

FOR SALE

1750 Prospect Ave, Santa Barbara

Lower Riviera Duplex

City & Ocean Views

**5BD/2BA Unit
& 4BD/2BA Unit**

Large units totaling
nearly 3,500 SF

Offered at
\$2,295,000

 **Hayes**
COMMERCIAL GROUP

Christos Celmayster

805.898.4388

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Perched along Santa Barbara's coveted Lower Riviera, 1750 Prospect Avenue delivers two spacious units, sweeping city-to-sea vistas, unbeatable proximity to downtown amenities and a total of nine bedrooms and four bathrooms in just under 3,500 square feet. The lower level (Unit A) consists of approximately 1,738 square feet of living space offering a large living room setup, spacious kitchen, a recently updated bathroom, four large bedrooms with closets and a large view deck in the front. The upper unit consists of approximately 1,746 square feet with elevated views of the city and Pacific Ocean, a large living room, a recently updated bathroom, five bedrooms with closets and a rear deck. Both units enjoy their own laundry areas, shared use of the tiered backyard and a two car garage.

This is a great dual-family opportunity or live-in-one/lease-the-other, or hold as a high-demand, view-centric duplex in a blue-chip location.



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PROPERTY DETAILS

Price	\$2,295,000
Unit Mix	4BD/2BA (unit A) 5BD/2BA (unit B)
Unit Size (approx.)	1,738 SF (unit A) 1,746 SF (unit B)
Lot Size (approx.)	6,120 SF
Parking	Two-car garage
Laundry	Individual for each unit
Zoning	R-2
APN	027-141-038
Year Built	1930's
Current Rent	\$4,300/mo (unit A) \$4,550/mo (unit B)
Market Rent	\$4,800/mo (unit A) \$5,500/mo (unit B)
Annual Gross Rents	\$106,200 (current) ¹ \$123,600 (market) ²
Reports	Preliminary Title Report, General Building Inspection, Roof Report, Pest Report, Sewer Lateral, Leases, & Financials
To Show	CLA

(1) Landlord pays water, sewer, and trash.

(2) Market Rent is estimated. Buyer to verify.



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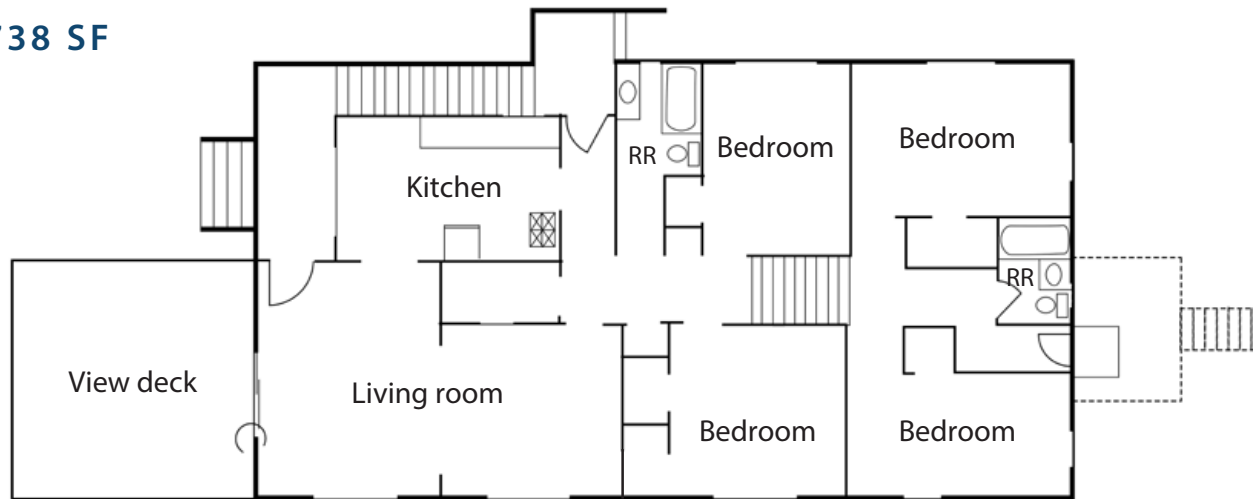
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FLOOR PLANS

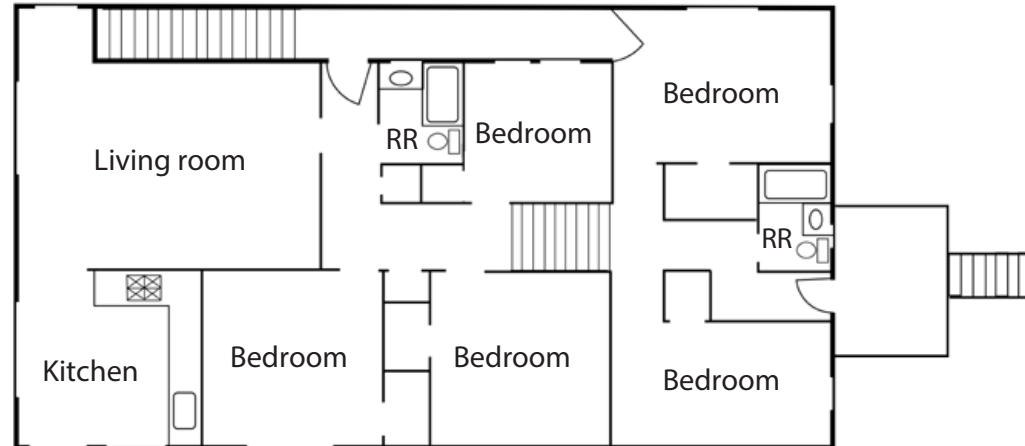
Unit A | 1,738 SF

(lower level)



Unit B | 1,746 SF

(upper level)



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Unit A



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Unit B



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The Lower Riviera

Nestled just above downtown Santa Barbara, the charming Lower Riviera blends hillside serenity with city-edge vibrancy. This neighborhood offers sweeping ocean and city views, historic Craftsman and Spanish-Revival homes, and easy access to restaurants, concerts at the Santa Barbara Bowl and coastal walks—all just minutes from the heart of town.



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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.



89,023
current residents

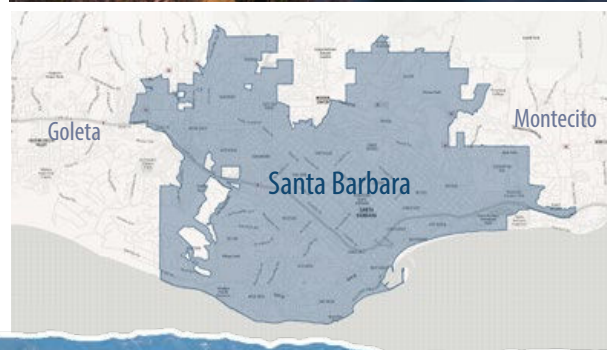


\$149,130
avg. household income



62%
college-educated

Source: esri. 2023 demographics



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