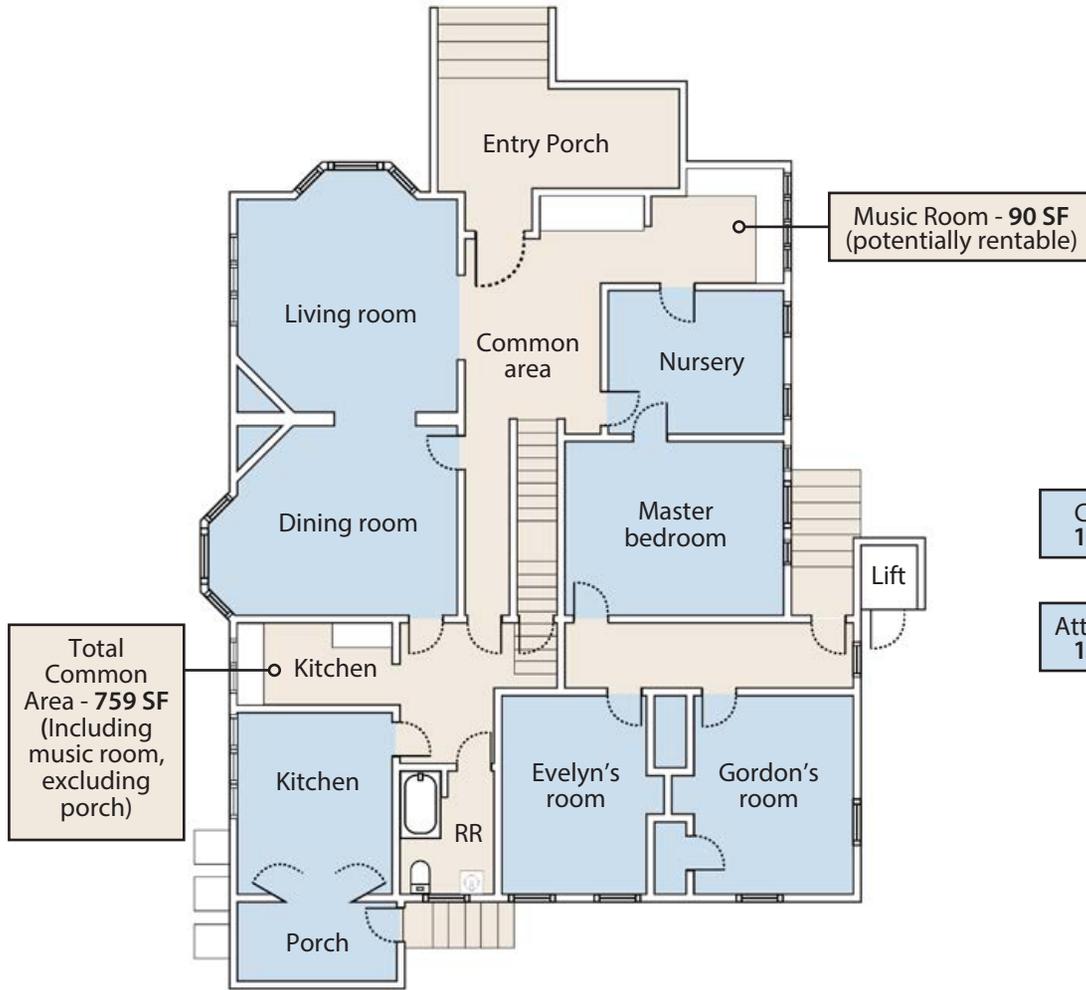
Dan Ferrick
805.898.4371
dferrick@hayescommercial.com
lic. 01936711

Christos Celmayster
805.898.4388
christos@hayescommercial.com
lic. 01342996

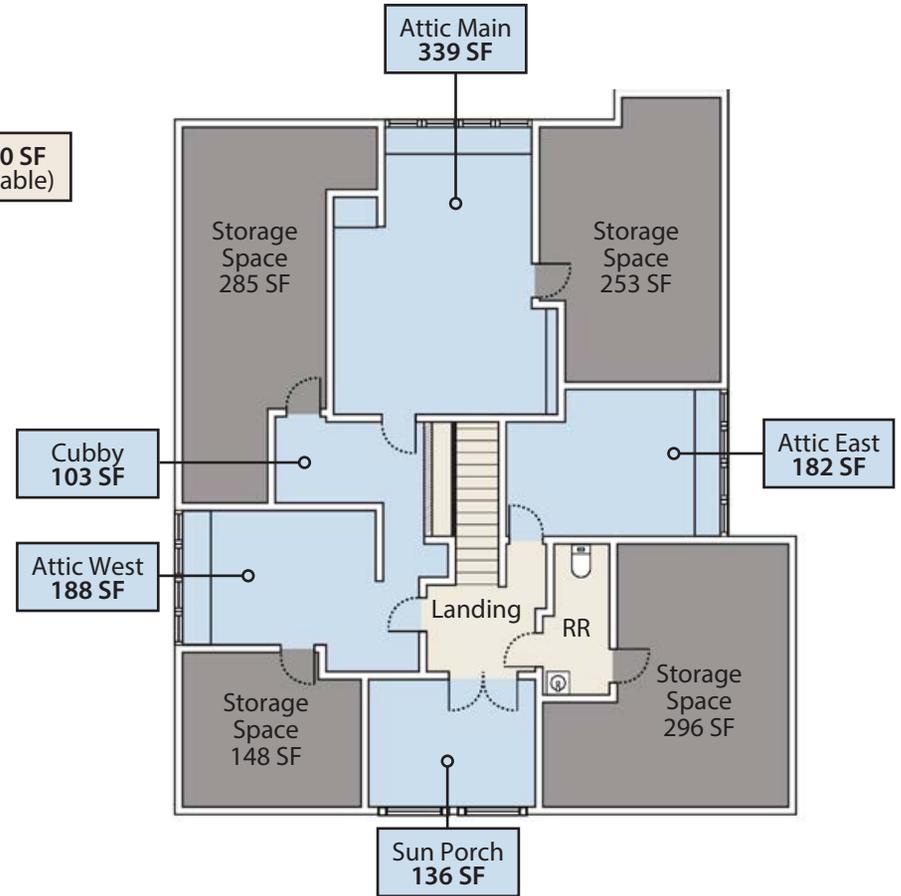


Floor Plans

Note: floor plans not to scale



FIRST FLOOR
2,340 SF



SECOND FLOOR
2,182 SF

Total Common Area - 759 SF (Including music room, excluding porch)

Dan Ferrick
805.898.4371
dferrick@hayescommercial.com
lic. 01936711

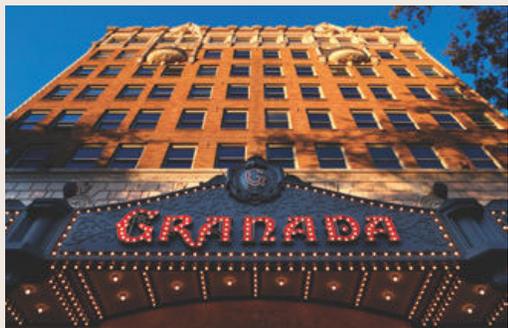
Christos Celmayster
805.898.4388
christos@hayescommercial.com
lic. 01342996





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.

 <p>'Walker's Paradise'</p> <p>WALKSCORE 96</p> <p><i>Daily errands do not require a car</i></p>	 <p>FOOT TRAFFIC (pedestrians per day)</p> <p>12,000</p>	 <p>AUTO TRAFFIC (at Carrillo St and State St)</p> <p>11,854 CPD</p>
 <p>'Biker's Paradise'</p> <p>BIKESCORE 99</p> <p><i>Daily errands can be done on a bike</i></p>	 <p>AREA POPULATION (3 mi radius)</p> <p>89,878</p>	 <p>MEDIAN HOUSEHOLD INCOME (3 mi radius)</p> <p>\$153,787</p>

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

Dan Ferrick
805.898.4371
dferrick@hayescommercial.com
lic. 01936711

Christos Celmayster
805.898.4388
christos@hayescommercial.com
lic. 01342996





SANTA BARBARA



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.

Source: esri. 2023 demographics



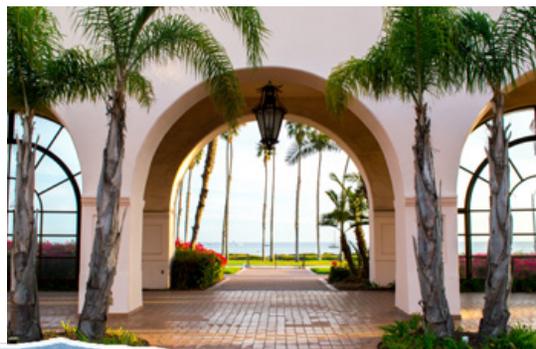
89,023
current residents



\$149,130
avg. household income



62%
college-educated



Dan Ferrick
805.898.4371
dferrick@hayescommercial.com
lic. 01936711

Christos Celmayster
805.898.4388
christos@hayescommercial.com
lic. 01342996



THE GRANT HOUSE

1227 De La Vina St



Dan Ferrick
805.898.4371
dferrick@hayescommercial.com



Christos Celmayster
805.898.4388
christos@hayescommercial.com