

# 22 Anacapa St

SANTA BARBARA, CA

One block from the ocean



**For Sublease** | Funk Zone Office/Retail Space | **2,177 SF**

*Experience. Integrity. Trust.*  
Since 1993

**Dan Ferrick**  
805.898.4371  
[dferrick@hayescommercial.com](mailto:dferrick@hayescommercial.com)  
lic. 01936711



## PROPERTY SUMMARY

Rare, spacious modern tech office in the heart of Santa Barbara's Funk Zone. Steps away from breweries, restaurants, wineries, shopping, and the beach. Open workspaces, high ceilings, conference room, two restrooms, and a kitchenette.

**Suites** A & B

**Size** 2,177 SF

**Rate** \$4.19 NNN (1.20)

**Utilities** Tenant pays elec./gas

**Term** Until 7/20/2027

**Availability** Immediately

**Parking** Space is adjacent to public lot, where passes are as low as \$145/year

**HVAC** Yes

**Restrooms** Two

**To Show** Call listing agent



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Conference room



Dining/lounge area



Workspace



Entrance

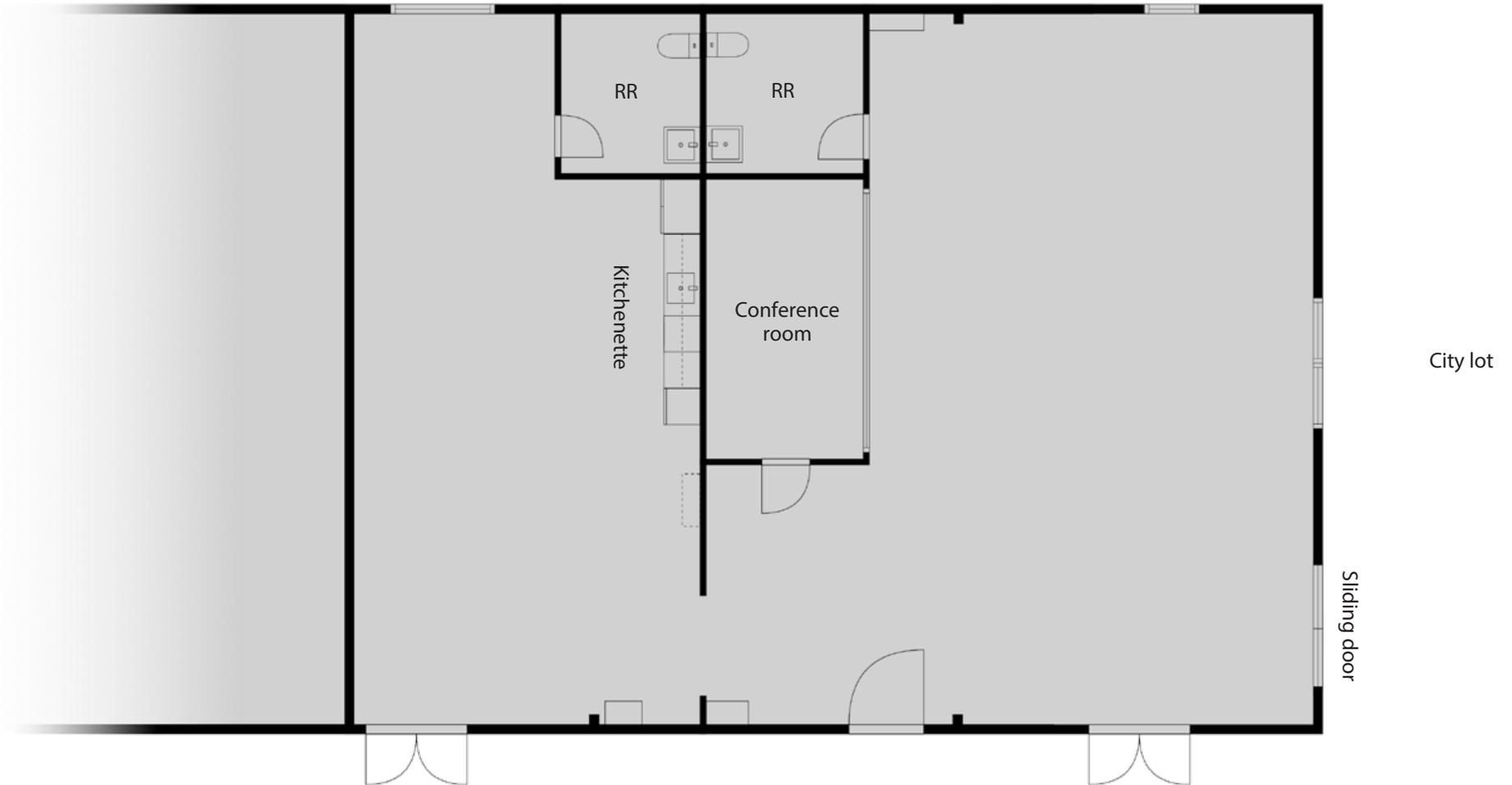
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# FLOOR PLAN



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# THE FUNK ZONE



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# THE FUNK ZONE

SB's Thriving Boho Hub



Much like Cannery Row in Monterey, the Funk Zone in Santa Barbara was once a booming fish processing center between the beach and the train tracks. As that industry moved out in the late '80s and early '90s, artists started moving in, finding affordable studio space and creating murals and street art in this forgotten industrial zone. The affordability and artsy grit of the neighborhood also attracted wine-tasting rooms and off-beat restaurants. Eventually, the unique character and lower property values brought a renaissance of developer investment, which has continued to this day. Once a hipster moniker, the "Funk Zone" has become a household term in the area, and a must-do attraction listed in travel guides all over the world.

**'Very Walkable'**

WALKSCORE  
**89**

Most errands can be easily accomplished on foot

MEDIAN HOUSEHOLD INCOME  
(3 mi radius)

**\$148,759**

AREA POPULATION  
(3 mi radius)

**79,234**

Source: esri. 2025 demographics



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