

# 129 Los Aguajes Ave, Santa Barbara



**For Sale** | Property with Potential for Residential Conversion | 1,500 SF

Co-listed with  
**Dave Pintard**  
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lic. 00774148



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## PROPERTY SUMMARY

Presenting a rare chance to acquire a property not offered for sale in over 70 years. Located in the highly desirable West Beach neighborhood, the property sits just moments from Santa Barbara's waterfront, State Street corridor, and the Funk Zone. The irreplaceable location combined with favorable zoning that may allow for residential conversion creates a compelling opportunity for investors and developers seeking to unlock long-term value in one of Santa Barbara's most dynamic coastal districts.

<b>Price:</b>	\$1,425,000
<b>Size:</b>	1,500 SF
<b>Land Size:</b>	6,534 SF
<b>APN:</b>	033-033-009
<b>Zoning:</b>	R-4/S-D-3
<b>Occupancy:</b>	Vacant at COE
<b>Parking:</b>	On-site
<b>Restrooms:</b>	Two
<b>To Show:</b>	CLA



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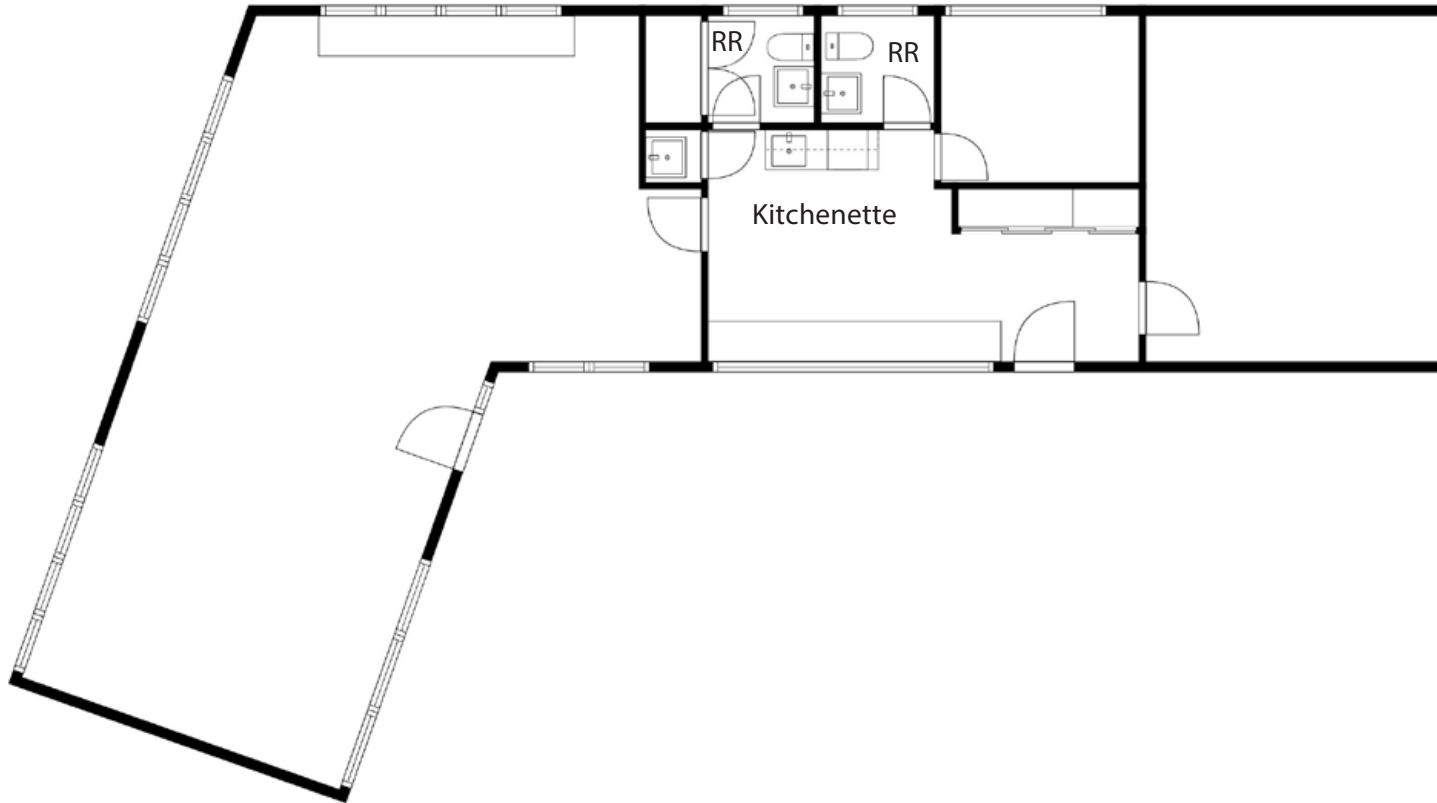
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# FLOOR PLAN



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# An unbeatable location

## WEST BEACH

Known for its highly sought after real estate, West Beach is a four block by four block region of Santa Barbara nestled against the coastline and consists of high-end residential properties, upscale Inns, several restaurants and bars and a small handful of highly prized rental properties. West Beach offers its residents and visitors ease of access to Santa Barbara's white sandy beaches, the Funk Zone, the Harbor, and Downtown. There's truly no other high-end neighborhood in Santa Barbara that offers as much luxury and convenience as West Beach.

## FUNK ZONE

Santa Barbara's Funk Zone has become the "It" spot in Santa Barbara in recent years. This district, which spans the area between the ocean and Highway 101 and is adjacent to the Amtrak station, has enjoyed an upswell of boutique tasting rooms, cafes, galleries, and shops that cater to Santa Barbara's contemporary side. Converted warehouses and buildings decorated with graffiti murals and contemporary art pieces set the tone for this hopping section of town. Artists, designers, surfboard shapers, winemakers and up-and-coming chefs all practice their craft here.

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# Land-Use & Zoning

## R-4 Zone / Coastal Zone

The property is located in the City of Santa Barbara's R-4 Zone which is designed for multi-family or hotel use. Because the property is also in the Coastal Zone and therefore the jurisdiction of the California Coastal Commission, it remains under the control of City Code Title 28. The R-4 zoning designation in Title 28 is similar to the R-MH designation described in City Code Title 30 which governs the Inland Areas of Santa Barbara. However, the California Coastal Commission has not yet approved the City's application to convert the waterfront zoning to match Title 30.

## Short-Term Rental Uses

Because of its R-4 Zoning and location in the Coastal Zone, there is a possibility of utilizing some or all of the property for short-term rentals. All buyers are advised to research the viability and risks of that opportunity, both now and in the future.

## Tenant Protections

Buyers are also advised to research all federal, state and local laws regarding tenant protections and landlord rights and responsibilities.

## Accessory Dwelling Units

The State and City's Accessory Dwelling Unit (ADU) rules for multi-family zoning could also be applicable and may allow for the addition of more habitable units at the Property. More information from the City of Santa Barbara is available via the links to the right.

*These summaries and links should not be considered advice — Seller, Brokers and Agents make no representations or warranties regarding any of these matters and encourage all buyers to perform thorough due diligence to their own satisfaction.*

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## Resources



**TITLE 28 & TITLE 30  
ZONING CODES**



**CITY ADU GUIDE**



# WEST BEACH

SB's Exclusive Beachfront Enclave



West Beach is one of Santa Barbara's most coveted and vibrant coastal neighborhoods, offering an exceptional blend of natural beauty, walkability, and lifestyle appeal. Located between the harbor and downtown, West Beach provides immediate access to Stearns Wharf, the Funk Zone, pristine beaches, and an array of top-tier restaurants, wine bars, and boutique shops. The area attracts both residents and visitors year-round, driving strong rental demand and long-term investment stability. With its palm-lined streets, classic architecture, and proximity to major employment hubs, West Beach embodies the quintessential Santa Barbara coastal experience. It's a neighborhood where leisure and convenience intersect — ideal for those seeking a high-quality, car-optional lifestyle.



**'Walker's Paradise'**

WALKSCORE  
**99**

Most errands can be easily accomplished on foot

MEDIAN HOUSEHOLD INCOME (1 mi radius)

**\$147,643**

AREA POPULATION (3 mi radius)

**77,359**

Source: esri. 2025 demographics.

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