FOR SALE | 1100-1114 STATE ST, SANTA BARBARA

Treasured landmark on the market for the first time in half a century

90,451 SF | 1.228 ACRES



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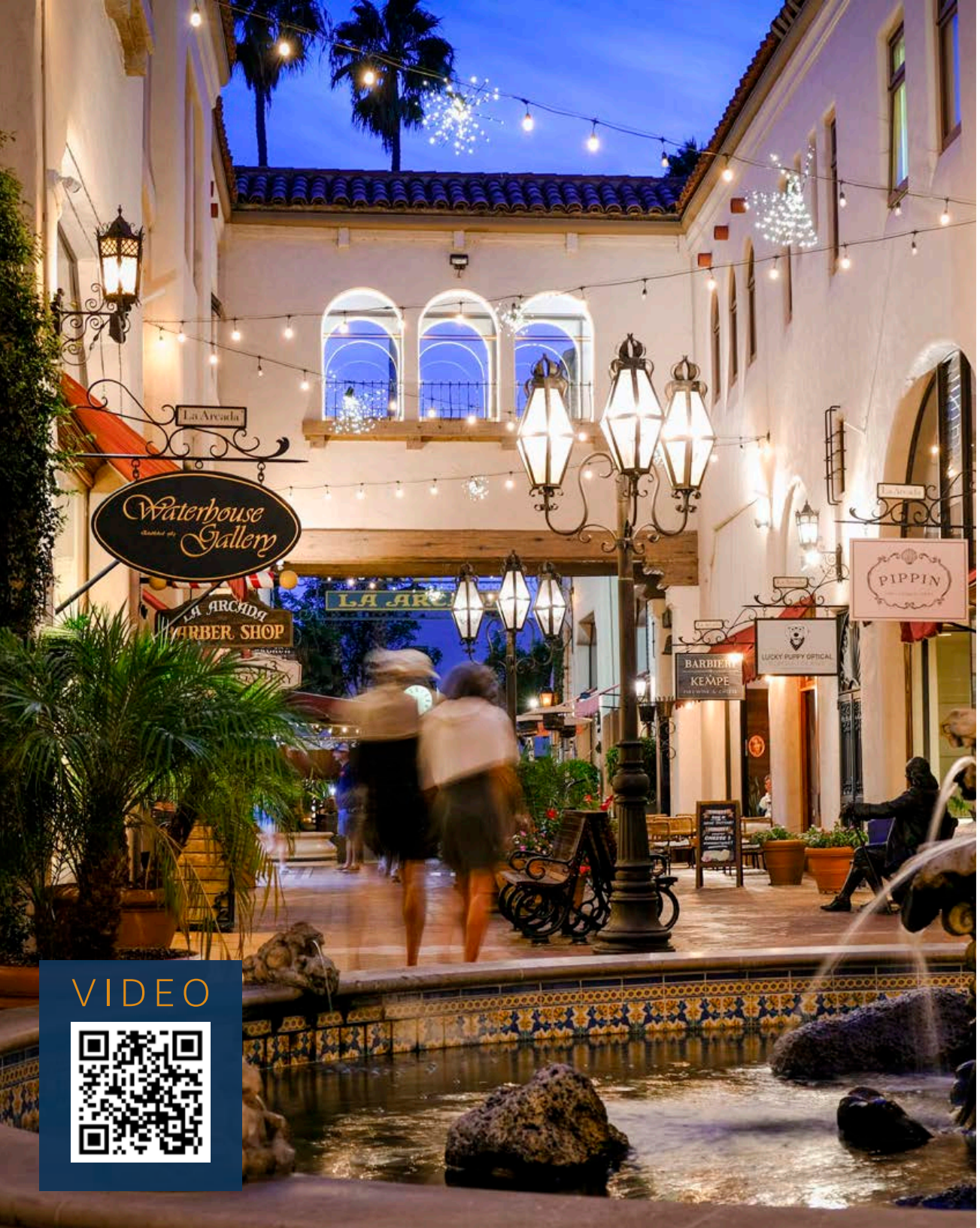
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A GENERATIONAL OWNERSHIP OPPORTUNITY



La Arcada Plaza presents the rare opportunity to acquire one of Santa Barbara's most recognized landmarks. Beyond its irreplaceable architecture and setting, the property offers a credible path to long-term income growth through natural lease rollover, evolving office economics and improved expense recovery.

Located in the heart of Santa Barbara's arts and theater district, La Arcada combines a diverse mix of retail, restaurant and office tenants with more than 50 years of continuous ownership and stewardship. Its prominent location, long-standing tenancy and distinctive courtyard environment provide a durable foundation for continued performance and long-term value creation.



VIDEO

PROPERTY SUMMARY

ADDRESS
1100-1114 State St, Santa Barbara
(APNS 039-232-009 & 039-232-010)

PRICE
Offered without an asking price
Financials available to Qualified Buyers

BUILDING
90,451 Gross SF per BOMA

LAND
1.228 Acres

FRONTAGE
Approx. 236’ along State Street &
248’ along Figueroa Street

OCCUPANCY
Over 90%

USES
Retail, Food & Beverage, and Office
70+ tenants

YEAR BUILT
1114 State built in 1926;
1100 State built in 1950

ZONING
CG (Commercial General)

A PATH TO LONG-TERM INCOME GROWTH



1 THE STARTING POINT
Established Income Base

- 90%+ occupied Santa Barbara landmark with a diverse mix of established retail, food and beverage and office tenants.
- Stable base of income, with rents and lease structures positioned for modernization.

2 THE ROADMAP
Drivers of Income Growth

- Office Leasing: ~34,000 BOMA SF, with all leases month-to-month gross, allows for rent growth and a transition toward contemporary lease structures
- Expense Recovery: Legacy base years and fixed CAM across many retail leases position property for improved recovery as leases roll.

3 THE DIRECTION
Keep Character. Grow Income

- A measured approach to rent growth and expense recovery can strengthen long-term property income while preserving La Arcada's distinctive tenant mix, architecture and enduring appeal.

$2.1M+
Gross Collections, 2024-2026

~18% → ~58%
% Expense Recovery 2027 & 2030

~20% / ~50%
Below Market Rents, Retail / Office

Revenue unaudited; 2026 annualized through September. Recovery and market rent figures are Broker projections assuming NNN conversion on a BOMA basis. Not guaranteed; buyers to verify.

A CENTURY IN THE MAKING, LA ARCADA AWAITS ITS NEXT STEWARD

In the wake of the great earthquake of 1925, Santa Barbara rose to reimagine itself. From that remarkable era of rebirth emerged La Arcada — a masterpiece brought to life by celebrated architect Myron Hunt. Now, as it celebrates its 100th anniversary, a rare opportunity awaits a new steward.



PRE-1925

Our Lady of Sorrows Church occupies the site.



1925

The Santa Barbara Earthquake destroys the church and reshapes downtown.



1926

La Arcada Plaza opens, designed by architect Myron Hunt.



1973

Hugh and Marjorie Petersen purchase La Arcada and begin restoration.



2001

Lynne Tahmisian begins management, honoring Hugh and Marjorie's legacy.



2026

La Arcada Plaza celebrates its centennial!

THE ART COLLECTION

La Arcada Plaza is home to one of Santa Barbara's most distinctive privately assembled public art collections. Included and transferring in the sale of the property, are 22 pieces gathered over decades, with works sourced from London auction houses, German studios, Utah metalworkers, and Santa Barbara artists.














THE ANDERSEN 15
RESTAURANT & BAKERY
La Arcada
MIZZA


Hook & Press


ACE RIVINGTON


TELEPHONE
PULL
field trip


LA ARCADA BUILDING


LA ARCADA
BARBER SHOP
Whitehouse Gallery

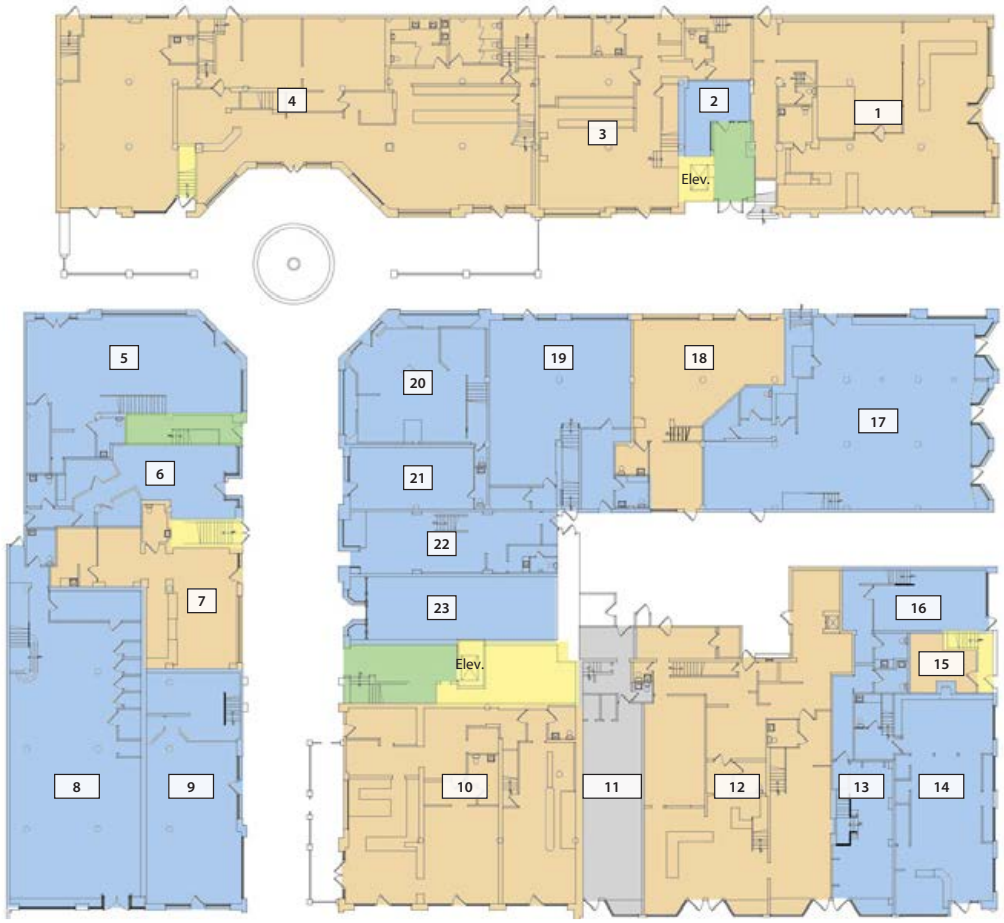



MIZZA
ARTISAN PIZZA &
ITALIAN CUISINE
MIZZA
WINE BAR





FIRST FLOOR



RETAIL
FOOD & BEVERAGE
VACANT
COMMON
BUILDING SERVICE

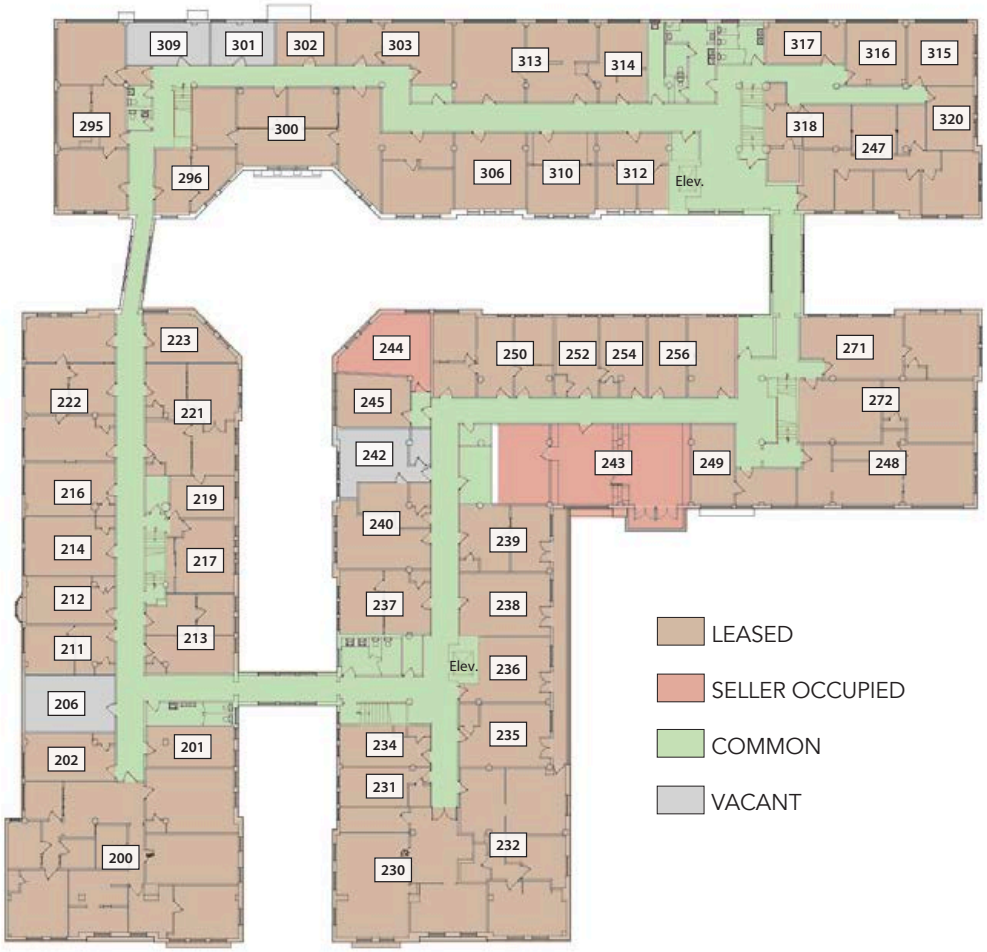
#	Tenant	Lease SF	BOMA SF
1	Hook & Press Donuts	3,015	3,316
2	Fieldtrip	210	221
3	State & Fig	2,805	2,779
4	Courthouse Distillery*	10,067	12,039
5	Pippin	2,135	2,328
6	Lucky Puppy Optical	829	846
7	Barbieri Wine	1,080	1,080
8	Renaissance Vault	3,303	3,331
9	Lewis & Clark Ltd	1,925	2,003
10	Mizza	3,794	3,977
11	Vacant	1,295	1,295
12	Andersen's Danish Bakery	4,280	4,625
13	La Tavola	1,118	1,157
14	Ace Rivington	1,992	2,213
15	Mizza storage	(included in #10)	204
16	SalonU	719	822
17	The Crafter's Library	3,253	3,386
18	Petit Valentien	1,042	1,440
19	Coast 2 Coast Collection	2,070	2,228
20	Waterhouse Gallery	1,278	1,389
21	The Barber Shop	N/A	512
22	Gallery 113	1,146	1,230
23	Urban Optics	1,559	1,786
	TOTAL	**48,915**	**54,027**

** GLA values include basement space.*

FLOOR PLANS

SECOND FLOOR

33,740	54	92.5%
BOMA SF	*Suites*	*Leased*







AT THE HEART OF DOWNTOWN'S REBIRTH, CENTRAL TO ITS NEXT CHAPTER

La Arcada opened in 1926 during one of the most consequential periods in Santa Barbara's history. Following the 1925 earthquake, public vision and private investment reshaped downtown and helped establish the architectural identity that defines State Street today. La Arcada, designed by Myron Hunt in the Spanish Colonial Revival style, was part of that architectural rebirth.

One hundred years later, downtown is again entering a period of meaningful change. A newly adopted vision for State Street, major investment at Paseo Nuevo, new downtown housing and employment, improving storefront occupancy, and significant private capital are converging around the heart of the city. La Arcada was part of Santa Barbara's transformation a century ago. Today, it stands at the center of another.



MOMENTUM ON STATE STREET

The fundamentals are moving in the right direction

- State Street storefront vacancy declined 14.5% during the first nine months of 2026.
- New housing, hundreds of additional downtown employees and continued private investment have the potential to broaden State Street's customer base beyond tourism and create more consistent daily activity.



PASEO NUEVO REIMAGINED

New employment, housing, and private investment

- Yardi Systems acquisition and relocation of its headquarters will bring approximately 600 employees to the heart of downtown.
- Dune, Shopoff and Praelium plan to convert the former Nordstrom into 80-112 rental residences.
- Both projects will significantly increase daily activity downtown.



PRIVATE CAPITAL RETURNING

The Post | $56 Million

- The 2026 sale demonstrates strong investor demand for scarce, experience-driven Santa Barbara real estate.
- Alongside other major transactions, it highlights strong investor demand for exceptional South Coast assets with compelling long-term potential.

LA ARCADA: THE INTERSECTION OF CULTURE, COMMERCE & REINVESTMENT



EXCEPTIONAL DEMOGRAPHICS, CONSTRAINED SUPPLY



Santa Barbara combines affluent demographics, exceptionally high residential values and substantial visitor spending within one of California's most supply-constrained coastal markets. Limited developable land and significant barriers to new construction help preserve the scarcity of well-located commercial real estate, particularly within the downtown core.

La Arcada sits at the center of that environment, serving a customer base that includes affluent local residents, downtown employees and millions of annual visitors. Its prominent State Street location, surrounding cultural and commercial activity, and irreplaceable scale position the property to benefit from both the enduring strength of the Santa Barbara market and continued reinvestment in downtown.

5-MILE RADIUS

110,520
current residents

$1,704,310
median home value

$176,226
avg. household income

SANTA BARBARA

11,000
foot traffic (pedestrians per day)

$2.2B
annual tourist spending

78%
college-educated

Source: esri 2026 demographics, Noozhawk, Visit Santa Barbara

Contact us to receive confidential information about this listing.

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VIDEO

LA ARCADA PLAZA

1100-1114 STATE ST, SANTA BARBARA

11/18/26