

FOR SALE

27-29 E Arrellaga St, Santa Barbara

Premier Downtown/
Upper Eastside Fourplex

*4 x 1BD/1BA,
2,950 SF of living space*

Offered at
\$2,400,000

 **Hayes**
COMMERCIAL GROUP

Christos Celmayer
805.898.4388
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Charming fourplex just half a block from State Street and moments from Santa Barbara's Arts & Theatre district, Alice Keck Gardens, Alameda Park, and the bounty of shops and other services downtown has to offer. This two-story rental property features four 1BD/1BA units, each with their own deck. Additional features include two one-car garages, separate laundry room, and mature landscaping with multiple fruit trees. Three units are generously sized at 760 SF, while the fourth unit totals approximately 670 SF. Originally built as a mixed-use property in 1947 — which included a small dental office, three residential units and three garages — the property was converted to 100% residential in 1995. Truly a unique investment property given its superb location and large units.

**Do not disturb tenants or enter property;
Call listing agent for showings.**

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INVESTMENT DETAILS

Price: \$2,400,000
Unit Mix: 4 X 1BD/1BA
Building Size¹: 2,950 SF
Lot Size: 6,000 SF
Parking: 2 one-car garages, plus tandem driveway parking
Laundry: Common laundry in detached garage
Zoning: O-R (Office Restricted)
APN: 027-182-013
Age: 1947, converted to 100% residential in 1995
Reports: Preliminary Title Report, General Building Inspection, Pest Report, Roof Report, Sewer Lateral, Leases, & Financials
To Show: CLA



RENT SCHEDULE

UNIT	UNIT #	SF ¹	CURRENT RENTS ²	MARKET RENTS ²
1BD/1BA	27	760	\$2,315	\$3,000
1BD/1BA	27 A	760	\$2,280	\$2,750
1BD/1BA	27 B	760	\$2,190	\$3,000
1BD/1BA	29	670	\$1,760	\$3,000
TOTALS		2,950	\$8,545	\$11,750



(1) Unit sizes are based off of measurements from City Plans and approximate. Buyer to verify actual square footages.

(2) Current rents are Rents that will be effective as of 10/1/2025.

(3) Market rents are estimated based off of market data for 1BD rentals.

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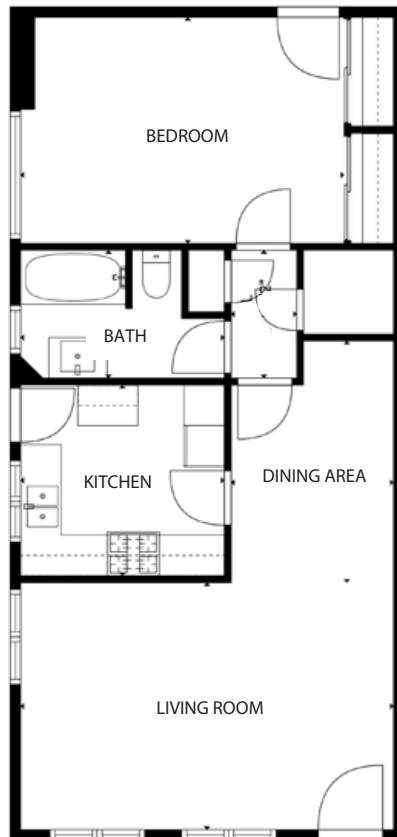
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FLOOR PLANS

UNIT 27 | FIRST FLOOR | 760 SF



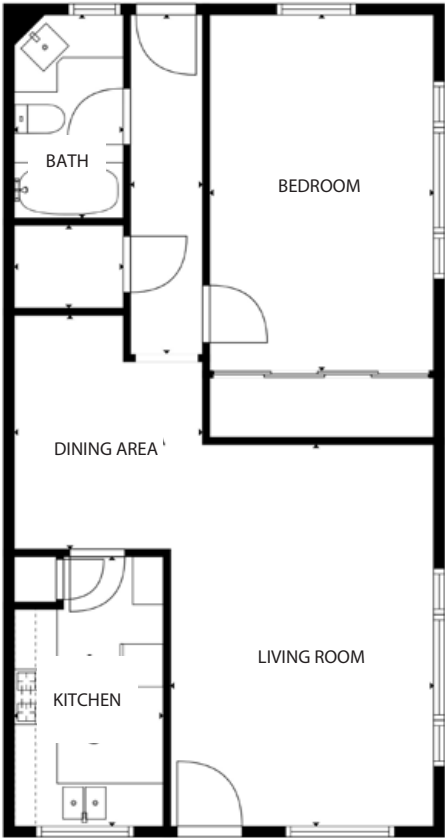
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FLOOR PLANS

UNIT 27-A | FIRST FLOOR | 760 SF



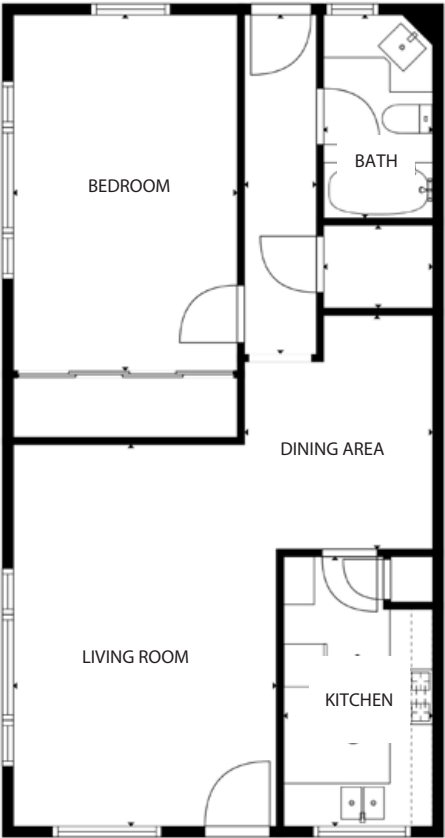
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FLOOR PLANS

UNIT 27-B | FIRST FLOOR | 760 SF



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FLOOR PLANS

UNIT 29 | FIRST FLOOR | 670 SF



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SUBJECT PROPERTY IS THREE BLOCKS FROM ARLINGTON THEATRE

STATE STREET

ARTS & THEATER DISTRICT

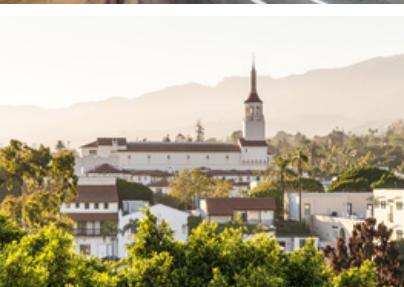
Santa Barbara, CA



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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.



89,023
current residents

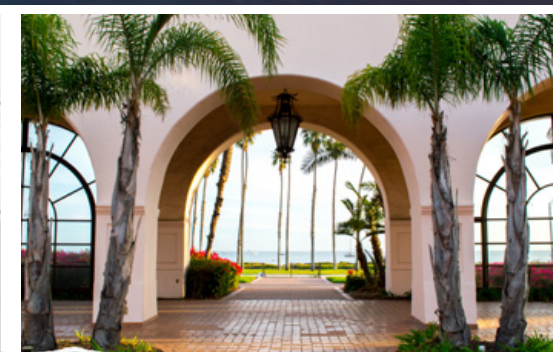


\$149,130
avg. household income



62%
college-educated

Source: esri. 2023 demographics



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