

22 Anacapa St

SANTA BARBARA, CA

One block from the ocean

Suite D
OFFICE

Suite A
COMMERCIAL

For Lease | Funk Zone Office and Retail Space | **738 or 1,350 SF**

Experience. Integrity. Trust.
Since 1993

Dan Ferrick
805.898.4371
dferrick@hayescommercial.com
lic. 01936711



HayesCommercial.com | Santa Barbara, CA

SUITE A | COMMERCIAL

Versatile commercial space in the heart of Santa Barbara's Funk Zone. Ideal for retail, wine tasting, restaurant, or brewery use. Features a large patio and open layout.

Size	1,350 SF
Rate	\$8.00 NNN (1.20)
Utilities	Tenant pays elec./gas
Term	3-5 years
Availability	Immediately
Parking	Property is adjacent to public lot, passes are as low as \$145/year
Restrooms	One, private
To Show	Call listing agent



SUITE D | OFFICE

Open layout office space with mezzanine and high ceilings. Easy access to nearby restaurants, wine bars, galleries, and shopping.

Size	738 SF
Rate	\$4.85 NNN (1.20)
Utilities	Tenant pays elec./gas
Term	3-5 years
Availability	Immediately
Parking	Property is adjacent to public lot, passes are as low as \$145/year
Restrooms	One, private
To Show	Call listing agent



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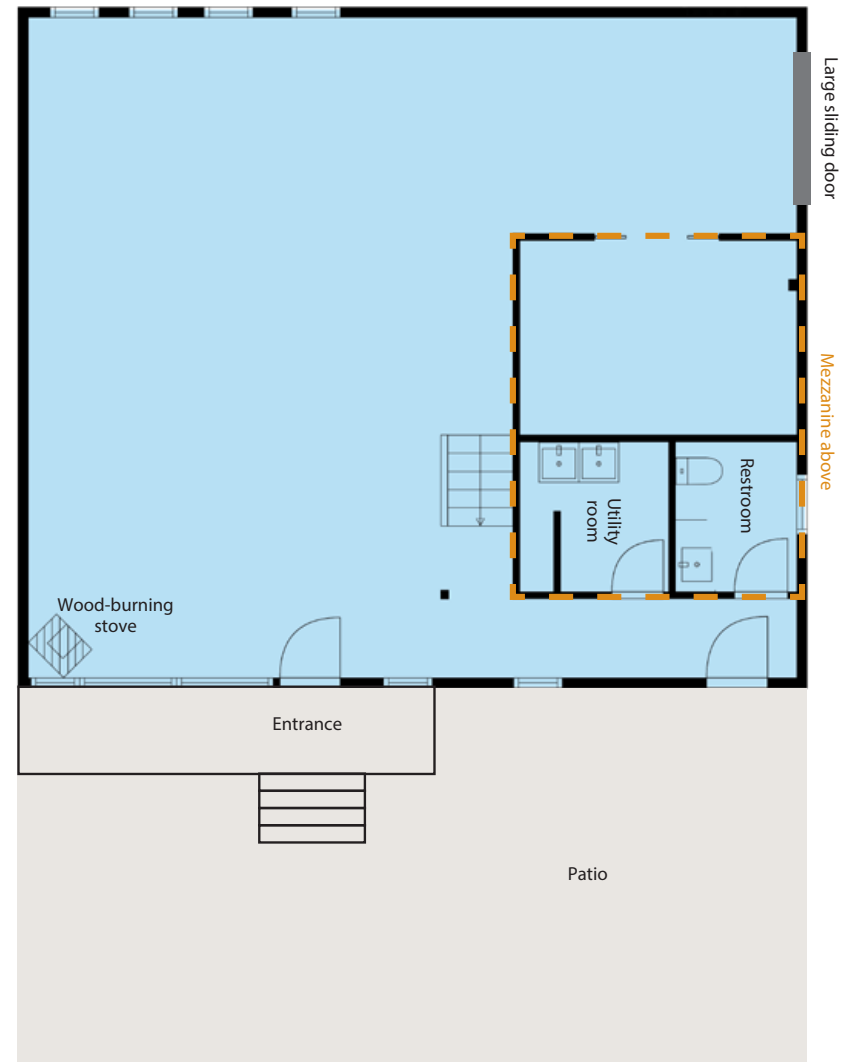




Suite A



FLOOR PLAN | SUITE A (COMMERCIAL)



ANACAPA STREET

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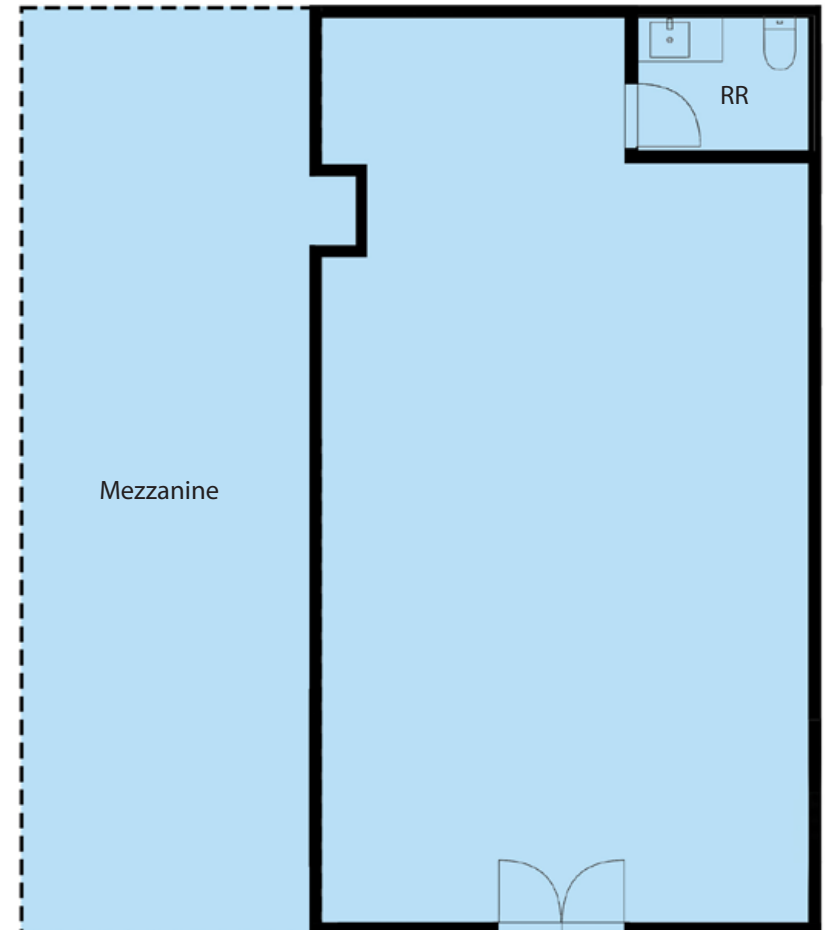
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Suite D



FLOOR PLAN | SUITE B (OFFICE)



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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.



WALKSCORE
89

'Very Walkable'

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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