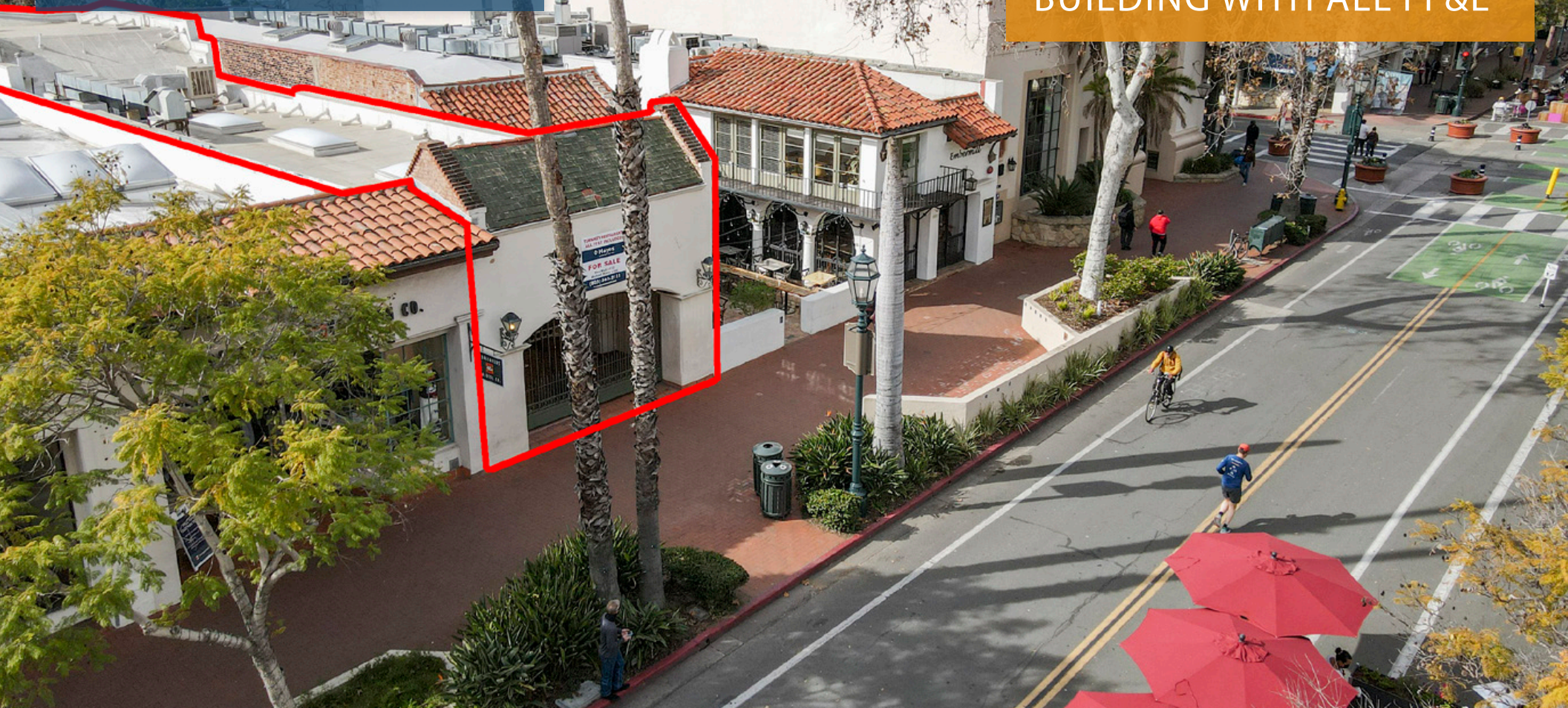


1027 State St

SANTA BARBARA, CA

PRICE REDUCED

**TURNKEY RESTAURANT
BUILDING WITH ALL FF&E***



For Sale | Turnkey Restaurant Building in High-Traffic Downtown Area | 3,580 SF

*Experience. Integrity. Trust.
Since 1993*

Michael Martz, MBA, CCIM
805.898.4363
michael@hayescommercial.com
lic. 01391838

Dan Moll
805.898.4380
dan@hayescommercial.com
lic. 00885073



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

The information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

1/20/22

PROPERTY SUMMARY

This prominent restaurant building with all FF&E* is located in the heart of the downtown professional district of Santa Barbara, featuring vaulted ceilings, skylights, red brick walls, stylish décor, brand-new HVAC and roof (installed in 2019), and an inviting heated patio on State Street. High-visibility frontage and signage to pedestrian traffic.

New Price:	\$1,925,000
Building Size:	First floor 2,440 SF Second floor 680 SF Basement 460 SF Total 3,580 SF
Covered Patio:	600 SF
Lot Size:	3,049 SF
APN:	039-281-0134
Zoning:	C-G
Parking:	Zone of benefit. City parking lot at rear offers 75 minutes free
Restrooms:	One set of men's and women's
Frontage:	Approx. 21.7 feet of frontage on State Street
Year Built:	Early 1940s
HVAC:	Replaced in 2019
Roof:	Replaced in 2019
Earthquake retrofit:	Yes, 1993
Equipment:	All FF&E included*
CSO%:	3%
To Show:	CLA

* Seller makes no representation or warranty on FF&E.



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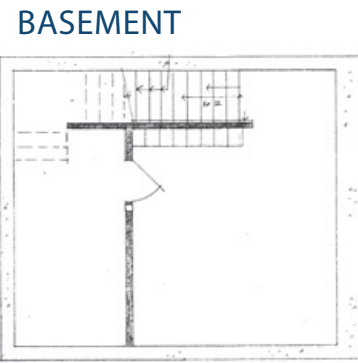
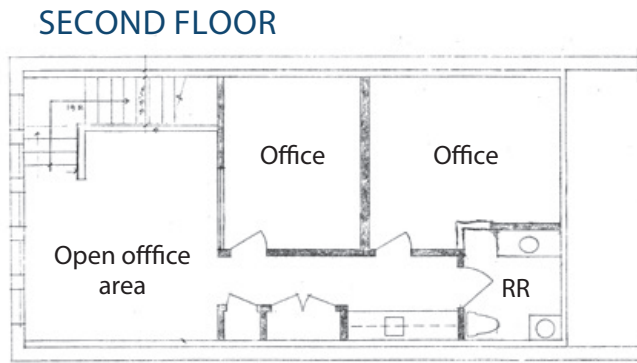
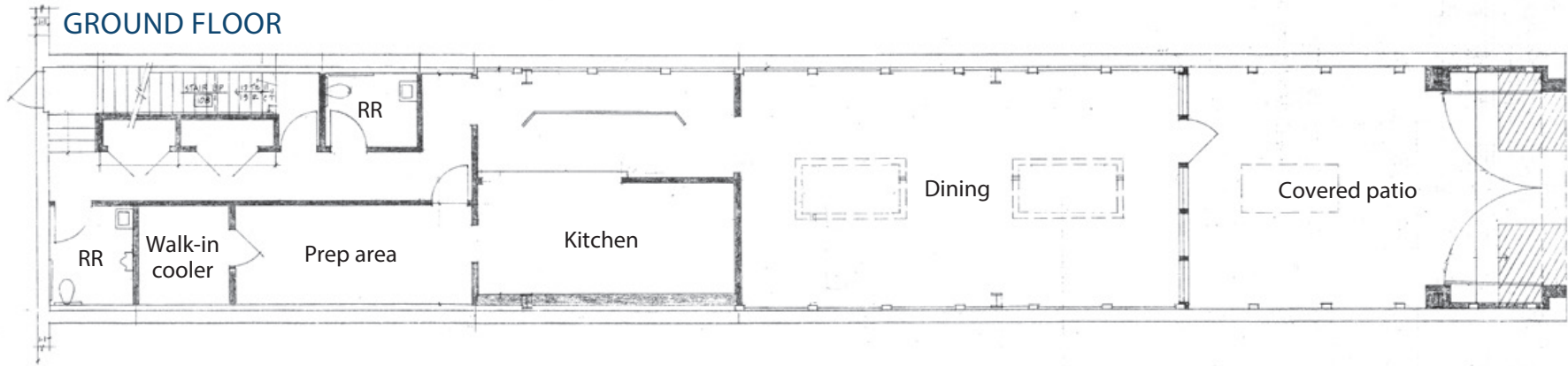


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FLOOR PLAN



STATE STREET

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AREA OVERVIEW



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Tourism

Attracting millions of visitors every year, from near and far

The tourism industry is the region's main economic driver. Approximately 7.2 million visitors come to the area, drawn by Santa Barbara's Spanish architecture and a downtown brimming with restaurants, theaters, museums and shopping. Annual events include the international film festival and Old Spanish Days Fiesta. Wine lovers can sample the Urban Wine Trail downtown or take a short drive to the world-class vineyards of Santa Ynez Valley.

7.2 million
visitors per year

3 days
average stay

\$1.9 Billion
visitor spending per year



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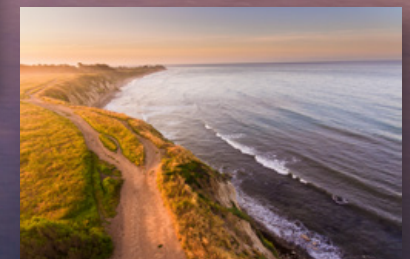
Santa Barbara

Big-city art and culture with the heart 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.



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