

FOR SALE

1621 CHAPALA ST, SANTA BARBARA

**Exempt from
Santa Barbara Rent Freeze**

Buyer to verify. See pg. 2 for details.

Chapala Street

Unit A

Unit B

Unit C

Unit D

Four 2BD/2.5BA Townhomes with Large Garages | **4,868 SF**



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CHAPALA STREET

This is a rare opportunity to acquire four (4) individually addressed townhomes in downtown Santa Barbara, California— their first time to market since construction in 1985. Each residence is separately metered and sits on its own APN, supporting flexible ownership, operational efficiency, and full control over future disposition.

The homes feature a highly desirable 2BD/2.5BA layout with large 2-car garages, plus rarely found outdoor living space in the form of spacious private backyards and balcony decks. The combination of privacy, parking, and outdoor space positions the property strongly for long-term rental demand and pride-of-ownership appeal.

Given the Property's separate-title townhome structure, it is expected that the units may qualify as alienable separate-title residential housing and therefore are generally anticipated to be exempt from certain statewide and local tenant protection measures, including California's Tenant Protection Act (AB 1482), Santa Barbara's temporary rent increase moratorium, and select Just Cause eviction requirements.*

** The applicability of any exemption is highly fact-specific and may depend on ownership structure, tenant occupancy, lease documentation, and statutory notice compliance. Accordingly, no representation or guarantee is made regarding regulatory status, and all buyers are encouraged to confirm applicability through independent legal review.*



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PROPERTY DETAILS

Address:	1621 Chapala #A, B, C, D
Property Type:	Townhomes
Price:	\$5,000,000 (\$1,250,000/unit)
Building Size:	Each unit is 1,217 SF, for a total of 4,868 SF
Unit Mix:	4 x 2BD/2.5BA
APN:	027-540-003, 027-540- 004, 027-540-007, 027- 540-008
Floors:	2 floors
Parking:	Each unit has a 2-car garage
HVAC	Yes
To Show	CLA



Note: Adjacent properties also for sale — CLA.



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PROPERTY HIGHLIGHTS

- First time offered since built (1985) – true legacy ownership / low turnover story.
- 4 separate APNs – supports individual resale strategy and long-term optionality. 4 adjacent APNs can also be purchased for a combined 8 units.
- Separately metered – operational efficiency and cleaner tenant utility responsibility.
- Highly liquid unit type – 2 bed / 2.5 bath townhomes match strong renter and buyer demand.
- Exceptional parking for Downtown Santa Barbara – large 2-car garages per unit (rare competitive advantage).
- Private outdoor living – spacious backyards + balcony decks enhance rentability and tenant retention.
- Downtown Santa Barbara location – walkability and proximity to employment, restaurants, and amenities.



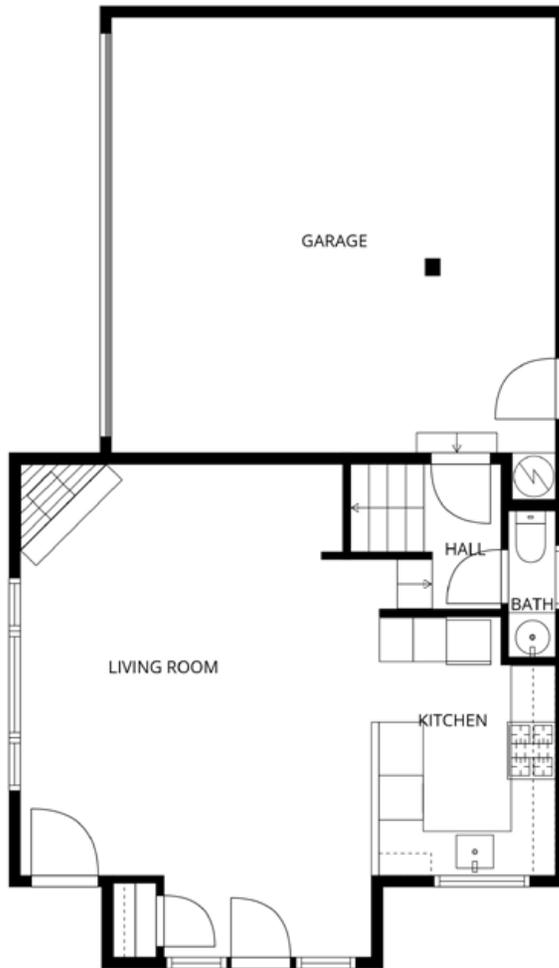
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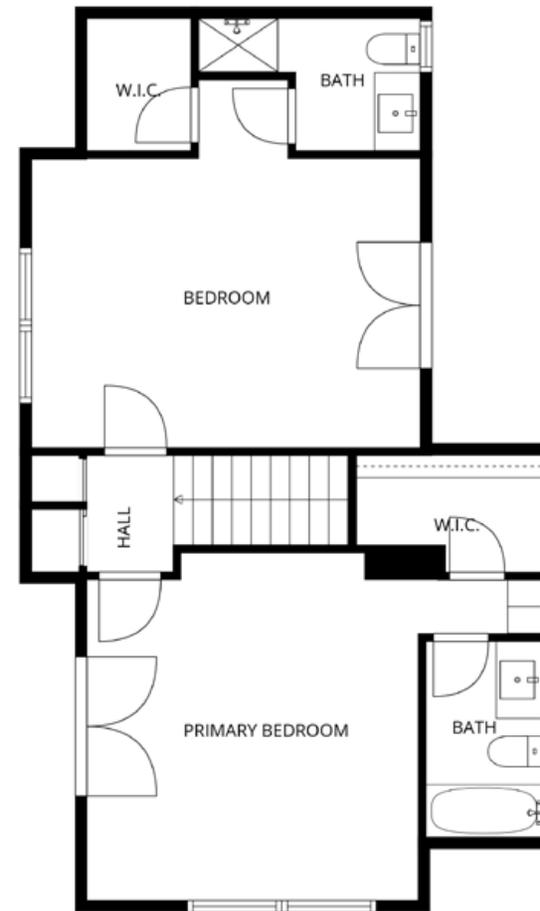


FLOOR PLAN

First floor



Second floor



The above floor plan of Unit C is near-identical to all other units on the property.



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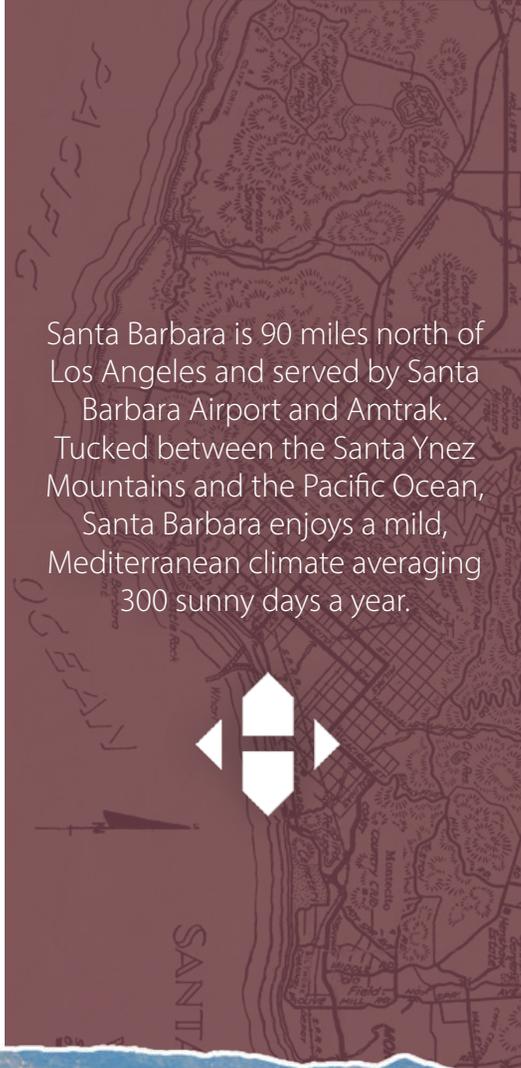




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Santa Barbara is 90 miles north of Los Angeles and served by Santa Barbara Airport and Amtrak. Tucked between the Santa Ynez Mountains and the Pacific Ocean, Santa Barbara enjoys a mild, Mediterranean climate averaging 300 sunny days a year.



SANTA BARBARA

Source: esri. 2023 demographics



89,023
current residents



\$149,130
avg. household income



62%
college-educated



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