

## RATE REDUCED

Brand new construction  
on State Street



**FOR LEASE**

915 State St, Santa Barbara, CA | Newly Constructed Retail Space | 4,300 SF

*Experience. Integrity. Trust.  
Since 1993*

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

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### **Property Overview**

Newly constructed retail space in the heart of Santa Barbara's downtown corridor with 26 feet of frontage on State Street. The building features high ceilings, glass front archway with double-door entry, all new building systems and lots of natural light. A+ retail location on the shady side of State Street, between Paseo Nuevo mall and the busiest intersection in downtown Santa Barbara.



<b>Space Size:</b>	4,300 SF
<b>Rental Rate:</b>	\$3.25 NNN (.75)
<b>Term:</b>	10 years
<b>Available:</b>	Now
<b>Traffic Count:</b>	12,000 pedestrians daily
<b>HVAC:</b>	New throughout
<b>Restrooms:</b>	Two (2) new ADA restrooms
<b>Parking:</b>	Four (4) public lots within one block, including the multilevel garage directly behind the space
<b>Frontage:</b>	26 feet
<b>Access:</b>	Both front and rear access
<b>Nearby Retailers:</b>	Apple Store, Nordstrom, H&M, Forever 21, Tilly's, Amazon

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## NEARBY RETAIL BUSINESSES AND RESTAURANTS

- |                              |                          |                     |                                |                           |
|------------------------------|--------------------------|---------------------|--------------------------------|---------------------------|
| 1. Bank of the West          | 7. Brandy Melville       | 13. MTC Theaters    | 19. 24 Hour Fitness            | 25. Zumiez                |
| 2. FedEx Office Print Center | 8. Apple Store           | 14. Marshalls       | 20. Sur La Table               | 26. Bluemercury           |
| 3. Sprint Store              | 9. Creamistry            | 15. Forever 21      | 21. MAC Cosmetics              | 27. Lululemon             |
| 4. Montecito Bank & Trust    | 10. Lobero Theatre       | 16. Bank of America | 22. The Coffee Bean & Tea Leaf | 28. Banana Republic       |
| 5. Amazon                    | 11. Kimpton Canary Hotel | 17. The Blue Owl    | 23. Lucky Brand Designs        | 29. Francesca's           |
| 6. US Bank                   | 12. Tilly's              | 18. H&M             | 24. Starbucks                  | 30. Blenders in the Grass |



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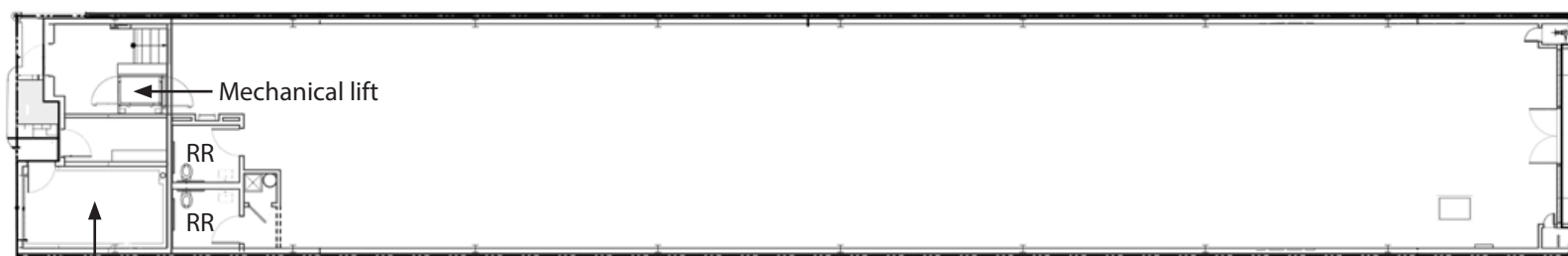


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### Floor Plan and Interior Photos



Trash enclosure

Toward rear



Toward State Street



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## Area Information and Site Demographics

### Santa Barbara

Santa Barbara combines the art and culture of a big city with the heart and hospitality of a small coastal town.

**Location.** The city is 90 miles north of Los Angeles and 330 miles south of San Francisco and is served by the 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. Santa Barbara's beaches, parks and mountains provide a playground for a wide array of activities enjoyed by residents and visitors alike.

**Economy.** Renowned internationally for its fine restaurants, shopping, hotels and architecture, the tourism industry is the region's main economic driver. In addition, the city economy includes a large service sector, education, technology, health care, finance, agriculture, manufacturing and local government. Education in particular is well-represented with several world-class higher learning institutions including the University of California, Santa Barbara (21,100 students), Santa Barbara City College (12,000 students), Westmont College (1,200 students), and Antioch University.

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

### 915 State Street, Santa Barbara

#### Traffic Count

State Street (at Canon Perdido)	11,100 CPD
State Street (at Carrillo)	12,000 Pedestrians per day
Busiest intersection on State Street.	60% of traffic on shady (odd) side.

#### Demographics

2018 - source: esri

Demographics	1 Mile	3 Mile	5 Mile
Residential Population	31,649	92,334	114,688
Avg. Household Income	\$81,325	\$112,625	\$118,778
Avg. Home Value	\$1,186,889	\$1,291,641	\$1,310,638



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