

1900 State St

SANTA BARBARA, CA



For Lease | Downtown Office Suites in High-Visibility Building | **784 - 987 SF**

Experience. Integrity. Trust.
Since 1993

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PROPERTY SUMMARY

These suites are well-situated in a high-visibility office building at the intersection of State Street and Pedregosa Street near downtown Santa Barbara. All utilities included in rental rate; tenant only pays for phone and internet.

	<u>Size</u>	<u>Floor</u>
Suite D	987 SF	First
Suite L	784 SF	Second

Rate	\$2.50 FSG
Term	Negotiable
Available	Now
Zoning	C-2
Parking	Two reserved spaces for each suite
Elevator	Yes
HVAC	Yes, throughout
Restrooms	Common
To Show	Call listing agent



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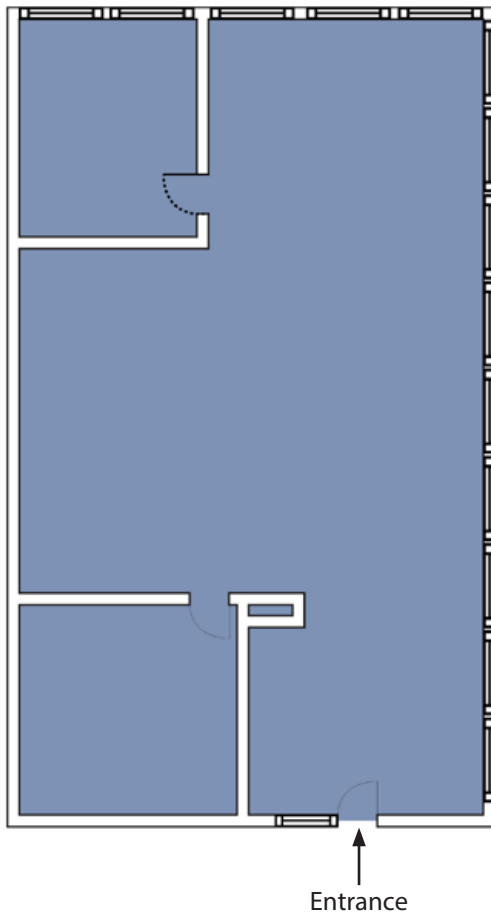
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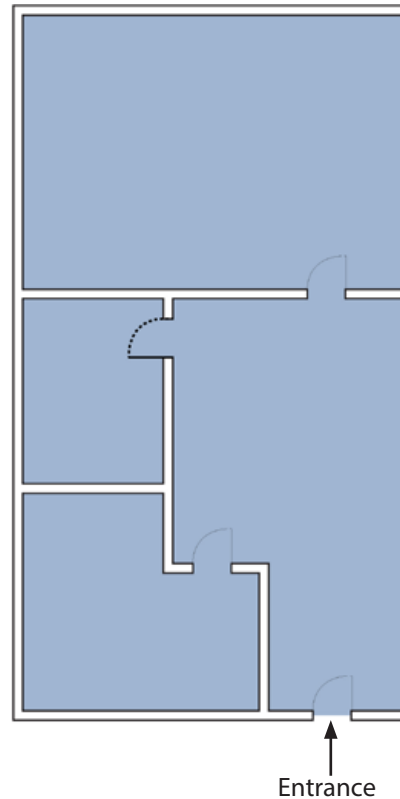
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FLOOR PLANS

SUITE D | 987 SF



SUITE L | 784 SF



**Note: floor plans not to scale*



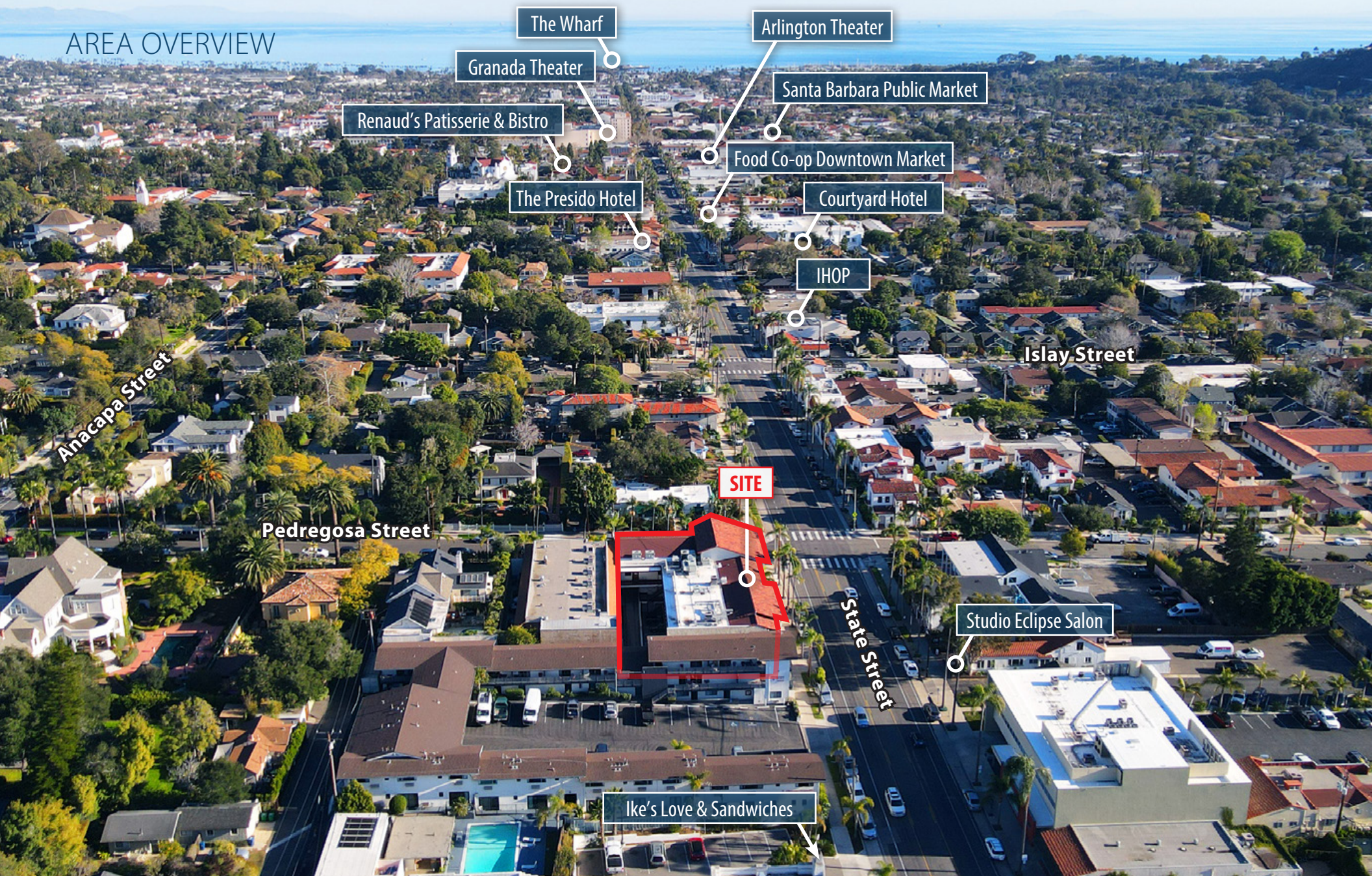
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AREA OVERVIEW



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STATE STREET

Santa Barbara's retail heart



At the heart of Santa Barbara lies State Street, dense with countless options for food and drink, shopping, and entertainment. Stretching the entire length of downtown and eventually turning into Stearns Wharf, State Street serves as the retail hub and most sought-after tourist attraction in the city. Up and down State Street, food & drink hotspots continue to thrive while new retailers join the scene, pulling in locals and tourists alike.



WALKSCORE

96

'Walker's Paradise'

Daily errands do not require a car



FOOT TRAFFIC
(pedestrians per day)

12,000



AUTO TRAFFIC
(at Carrillo St and State St)

11,854 CPD



BIKESCORE

99

'Biker's Paradise'

Daily errands can be done on a bike



AREA POPULATION
(3 mi radius)

89,878



MEDIAN HOUSEHOLD INCOME
(3 mi radius)

\$153,787

Source: esri. 2023 demographics centered on 900 block of State Street.

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