

125 E VICTORIA ST

FOR SALE | Multi-Tenant Office Property in Downtown Santa Barbara | 8,564 SF

Outstanding downtown location

Near Arts & Theatre District

Great on-site parking

Kristopher Roth
805.898.4361
kris@hayescommercial.com

Hayes
COMMERCIAL GROUP

Caitlin Hensel
805.898.4374
caitlin@hayescommercial.com



Rarely available investment priced at an achievable 6 CAP in one of downtown Santa Barbara's best locations. This two-story office building is on Victoria Street, halfway between Santa Barbara and Anacapa Streets, proximal to the Santa Barbara County Courthouse, Granada Theatre, county administration buildings, and the excellent restaurants and amenities of the downtown arts and theater district.

Price	\$5,750,000
Building Size	8,564 SF
Land Size	14,374 SF
Zoning	C-G
APN	029-071-009
Parking	18 spaces, incl. 5 secure garages
Restrooms	2 common sets, private in Ste. H
Kitchenettes	In Suites A, B, I, and L
Elevator	Yes
HVAC	Yes
Upgrades	Flat roofs replaced in 2019, HVAC on Bldg A replaced in 2019, landscaping, restrooms and multiple suites updated in last 5 years
Construction	Wood frame & stucco
To Show	Call listing agent

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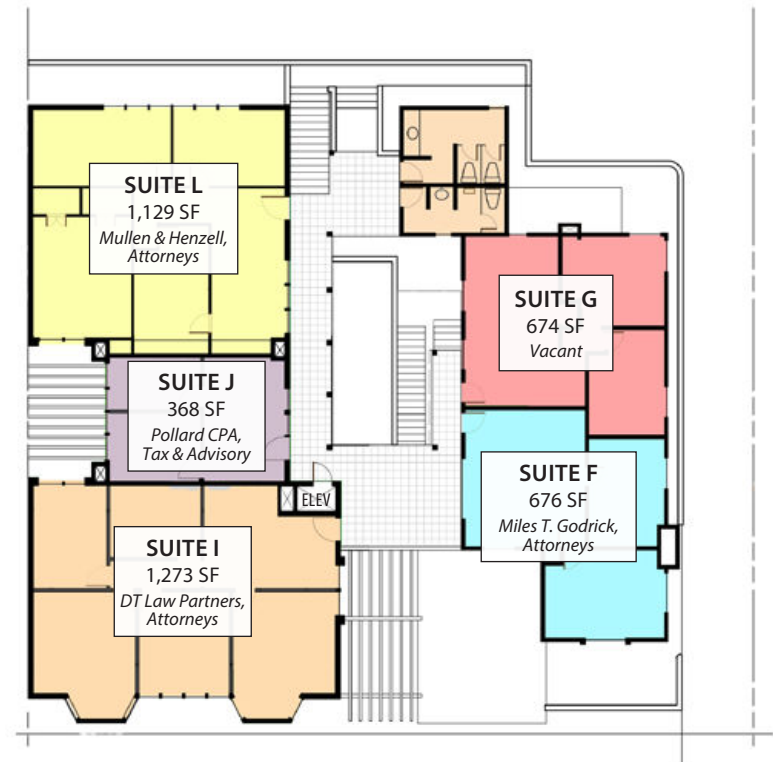
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FLOOR PLANS

First floor | 4,444 RSF



Second floor | 4,120 RSF



VICTORIA STREET

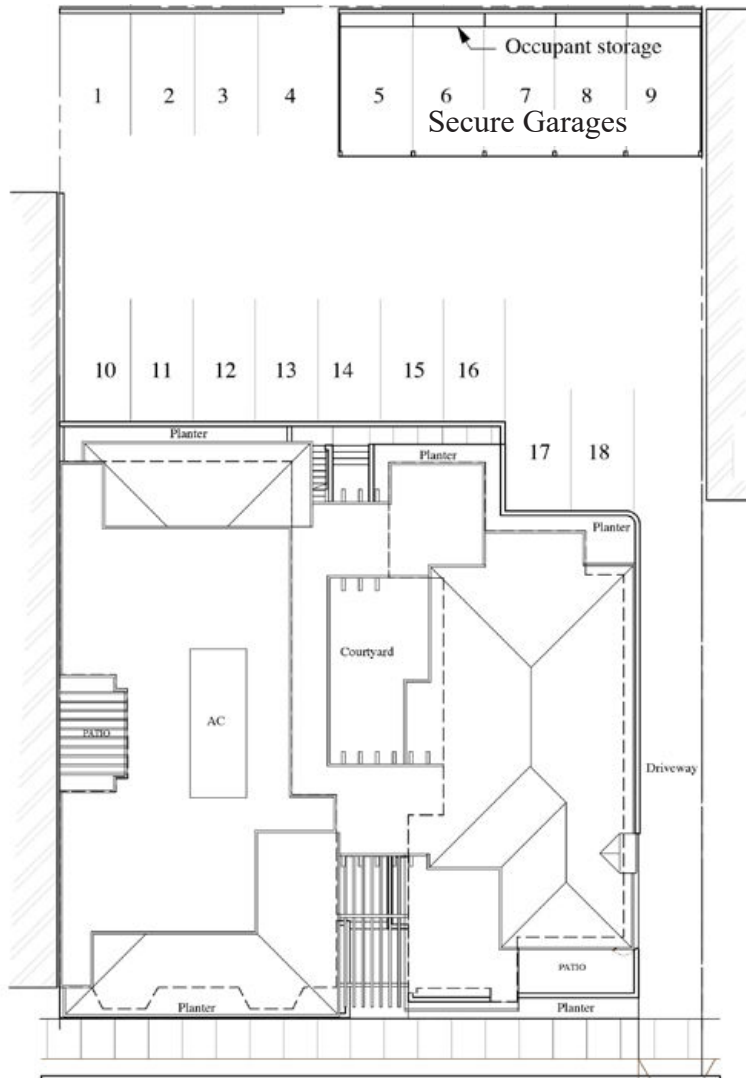
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SITE PLAN



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STATE STREET

ARTS & THEATER DISTRICT

Santa Barbara, CA



SITE
1/2 BLOCK

Victoria Street

DINNER AND A SHOW

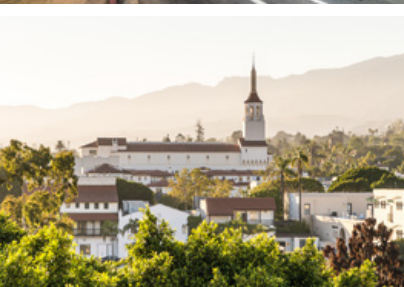
Santa Barbara's **Arts & Theater District** is host to an abundance of restaurants, shops, and entertainment venues. La Arcada is an outdoor mall filled with top-notch restaurants and boutique-style retailers. Music club SOHO, the historic county courthouse, and the Santa Barbara Public Market — a locally focused food hall — are just steps from the main thoroughfare. And of course cultural landmarks like the Arlington and Granada Theaters tower over the bustling retail corridor at the true heart of this coastal city.

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Santa Barbara is 90 miles north of Los Angeles and 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.



89,095
current residents



\$165,519
avg. household income



78%
college-educated

Source: esri. 2026 demographics



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