

22 Anacapa St

SANTA BARBARA, CA

Large patio | One block from the ocean



For Lease | Funk Zone Restaurant/Retail Space with Large Patio | **1,350 SF**

Experience. Integrity. Trust.
Since 1993

Dan Ferrick
805.898.4371
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PROPERTY SUMMARY

Versatile commercial space in the heart of Santa Barbara's Funk Zone, just one block from the beach. Ideal for retail, wine tasting, restaurant, or brewery use. Features a **large private patio** and open layout, with easy access to nearby restaurants, wine bars, galleries, and shopping

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



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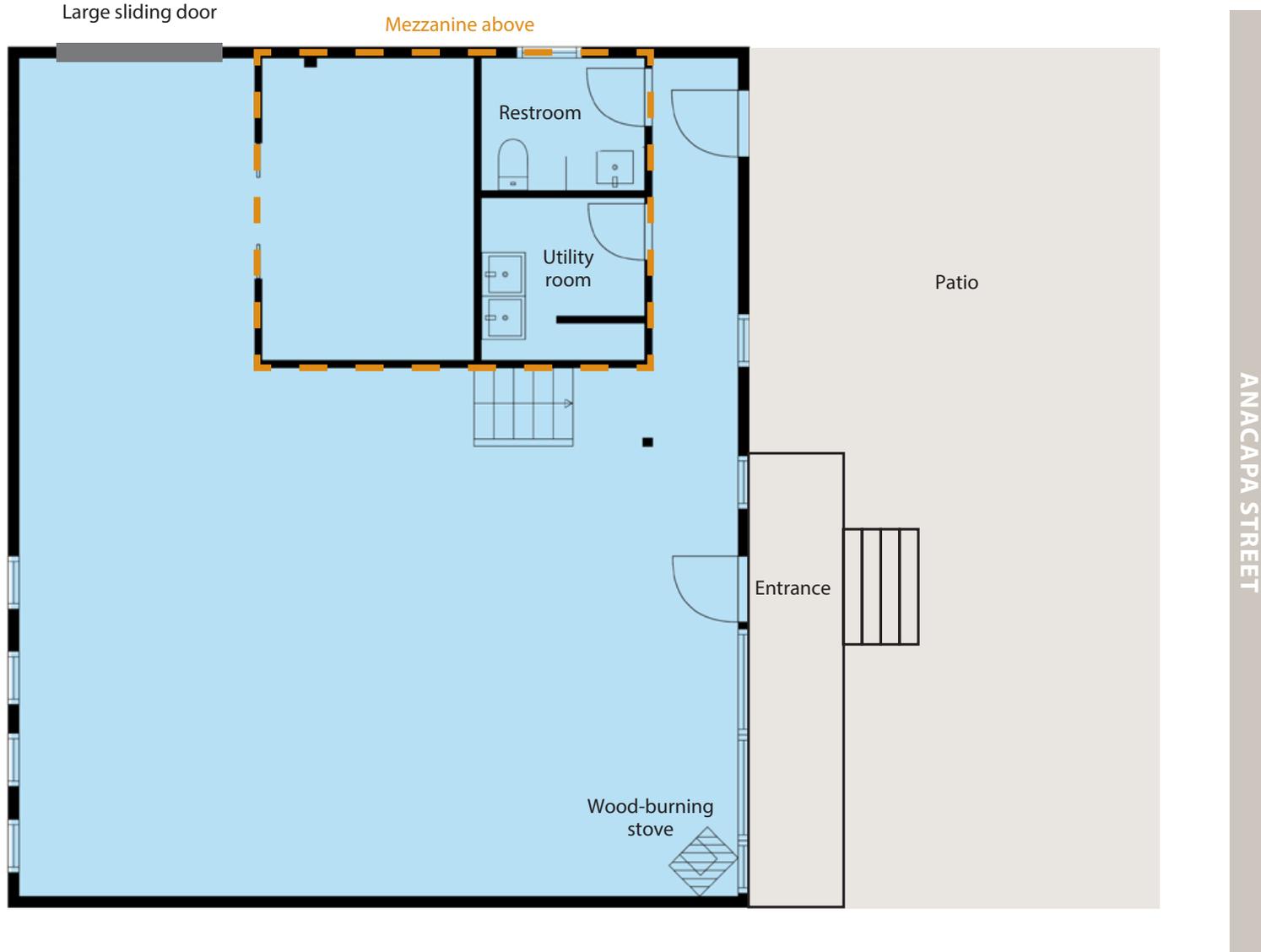


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 **Hayes**
COMMERCIAL GROUP

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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