

214-220 Anacapa St
SANTA BARBARA, CA

CLICK OR VISIT
[VIMEO.COM/1065687739](https://vimeo.com/1065687739)
TO SEE THE VIDEO

Capitalize on a highly trafficked area of the Funk Zone,
surrounded by well-established shops, restaurants & hotels

All creative and compatible uses considered

OUTDOOR SPACE | ROLL-UP DOORS | READY FOR BUILDOUT

For Lease | Retail/Restaurant Property in the Funk Zone | **600 - 4,647 SF**

Experience. Integrity. Trust.
Since 1993

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PROPERTY SUMMARY

214 and 220 Anacapa St will be delivered in warm vanilla shell condition, awaiting a tenant to finish the space(s) to their needs. With Funk Zone charm, the buildings offer original concrete floors, cinderblock perimeter walls, and open-truss ceilings, combined with brand-new upgrades including new glass-panel garage doors, and new steel pedestrian doors. Spaces available separately or together.



	<u>214 Anacapa</u>	<u>220 Anacapa, 1-3</u>	<u>220 Anacapa, 4</u>	<u>220 Anacapa (whole)</u>	<u>Entire Property</u>
Size	2,097 SF	600 SF (each)	600 SF w/ 150 SF mezz.	2,400 SF w/ 150 SF mezz.	4,647 SF w/ 150 SF mezz.
Rate	\$10,000/mo	\$3,800/mo (each)	\$5,000/mo	\$12,000/mo	\$20,000/mo
Roll-ups	One	One (each)	None	Three	Four
Restrooms	Two	Shared	One	Two	Four

Note: Leases will be NNN; rates listed in this flyer are Full Service Gross equivalents.

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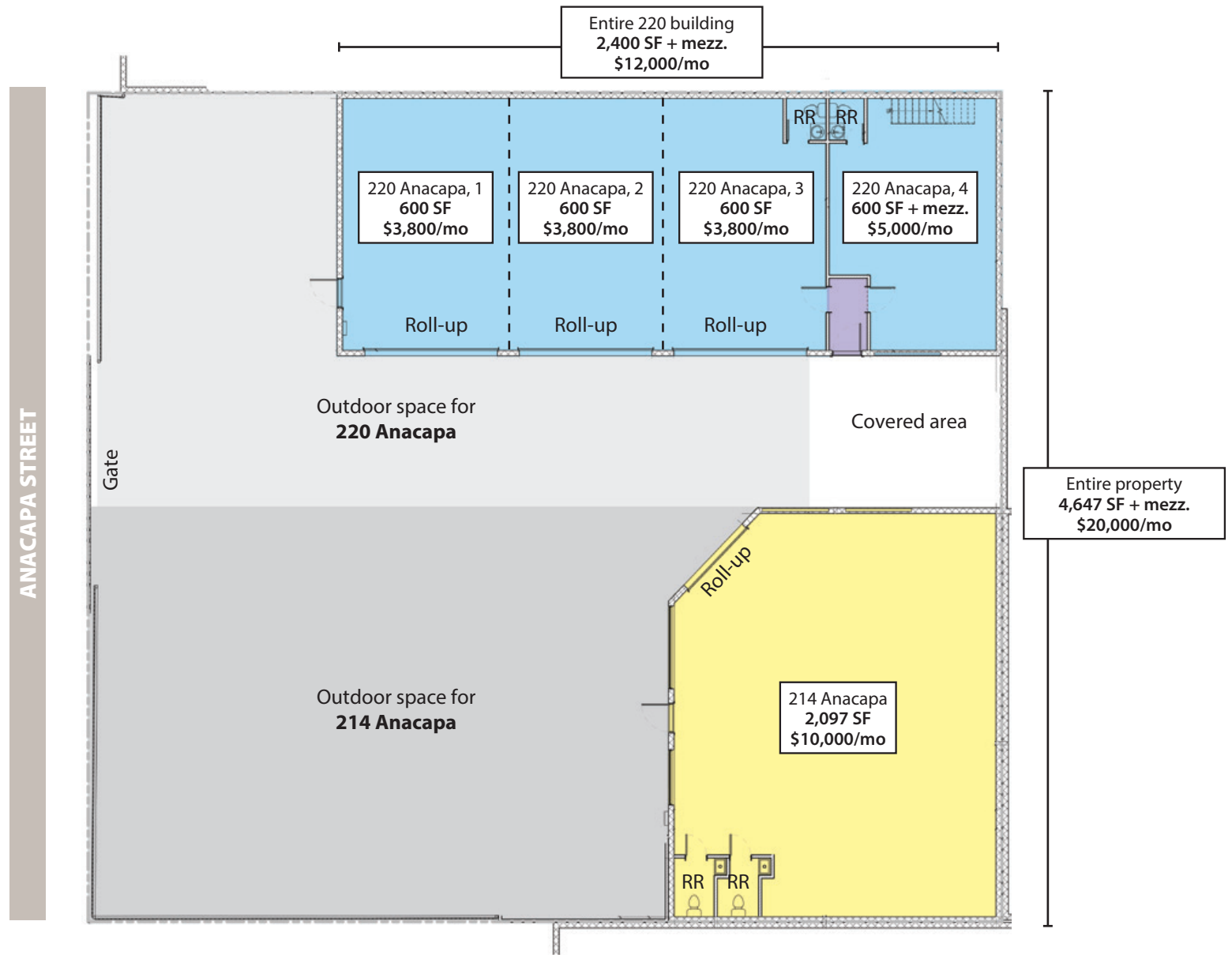


SITE PLAN

Lot Size
11,328 SF

Parking
Shared

TI Allowance
Negotiable



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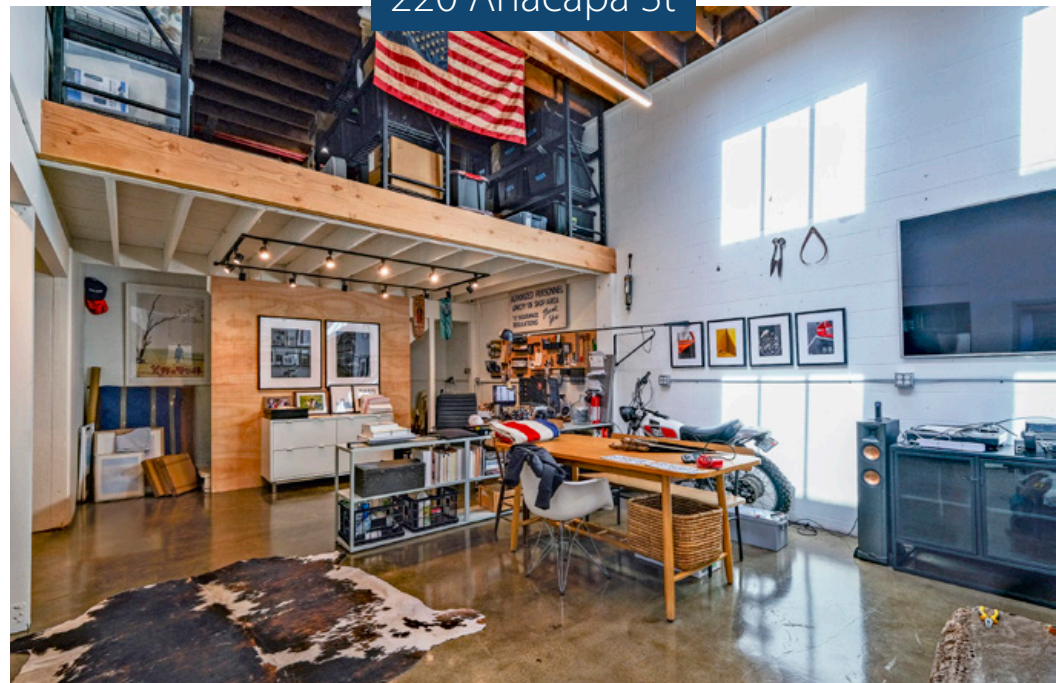
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214 Anacapa St



220 Anacapa St



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THE FUNK ZONE

Much like Cannery Row in Monterey, the Funk Zone in Santa Barbara was once a booming fish processing center with big bustling warehouses between the beach and the train tracks. As large-scale fish processing moved out in the late '80s and early '90s, artists starting moving in, finding affordable studio space and creating murals and street art in this forgotten industrial zone. The affordability and artsy grit of the neighborhood also attracted new wine-tasting rooms and off-beat restaurants. Eventually, the combination of unique character, waterfront location, and depressed property values brought a renaissance of developer investment starting about 20 years ago, which has continued to date. Once an insider hipster moniker, the "Funk Zone" has become a household term in the area, and a must-do attraction listed in travel guides all over the world.

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