

230 W Pueblo St

SANTA BARBARA, CA

For Sale | Medical/Office Property Near Cottage Hospital | **3,854 SF**

Sansum Clinic
Multi-Specialty

Cottage Hospital

SITE

Pueblo Street

Bath Street

Dylan Ward
805.898.4392
dylan@hayescommercial.com
lic. 01472452

Greg Bartholomew
805.898.4395
greg@hayescommercial.com
lic. 01131126

 **Hayes**
COMMERCIAL GROUP

PROPERTY SUMMARY

Located less than a block from Cottage Hospital, this rarely available and recently re-finished professional medical building is available for purchase. The first floor is leased to Aesthetics Montecito through 7/31/34, while the second floor is vacant, providing an opportunity for an owner-user to run their business while collecting rent. Easy ingress/egress and generous parking.



Price	\$3,430,000
Building Size	3,854 SF
Land Size	6,534
APN	025-112-016
Zoning	M-O
Occupancy	1st floor leased to Aesthetics Montecito through 7/31/34. 2nd floor is vacant.
Parking	13 spaces (3.4/1000 SF) 3 in carport & 10 surface spaces
HVAC	Yes, throughout
Restrooms	4
To Show	Call listing agent

Experience. Integrity. Trust.
Since 1993

Dylan Ward
805.898.4392
dylan@hayescommercial.com
lic. 01472452

Greg Bartholomew
805.898.4395
greg@hayescommercial.com
lic. 01131126





Exam room



Waiting room

Second Floor



Reception



Nurse's station

Experience. Integrity. Trust.
Since 1993

Dylan Ward
805.898.4392
dylan@hayescommercial.com
lic. 01472452

Greg Bartholomew
805.898.4395
greg@hayescommercial.com
lic. 01131126

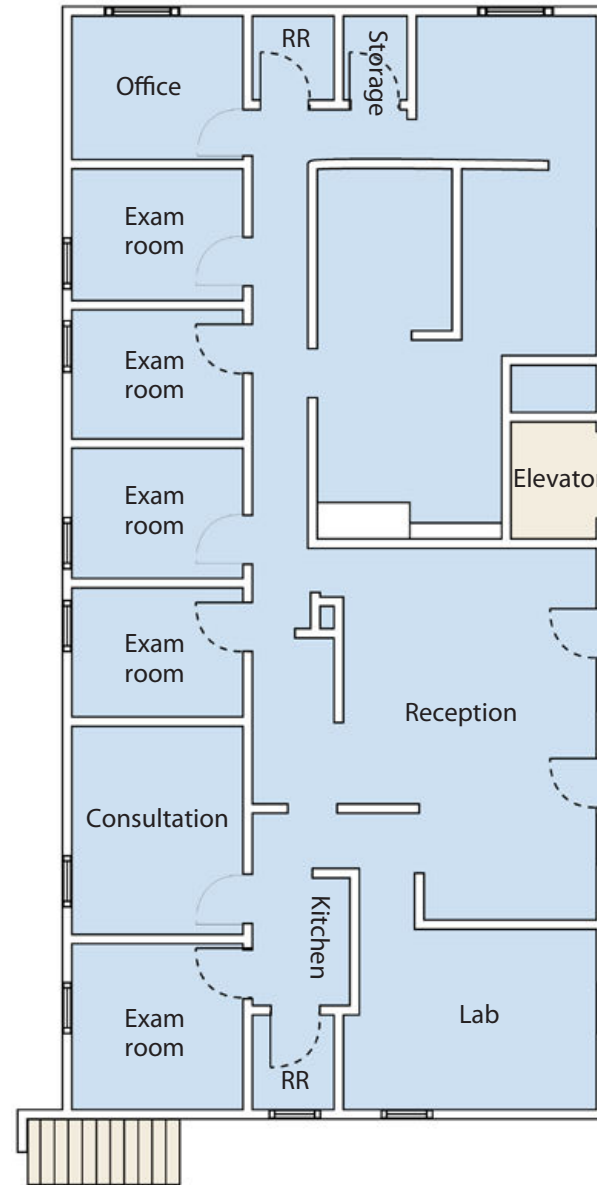


FLOOR PLAN

First Floor
Occupied - 1,474 SF
Aesthetics Montecito



Second Floor
Vacant - 2,380 SF



PUEBLO STREET

Experience. Integrity. Trust.
 Since 1993

Dylan Ward
 805.898.4392
dylan@hayescommercial.com
 lic. 01472452

Greg Bartholomew
 805.898.4395
greg@hayescommercial.com
 lic. 01131126

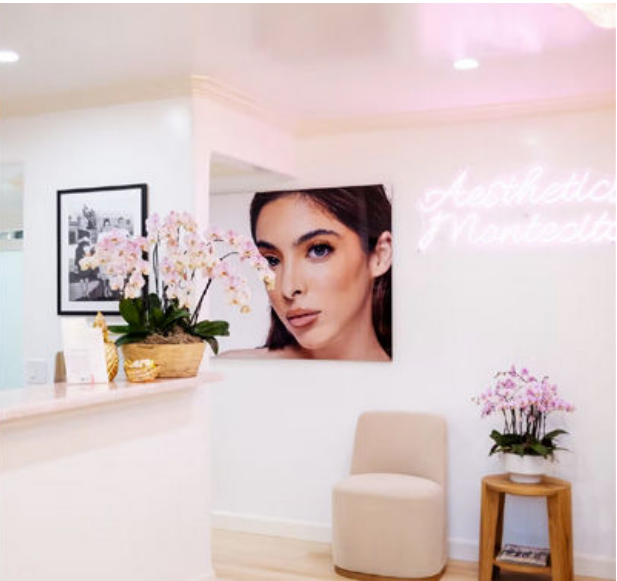


TENANT PROFILE



From their website:

"Aesthetics Montecito is a premier beauty destination located in the heart of Santa Barbara, California. Established in 2010, the practice has been providing exceptional aesthetic services to our clients for over two decades. The office is known for its state-of-the-art facility and a team of highly trained professionals who are dedicated to providing personalized services to enhance the natural beauty of their clients."



Website
www.aestheticmontecito.com

Size	Founded	Expiration
1,474 SF	2010	7/31/34

Call listing agent for lease rate details

Experience. Integrity. Trust.
Since 1993

Dylan Ward
805.898.4392
dylan@hayescommercial.com
lic. 01472452

Greg Bartholomew
805.898.4395
greg@hayescommercial.com
lic. 01131126



AREA OVERVIEW



Ridley-Tree
Cancer Center

Oak Park

Sansum Clinic

Cottage Hospital

SITE

Cottage Rehabilitation
Hospital

Bath Street

Pueblo Street

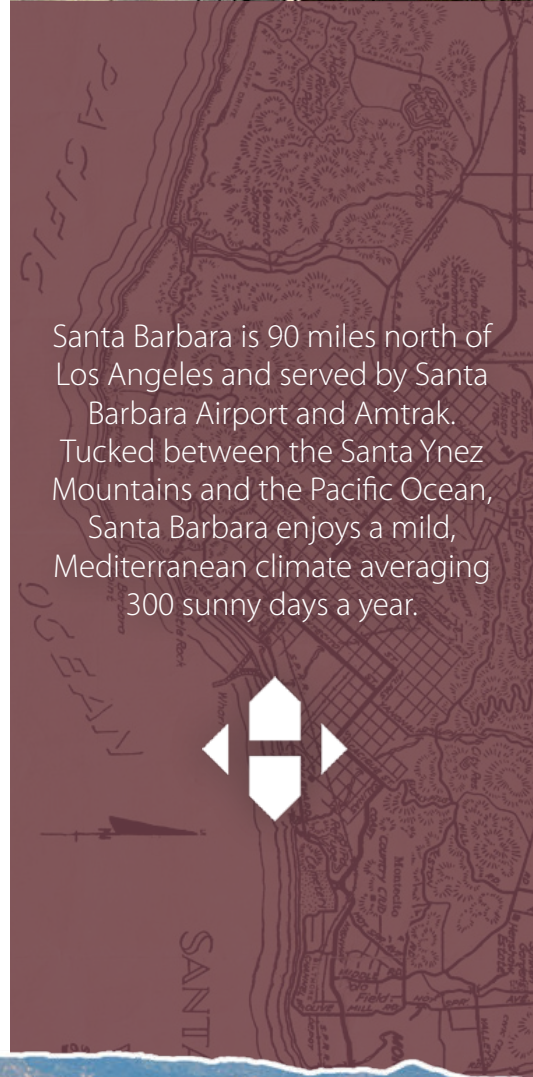
De La Vina Street

Experience. Integrity. Trust.
Since 1993

Dylan Ward
805.898.4392
dylan@hayescommercial.com
lic. 01472452

Greg Bartholomew
805.898.4395
greg@hayescommercial.com
lic. 01131126





Santa Barbara is 90 miles north of Los Angeles and served by Santa Barbara Airport and Amtrak. Tucked between the Santa Ynez Mountains and the Pacific Ocean, Santa Barbara enjoys a mild, Mediterranean climate averaging 300 sunny days a year.



SANTA BARBARA

Source: esri, 2023 demographics



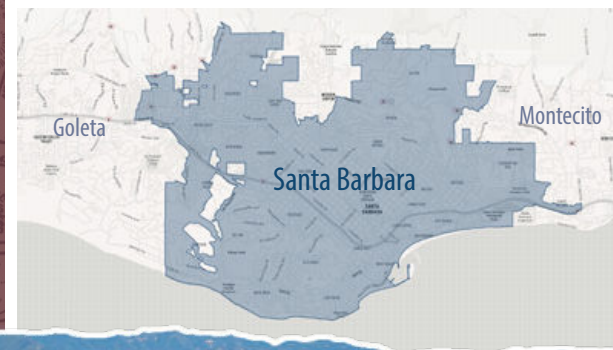
89,023
current residents



\$149,130
avg. household income



62%
college-educated



Experience. Integrity. Trust.
Since 1993

Dylan Ward
805.898.4392
dylan@hayescommercial.com
lic. 01472452

Greg Bartholomew
805.898.4395
greg@hayescommercial.com
lic. 01131126

