

15 W FIGUEROA ST

FOR SALE | Downtown Multi-Tenant Retail/Office Property | **5,495 SF**

State Street

Caitlin Hensel
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Hayes
COMMERCIAL GROUP

Kristopher Roth
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PROPERTY SUMMARY

The building features two suites with clean modern finishes consisting of an efficient mix of private offices and collaborative spaces. Abundant natural light fills both floors, while 30 feet of prime Figueroa Street frontage provides exceptional visibility and street presence.

Adjacent to State Street and within walking distance of the Granada Theatre, the Public Market, the Funk Zone and Paseo Nuevo this property offers immediate access to premier dining, shopping, and entertainment venues.

This represents a compelling opportunity for both owner-users and value-add investors. Flexible zoning permits office, retail, residential, or hotel conversion, maximizing future repositioning potential and exit strategies.

Price: \$2,335,000 (\$425 psf)

Building:

First floor	3,728 SF
Second Floor	1,767 SF
Total	5,495 SF

Bonus Basement: 1,231 SF (no charge)

Land: 5,227 sf

APN: 039-281-007

Frontage: 30 feet on Figueroa Street

Parking: Three reserved spaces and city lot to the rear of the building

HVAC: Throughout

Restrooms: Two on each floor

To Show: Call listing agent



Experience. Integrity. Trust.
Since 1993

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222 E. Carrillo Street, Suite 101, Santa Barbara, California 93101 | HayesCommercial.com



SECOND FLOOR



FIRST FLOOR



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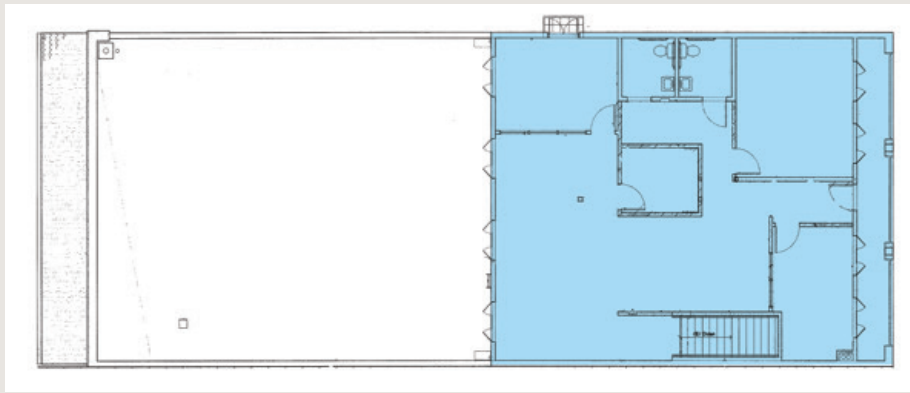
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6/26/25



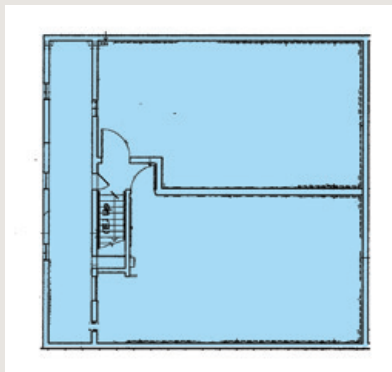
SECOND FLOOR

1,767 SF
Leased to 6/30/26
One 1-yr Option



FIRST FLOOR

3,728 SF
Available



BASEMENT

1,231 SF
Bonus SF

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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.

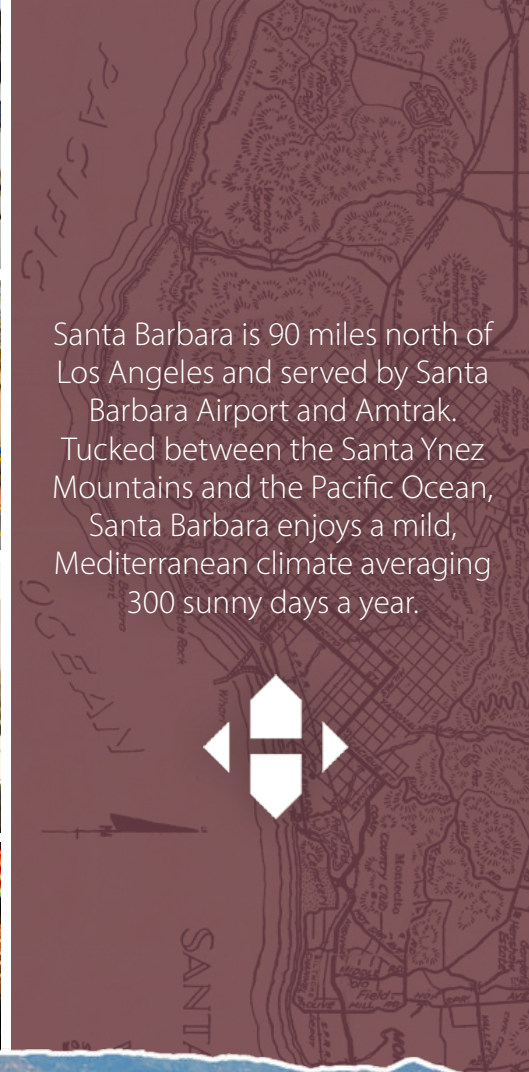
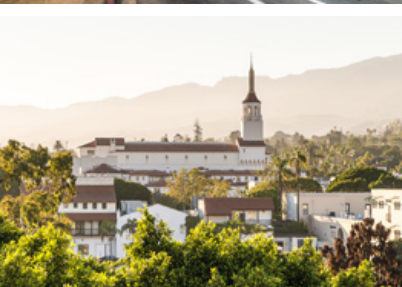
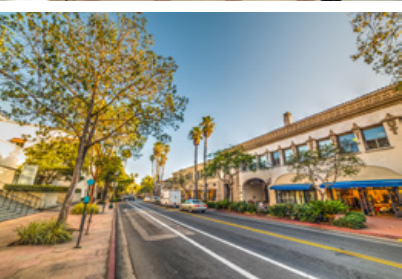
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Santa Barbara is 90 miles north of Los Angeles and served by Santa Barbara Airport and Amtrak. Tucked between the Santa Ynez Mountains and the Pacific Ocean, Santa Barbara enjoys a mild, Mediterranean climate averaging 300 sunny days a year.

SANTA BARBARA

Source: esri. 2023 demographics

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