1321 State St

SANTA BARBARA, CA



For Lease | High-Profile Retail Space Next to Arlington Theatre | **2,340 SF**

Experience. Integrity. Trust.
Since 1993

Caitlin Hensel
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Hayes
COMMERCIAL GROUP

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PROPERTY SUMMARY

Charming retail space near Arlington Theatre and Santa Barbara Public Market. The high-profile retail space features high ceilings, an attractive facade, and great visibility facing both State Street and the interior courtyard of the Arlington. Basement storage included at no additional cost.

Size:	2,340 sf
Rate:	$2.33 NNN (1.32)
Available:	CLA
Term:	3-10 years
Storage:	1,200 SF in basement, no additional cost
Frontage:	25' on State Street
Parking:	Street parking and city lots
HVAC:	Throughout
Restrooms:	1, private
To Show:	CLA

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Entrance on State Street



Rear area with high ceilings



Sink area



State Street frontage

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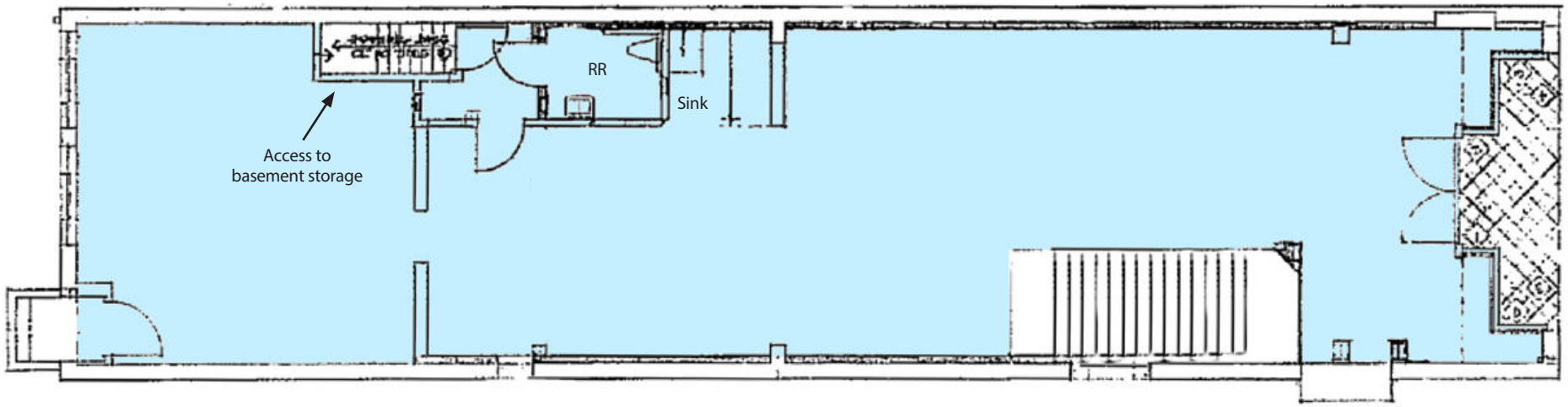
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FLOOR PLAN



STATE STREET

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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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