

# 600-614 Chapala St, Santa Barbara

**FOR LEASE** | Downtown Class A Office/Retail Buildings | 6,619 - 33,836 SF

*RATE REDUCED*

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## PROPERTY OVERVIEW

Two office/retail buildings available separately or together, at the highly-trafficked corner of Cota and Chapala Streets in the heart of downtown Santa Barbara. The buildings underwent a state-of-the-art buildout featuring high ceilings, roll-up and tilting doors, high-quality finishes and fixtures, and two private lots with ample parking making these arguably two of the nicest buildings in downtown Santa Barbara. Recent and planned improvements include several new HVAC units, roof replacements, and newly sealed parking lots. The property is also positioned near two major in-progress developments, one of which is the conversion of Paseo Nuevo Mall to 450 residential units.

<b>BUILDING</b>	<u>600 Chapala</u>	<u>614 Chapala</u>
<b>SIZE</b>	6,619 SF	27,217 SF
<b>RATE</b>	\$2.95 NNN	\$2.65 NNN
<b>NNNs</b>	\$1.19 psf	\$0.74 psf
<b>PARKING</b>	4 spaces; more possible	35 spaces; more possible
<b>ROLL-UP</b>	One, traditional	One oversized tilting glass door

<b>AVAILABLE</b>	10/1/24, or sooner (CLA)
<b>ZONING</b>	M-C
<b>RESTROOMS</b>	Private set in each building
<b>HVAC</b>	Yes, throughout
<b>TO SHOW</b>	CLA



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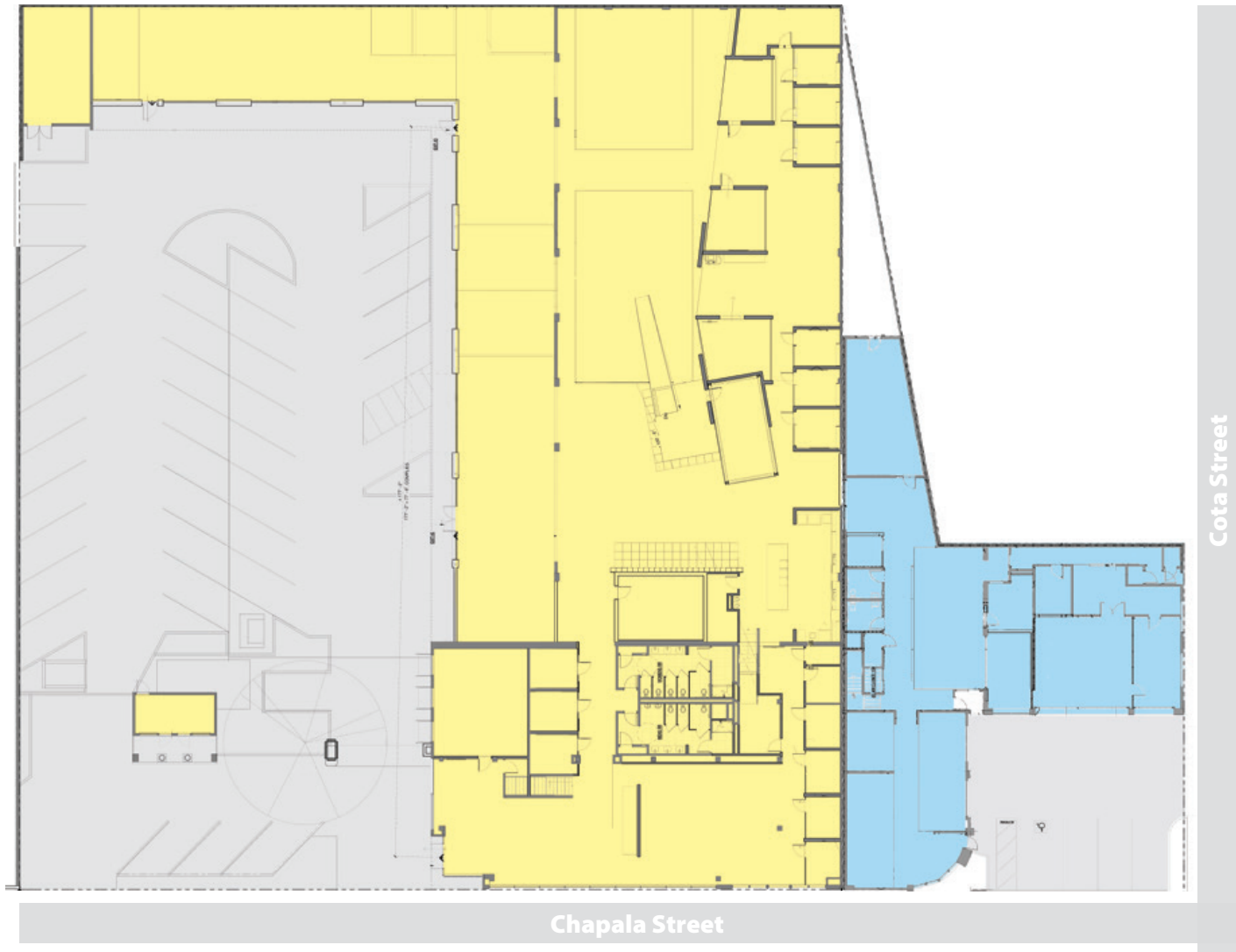



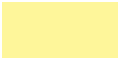
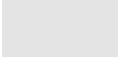
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# SITE PLAN



-  **600 Chapala Street**  
6,619 SF
-  **614 Chapala Street**  
27,217 SF
-  **Parking**

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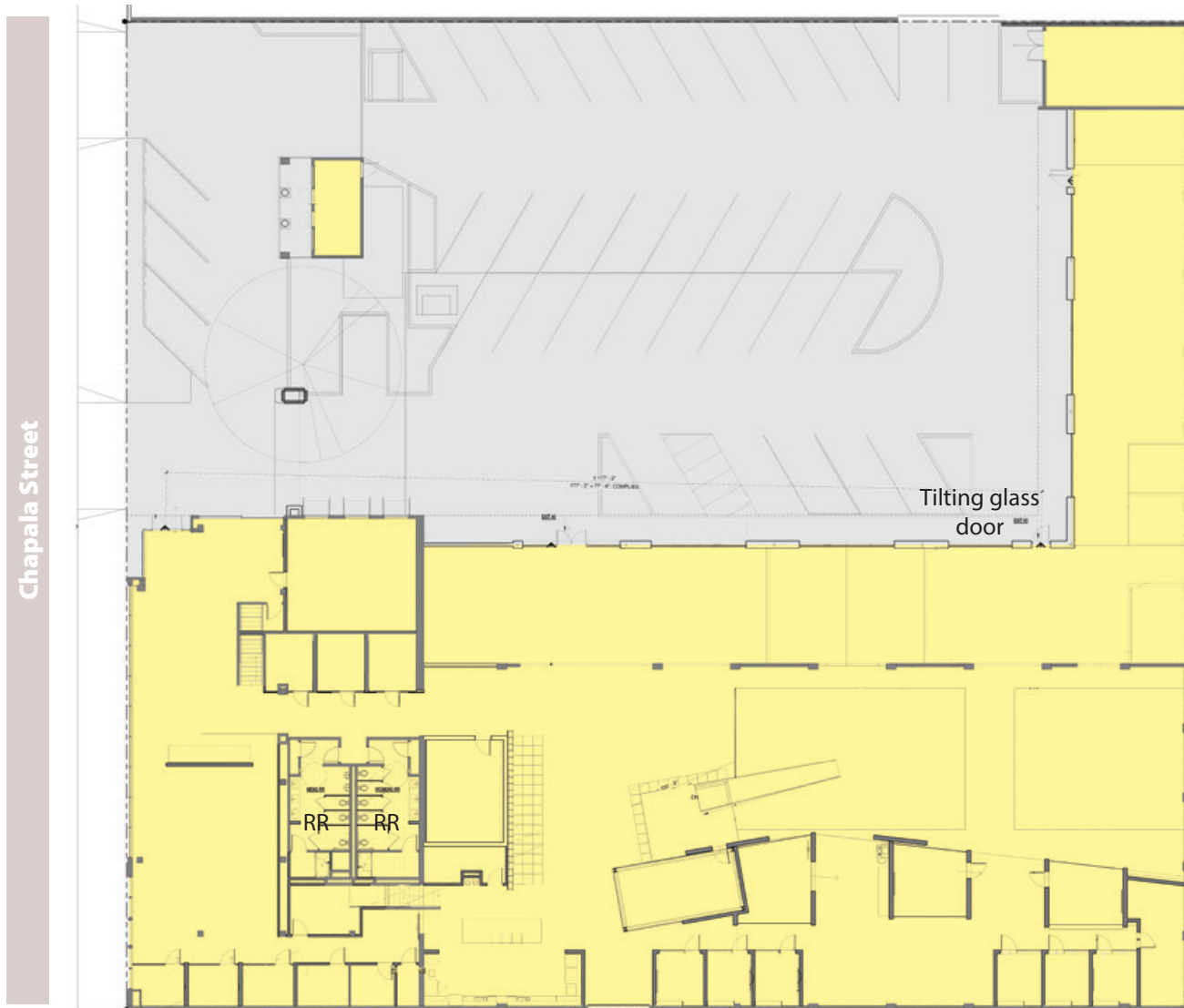


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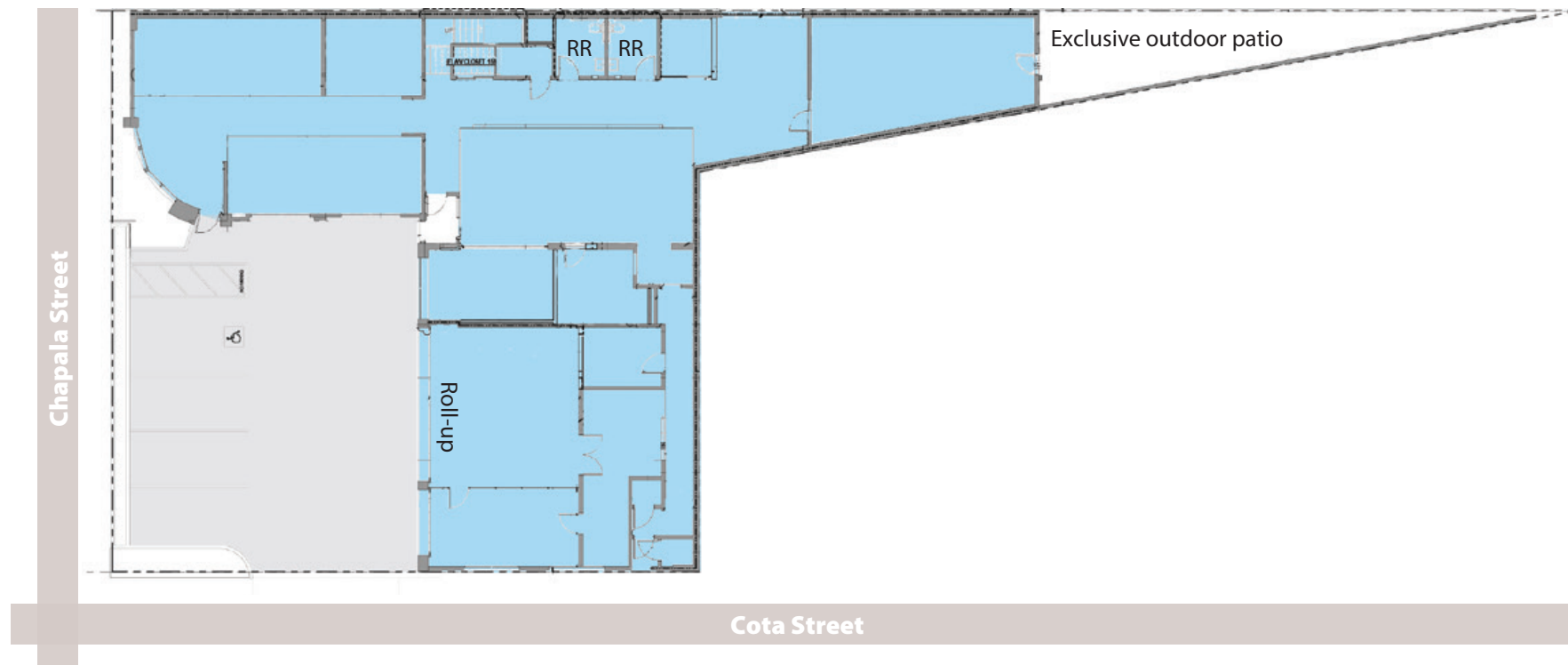
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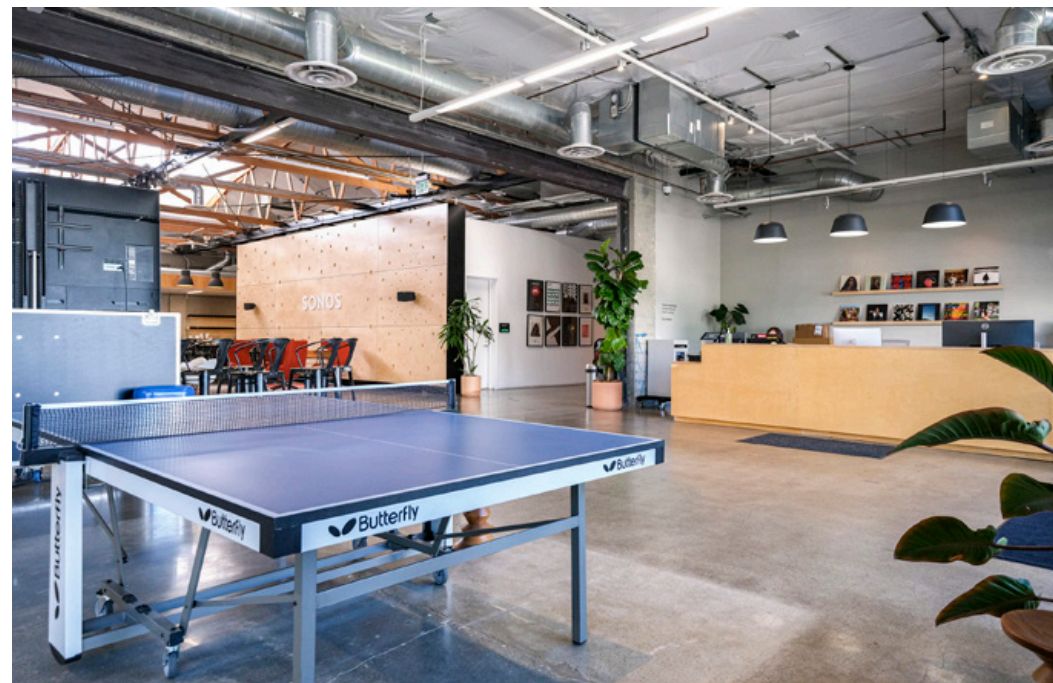
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Kimpton Canary

Gold's Gym

Paseo Nuevo Mall  
DEVELOPMENT

City of Santa Barbara  
will enter into  
negotiations to develop  
450 residential units

De La Guerra Plaza

McConnell's

M Special

Urban Outfitters

P

World Market

Night Lizard Brewing

Starbucks

Lighthouse Coffee

614 Chapala

600 Chapala

Mixed-Use Project  
DEVELOPMENT

39-unit adaptive reuse  
project designed by  
architect Tom Meaney

Chapala Street

Cota Street

State Street

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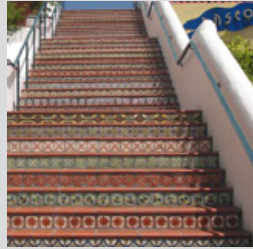
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# NEIGHBORHOOD INFORMATION



## STATE STREET & PASEO NUEVO

At the heart of Santa Barbara lies State Street, dense with countless options for food and drink, shopping, arts, and entertainment. Proceeding the length of downtown and eventually turning into Stearns Wharf, State Street is the city's primary tourist attraction and retail corridor. Across the street from the subject properties, the Paseo Nuevo regional mall is the central retail hub for downtown Santa Barbara.

## BUSINESS & TECH HUB

Carrillo and Canon Perdido Streets run perpendicular to State Street and are lined with office buildings of the downtown business district. Financial, legal, and real estate businesses thrive here, enjoying the convenience of nearby restaurants and amenities. There are also more than 70 tech businesses with offices in downtown Santa Barbara, including Amazon, PayPal, and Sonos.

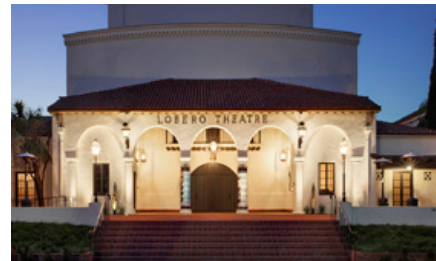


## THE URBAN WINE TRAIL & THE FUNK ZONE

With 35,000 tourists on average every day, the downtown area has become a thriving destination for this world-renowned wine region. Santa Barbara's Urban Wine Trail and craft breweries bring heavy traffic – by train, bike and foot – into the Funk Zone and other "industrial chic" projects nearby.

## ARTS & ENTERTAINMENT DISTRICT

Graced with historic theaters, museums, and galleries, the downtown arts scene is vibrant and surprisingly cosmopolitan for a city this size. Among the theaters and the Museum of Art are a wealth of restaurants and the Public Market, an upscale food hall. Each February, the Santa Barbara International Film Festival brings locals, tourists, and of course movie stars to downtown theaters.



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# Santa Barbara

*Big-city art and culture with the heart and hospitality of a small coastal town*

**Location.** The city is 90 miles north of Los Angeles and is 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.

**Economy.** Renowned for its fine restaurants, shopping, hotels and architecture, the tourism industry is the region's main economic driver. The city economy also includes a large service sector, education, tech, health care, finance, agriculture and manufacturing.

**Culture.** The city's history is evident in its Spanish architecture, emanating from the majestic Mission Santa Barbara. Downtown is brimming with eateries, theaters, museums, and hosts an annual international film festival. Wine lovers can sample the Urban Wine Trail or take a short drive to the world-class vineyards of Santa Ynez Valley.

89,023  
current residents

\$149,130  
Avg. household income

Area Tourism

6.1 million  
visitors annually

Trendsetters  
dominant tapestry segment

Trendsetters are young, well-educated, tech savvy people living in upscale, high-rent areas. Hip culture, social media and spontaneous vacations abound.

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