

# 220 Anacapa St

SANTA BARBARA, CA

Capitalize on a highly trafficked area of the Funk Zone,  
surrounded by well-established shops, restaurants & hotels

All creative and compatible uses considered

OUTDOOR SPACE | ROLL-UP DOORS | READY FOR BUILDOUT

**For Lease** | Retail/Restaurant Space in the Funk Zone | **1,800 - 2,400 SF**

*Experience. Integrity. Trust.*  
*Since 1993*

**Liam Murphy, CCIM**  
**805.898.4385**  
[liam@hayescommercial.com](mailto:liam@hayescommercial.com)  
lic. 01439777

**Rob Adams, CCIM**  
**805.898.4386**  
[rob@hayescommercial.com](mailto:rob@hayescommercial.com)  
lic. 01344315





## PROPERTY SUMMARY

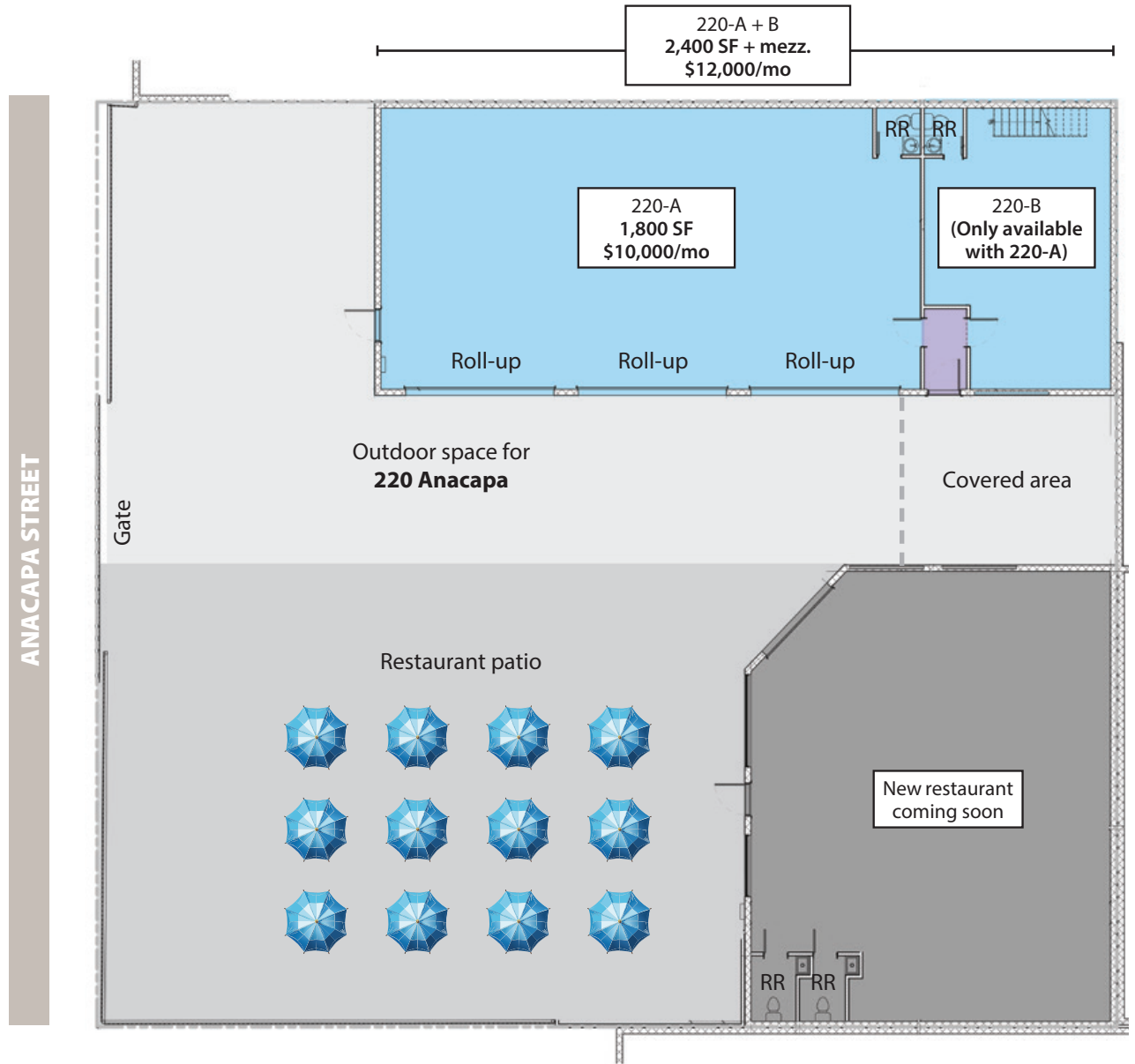
Thoughtfully renovated to blend industrial-modern finishes with the unique character of Santa Barbara's vibrant Funk Zone, 220 Anacapa showcases polished concrete floors, an open-truss ceiling, and brand-new glass-panel garage doors that connect seamlessly to expansive outdoor areas ideal for creative, collaborative, or customer-oriented uses.

A new restaurant concept is set to open onsite, creating an exciting opportunity for a synergistic business to join a dynamic and growing tenant mix. The property is well-positioned to capture strong foot traffic in one of Santa Barbara's most popular districts.

	<b>220-A</b>	<b>220-A+B<sup>1</sup></b>
<b>Size</b>	1,800 SF	2,400 SF + 150 SF mezz.
<b>Rate<sup>2</sup></b>	\$10,000/mo	\$12,000/mo
<b>Roll-ups</b>	Three	Three
<b>Restrooms</b>	One (shared)	One (private)
<b>TI Allowance</b>	Negotiable	Negotiable

(1) Suite 220-B is available only in combination with Suite 220-A.

(2) Leases will be NNN; rates listed in this flyer are Modified Gross equivalents.



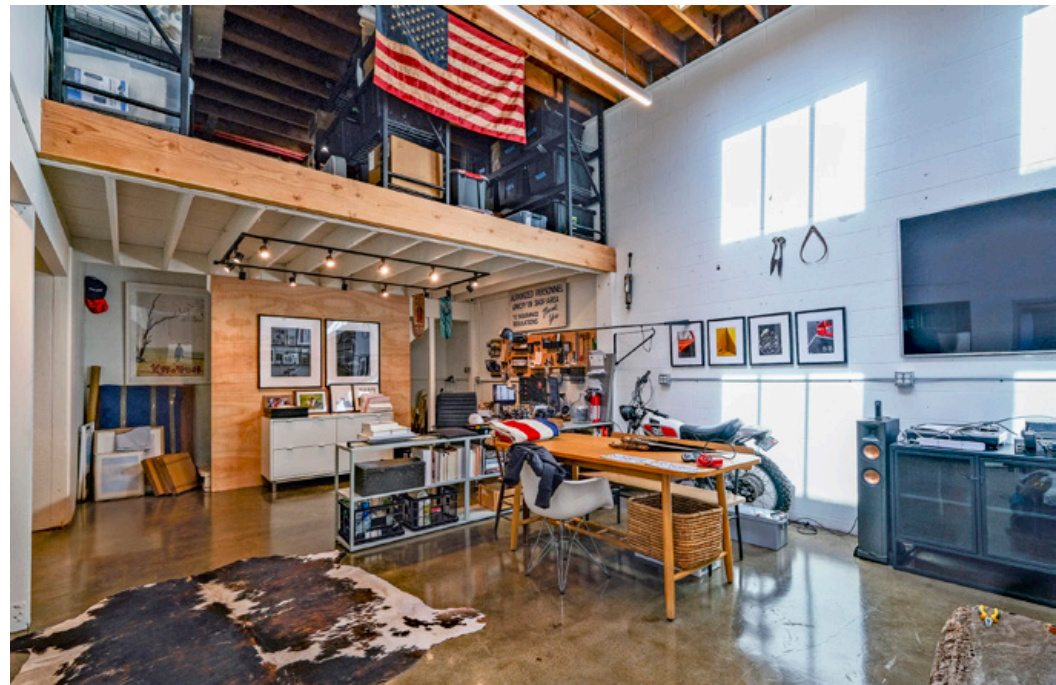
*Experience. Integrity. Trust.*  
Since 1993

**Liam Murphy, CCIM**  
805.898.4385  
liam@hayescommercial.com  
lic. 01439777

**Rob Adams, CCIM**  
805.898.4386  
rob@hayescommercial.com  
lic. 01344315







*Experience. Integrity. Trust.*  
*Since 1993*

**Liam Murphy, CCIM**  
**805.898.4385**  
[liam@hayescommercial.com](mailto:liam@hayescommercial.com)  
lic. 01439777

**Rob Adams, CCIM**  
**805.898.4386**  
[rob@hayescommercial.com](mailto:rob@hayescommercial.com)  
lic. 01344315

 **Hayes**  
COMMERCIAL GROUP





## THE FUNK ZONE

Much like Cannery Row in Monterey, the Funk Zone in Santa Barbara was once a booming fish processing center with big bustling warehouses between the beach and the train tracks. As large-scale fish processing moved out in the late '80s and early '90s, artists starting 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 new wine-tasting rooms and off-beat restaurants. Eventually, the combination of unique character, waterfront location, and depressed property values brought a renaissance of developer investment starting about 20 years ago, which has continued to date. Once an insider 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.

*Experience. Integrity. Trust.*  
*Since 1993*

**Liam Murphy, CCIM**  
**805.898.4385**  
[liam@hayescommercial.com](mailto:liam@hayescommercial.com)  
lic. 01439777

**Rob Adams, CCIM**  
**805.898.4386**  
[rob@hayescommercial.com](mailto:rob@hayescommercial.com)  
lic. 01344315

 **Hayes**  
COMMERCIAL GROUP



**THE FUNK ZONE**

This aerial map of San Diego's 'The Funk Zone' features a yellow outline defining the area. A yellow line labeled 'State Street' runs diagonally across the map. A 'US 101' highway shield is visible in the bottom right corner. Numerous businesses are labeled with white boxes and lines pointing to their locations:

- Brass Bear
- Municipal Winemakers
- SeaVees
- Hotel Californian
- West Beach
- MOXI Museum
- Impact Hub
- Test Pilot
- Rare Steakhouse
- Mony's Mexican
- Pali Wine Co
- Fig Mountain
- Lucky Penny
- Validation Ale
- Fess Parker Wines
- Dart Coffee
- Shalhoob's
- Rad Power Bikes
- Mollusk Surf Shop
- Rincon Brewery
- Topa Topa
- Lama Dog

A white box labeled 'SITE' is located near the center of the map, between 'Validation Ale' and 'Fig Mountain'.