125 E VICTORIA ST

100% LEASED DOWNTOWN SANTA BARBARA INVESTMENT

6.00% Going-In Cap Rate | 8,564 SF | 18 On-Site Parking Spaces



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Rarely available fully leased multi-tenant NNN investment opportunity priced at a 6 CAP on existing income in one of downtown Santa Barbara's best locations. This two-story office project is proximal to the Santa Barbara Courthouse, Granada Theatre, county administration buildings, and the excellent restaurants and amenities of the downtown arts & theatre district.

Price	$5,750,000
CAP Rate	6.00%
Occupancy	100%
Annual NOI	Approx. $345,500
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

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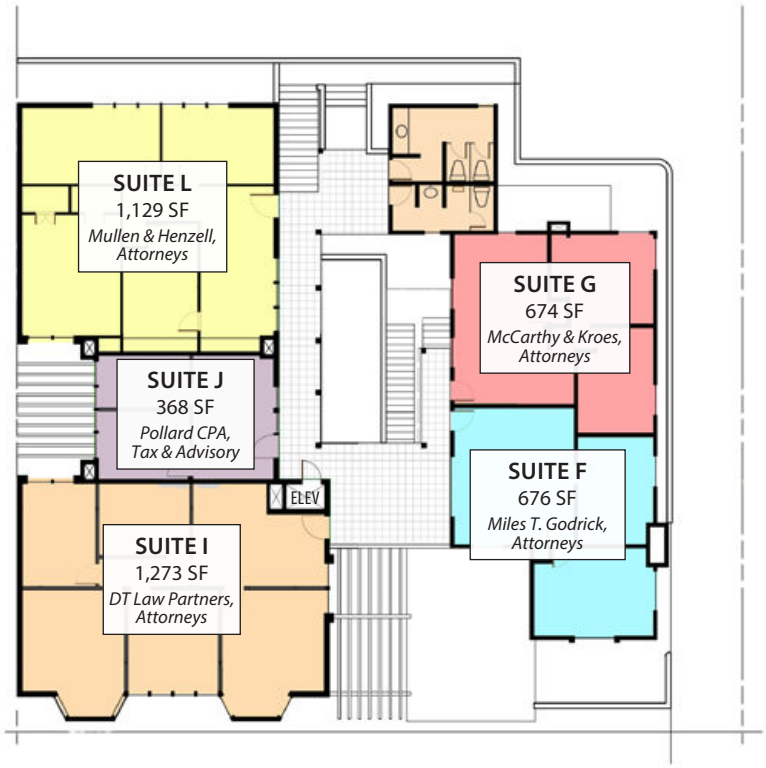
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FLOOR PLANS

First floor | 4,444 RSF



Second floor | 4,120 RSF



VICTORIA STREET

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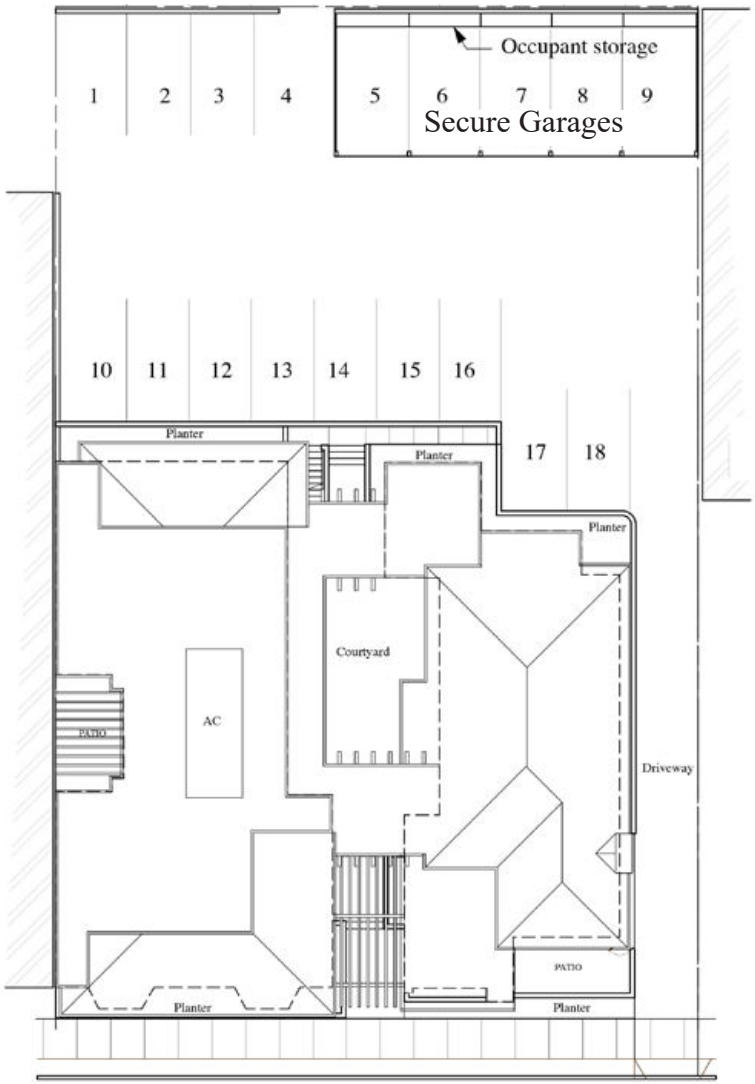
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SITE PLAN







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HISTORIC LANDMARKS | VENUES | ELEVATED FOOD & DRINK

STATE STREET
ARTS & THEATER DISTRICT

Santa Barbara, CA



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.

SANTA BARBARA



Source: esri, 2026 demographics

89,095
current residents

$165,519
avg. household income

78%
college-educated







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