

111 E Haley St  
SANTA BARBARA, CA

PROMINENT SIGNAGE  
ROLL-UP DOOR  
SECURE, GATED PARKING



**For Sale** | Industrial/Office Property with Commercial Kitchen | **3,718 SF**

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## PROPERTY SUMMARY

This industrial property has previously operated as a commercial kitchen, with key infrastructure remaining: a range hood, grease interceptor, floor drains, three compartment sinks, two walk-in coolers, and one walk-in freezer. The next owner can take advantage of the existing kitchen infrastructure or remove mezzanine space to create an open warehouse to accommodate a range of light-industrial uses. Complementing the kitchen is a suite of private offices, a conference room, and break room, plus gated parking and a spacious storage area with a roll-up door. Prominent building signage visible from Haley Street.

<b>Type</b>	Industrial/office/commercial kitchen
<b>Building Size</b>	3,718 SF (plus 482 SF mezzanine)
<b>Land Size</b>	8,276 SF
<b>APN</b>	031-201-018
<b>Price</b>	\$2,695,000
<b>Zoning</b>	C-M
<b>Occupancy</b>	Will be delivered vacant
<b>Traffic Count</b>	8,220 CPD (at Haley and Anacapa)
<b>Parking</b>	8 spaces
<b>Restrooms</b>	3 (1 with shower)
<b>Ceilings</b>	18' in kitchen
<b>HVAC</b>	Yes, in office
<b>Loading</b>	1 grade level roll-up 10'x10' door
<b>To Show</b>	Call listing agent



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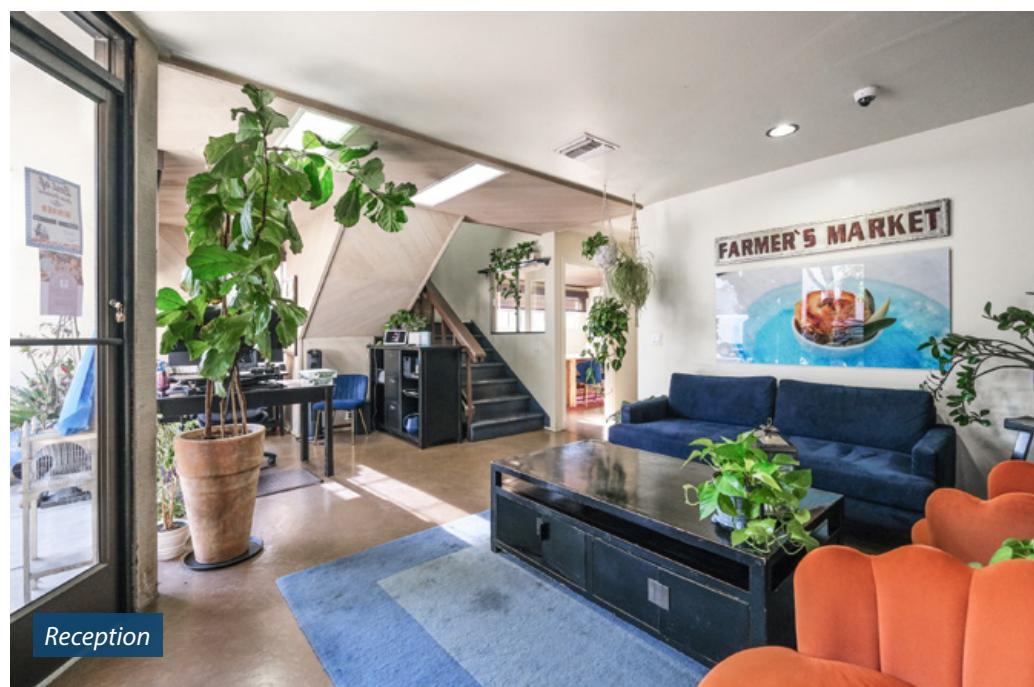
Second Floor Office



Bathroom



First Floor Office



Reception

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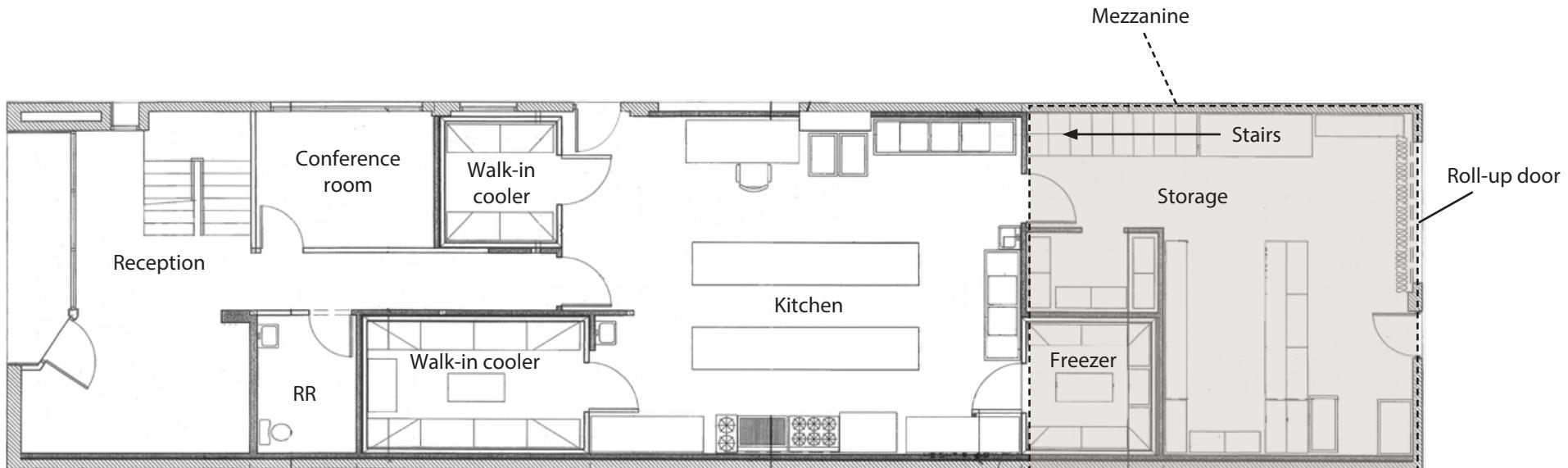
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# FIRST FLOOR PLAN



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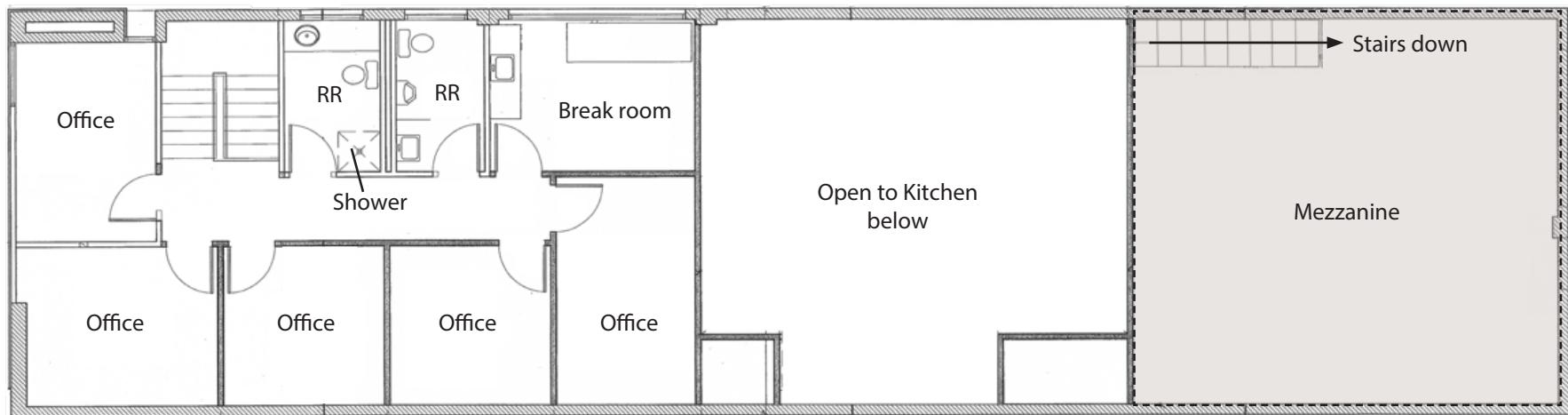
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## SECOND FLOOR PLAN



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## AREA OVERVIEW



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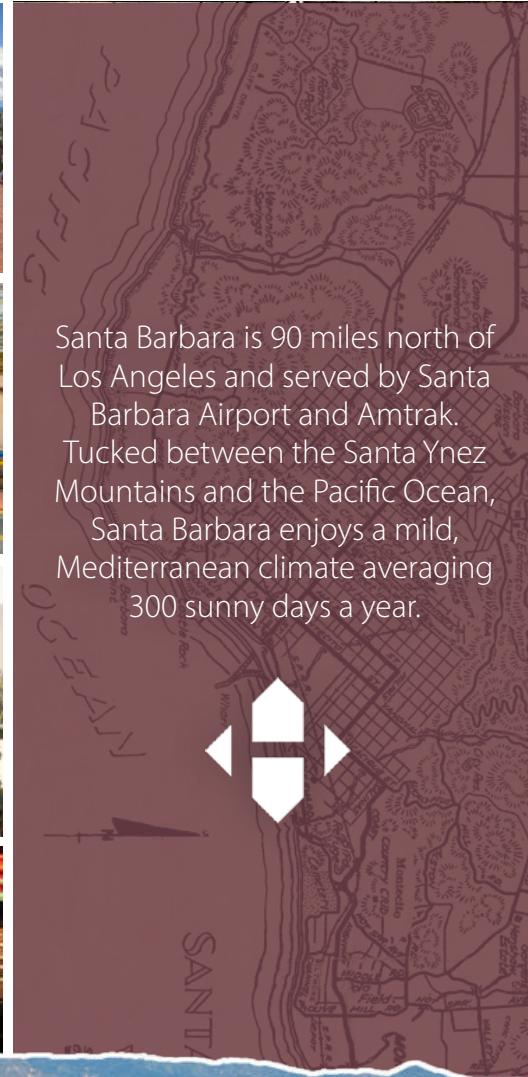
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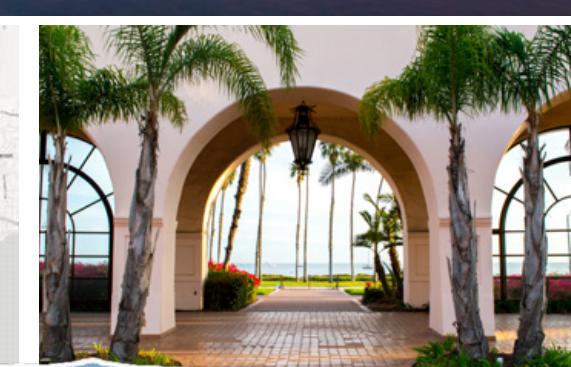
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# SANTA BARBARA

Source: esri. 2023 demographics

**89,023** current residents **\$149,130** avg. household income **62%** college-educated



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