

FOR SALE

2020 & 2024 De La Vina St

16,918 sf of building on 0.65 acres of land near downtown Santa Barbara



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 **Hayes**
COMMERCIAL GROUP

PROPERTY SUMMARY

Two parcels offering a compelling value-add opportunity for developers, investors, or owner-users. Its two office buildings, ample parking and excess land make it suitable for a variety of uses including office, or residential or hotel conversion with additional development potential.

Price **\$5,595,000 (\$331 psf)**

	2020 De La Vina	2024 De La Vina	Total
Building Size	14,071 SF	2,847 SF	16,918 SF
Land Size	16,988 SF	11,326 SF	28,314 SF
Parking	26 spaces	17 spaces	43 spaces
APN	025-302-018	025-302-019	

Zoning

C-G

AUD Designation

Medium-High Density
(15-27 du/acre)

Inspection Reports

Contact listing agent

Lease-back

Seller to lease-back a portion of the property for up to one year. Contact listing agent for more information



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2020 De La Vina



Balcony



On-site parking and excess land



2024 De La Vina

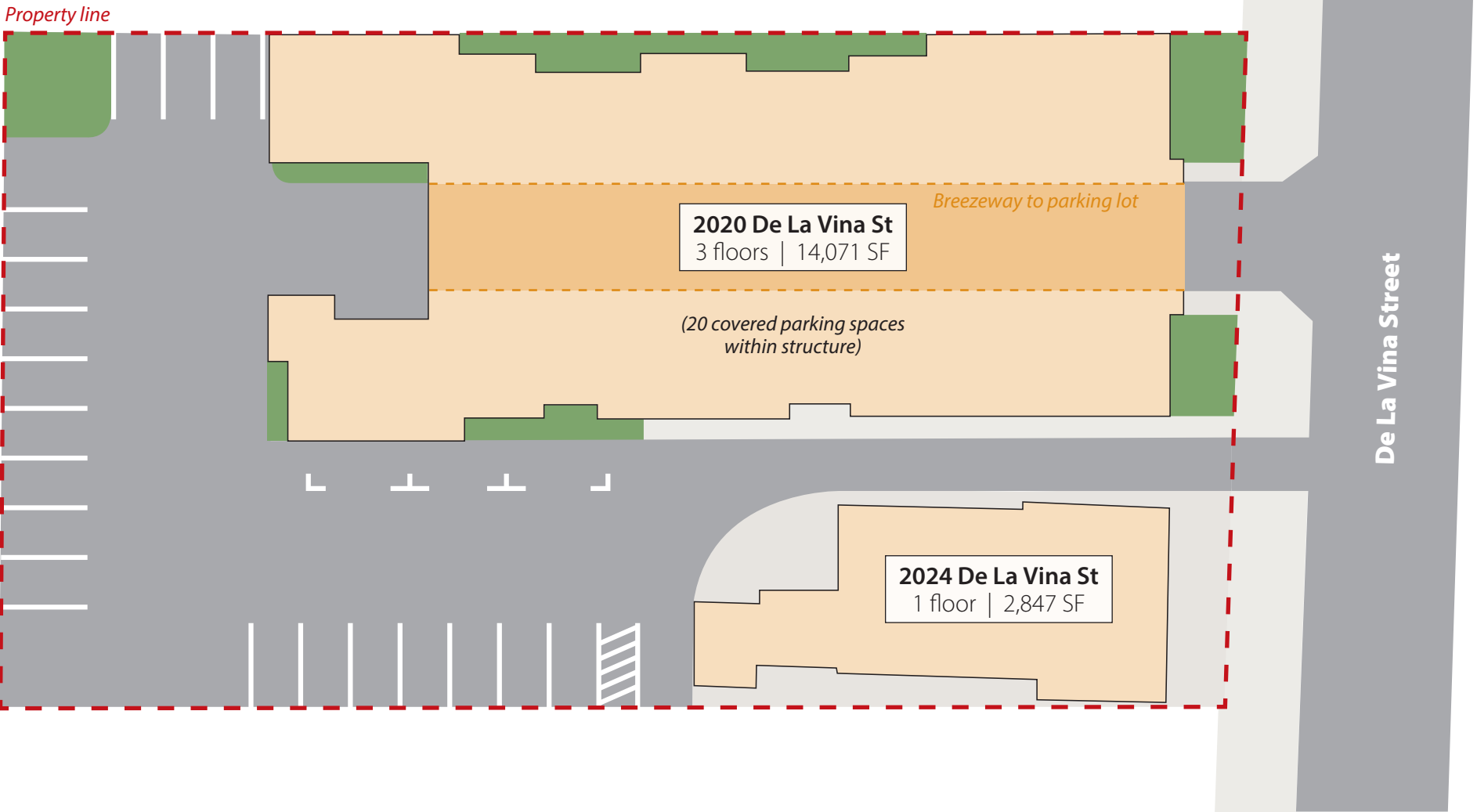
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SITE PLAN



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ZONING

Permitted Uses

The properties are zoned C-G. The C-G Zone is intended to provide a wide range of commercial uses, serving as the City's major retail, professional and service zone.



Click or scan for more information

AUD Overlay

The City's AUD (Average Unit-Size Density) Incentive Program was adopted in 2013 as a trial program to facilitate the construction of smaller housing units by allowing increased density that could not be achieved through existing development standards. The program includes additional development incentives such as reductions to parking, setbacks, and open yard to increase the city's workforce housing stock and address Santa Barbara's housing shortage. The properties are located in the "Medium-High Density" AUD overlay (15-27 dwelling units per acre).



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AREA OVERVIEW



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UPPER DE LA VINA


neighborhood



The Upper De La Vina Corridor is a highly trafficked and walkable sub-market comprised of popular restaurants, coffee shops, and services. With surrounding residential areas of San Roque, Samarkand, and Hope Ranch providing excellent demographics for restaurant or retail, a burgeoning center of new energy and businesses has emerged. Anchor grocer **Trader Joe's** is joined by popular local spots like **Los Agaves**, **Handlebar Coffee**, **Bree'osh Bakery**, **Validation Ale**, and **Yellow Belly**. New retailers like **Westward General** and **Alamar Barbershop** round out the dining and shopping amenities. The neighborhood is also close to US 101, Highway 154, two major medical facilities, and downtown Santa Barbara.


WALKSCORE
88

'Very Walkable'
Most errands can be easily accomplished on foot


MEDIAN HOUSEHOLD INCOME (3 mi radius)
\$110,454


AREA POPULATION (3 mi radius)
92,172

Source: esri. 2023 demographics centered on 2800 block of De La Vina Street.

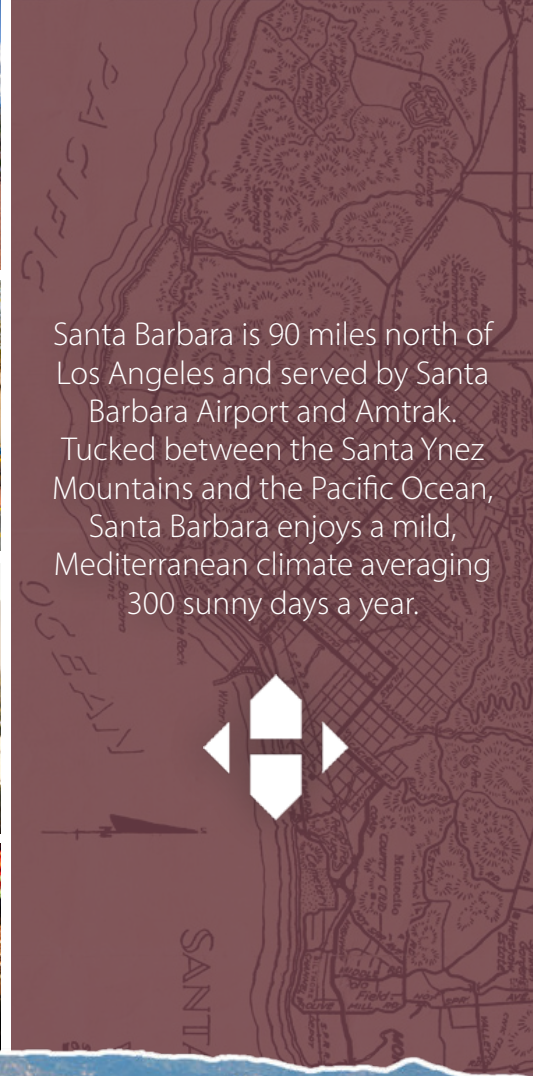
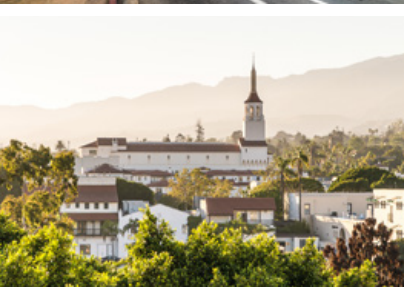
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Santa Barbara is 90 miles north of Los Angeles and served by Santa Barbara Airport and Amtrak. Tucked between the Santa Ynez Mountains and the Pacific Ocean, Santa Barbara enjoys a mild, Mediterranean climate averaging 300 sunny days a year.



89,023
current residents

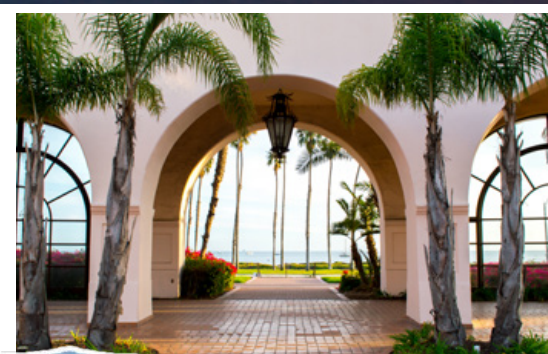
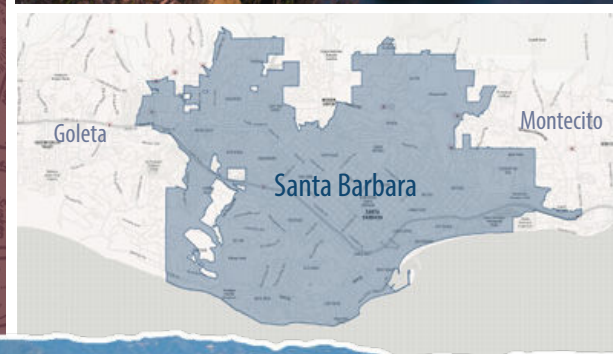


\$149,130
avg. household income



62%
college-educated

Source: esri. 2023 demographics



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