

2034 De La Vina St
SANTA BARBARA, CA

Downtown

Mission Street

Padre Street

De La Vina Street

For Lease | Versatile Midtown Office Building | **4,225 SF**

Experience. Integrity. Trust.
Since 1993

Dylan Ward
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PROPERTY SUMMARY

2034 De La Vina Street offers 4,225 SF of versatile office space on a prominent corner lot, featuring a private parking lot and a prime Midtown location. The property is conveniently close to Cottage Hospital, Mission Street, freeway access, and a wide range of nearby restaurants and services. Currently improved as professional office, the building is well-suited for a broad spectrum of commercial or medical uses. With excellent visibility and exceptional accessibility, this location provides an attractive setting for staff, clients, and visitors alike.

Size	4,225 SF (entire building)
Rate	\$2.45 NNN (.67)
Term	3 - 10 years
Availability	2/1/26
Parking	17 spaces in private lot
Kitchenette	Yes
HVAC	Yes, throughout
Restrooms	Three (one with shower)
To Show	Call listing agent



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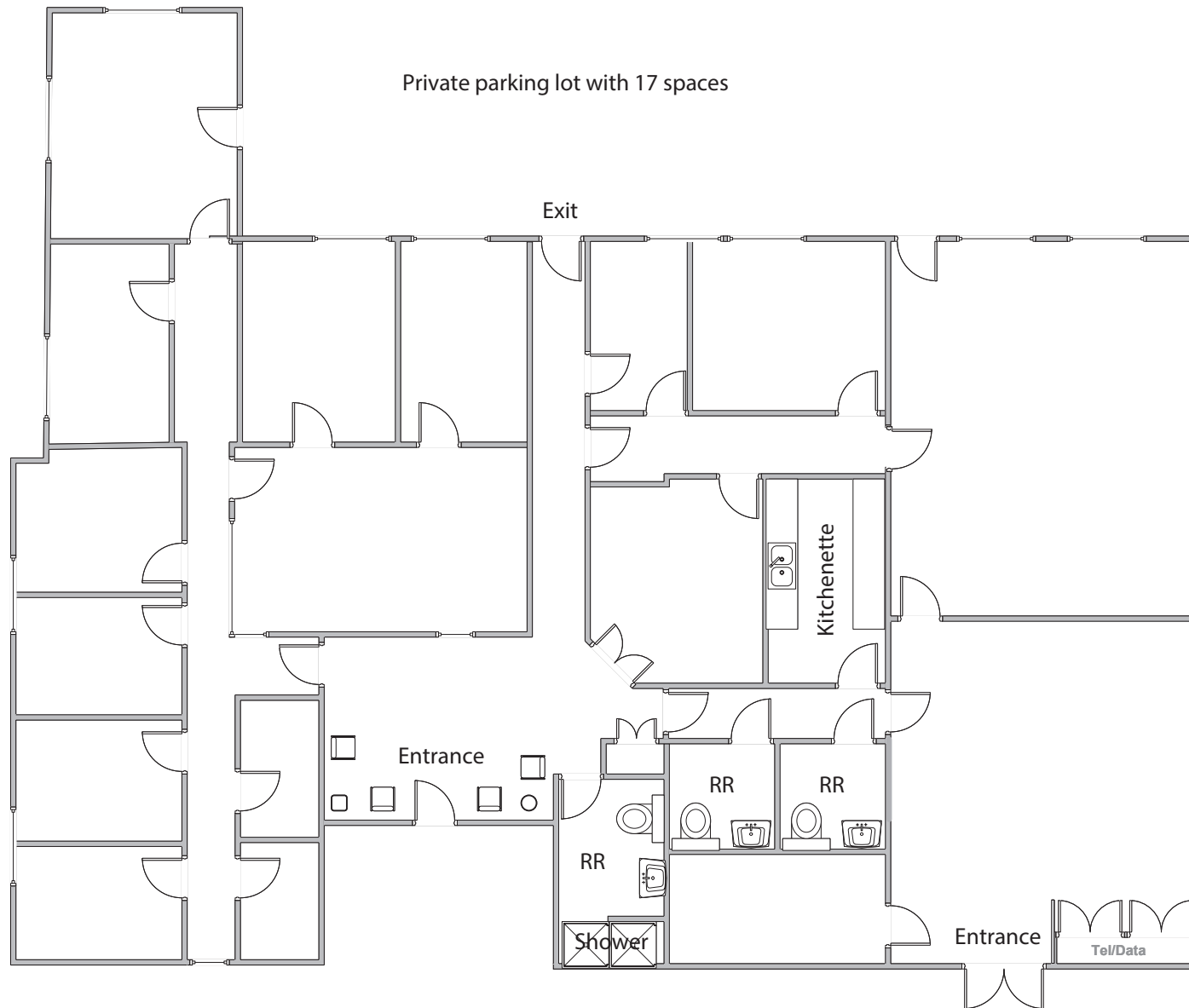
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 **Hayes**
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FLOOR PLAN

PADRE STREET

Private parking lot with 17 spaces



DE LA VINA STREET

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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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