

32 N Calle
Cesar Chavez
SANTA BARBARA, CA

25' CLEAR HEIGHT
4 ROLL-UP DOORS



For Sale | Industrial Investment or Owner-User Opportunity | **5,413 SF**

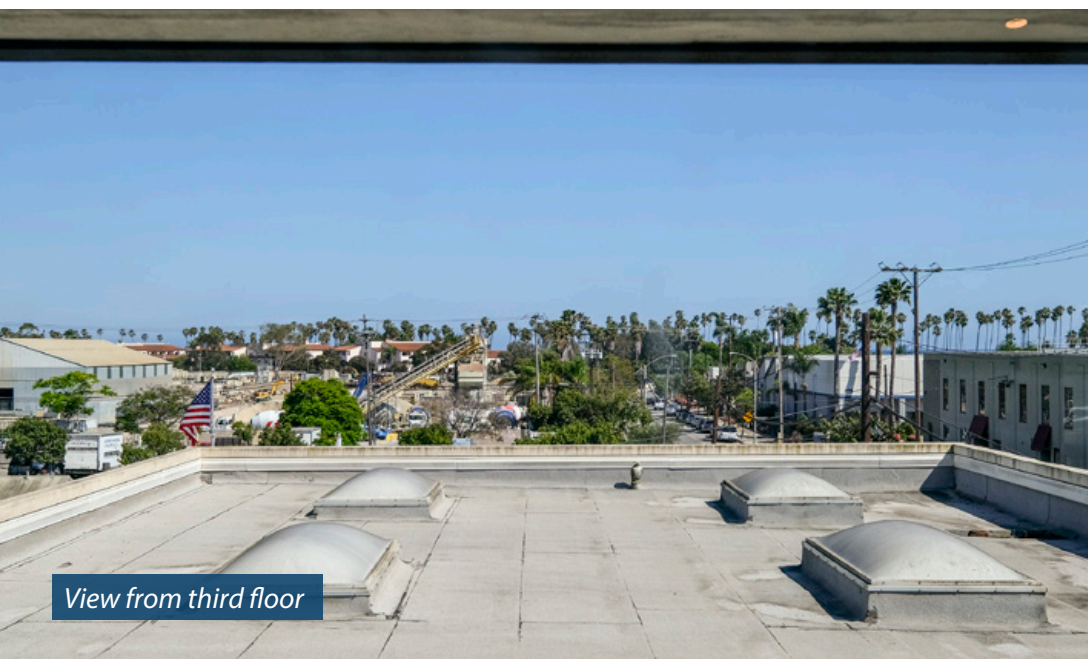
Experience. Integrity. Trust.
Since 1993

Nolan Tooley
805.898.4383
nolan@hayescommercial.com
lic. 02127359





Outdoor patio space



View from third floor

PROPERTY SUMMARY

Rare opportunity to purchase a vacant industrial property in Santa Barbara's Eastside corridor. Built in 2007, the property combines functional manufacturing space with upper-level office areas, creating flexibility for an owner-user or investor. The fully fenced and gated site offers parking, three-phase power, generous clear heights, and multiple grade-level roll-up doors. The property is well positioned for a range of industrial, production, creative, or service-oriented uses.

Sale Price	\$3,350,000 <i>(contingent on Pat Scott Masonry business sale)</i>
Building Size	3,861 SF Manufacturing 785 SF Office (2nd floor) 785 SF Office (3rd floor) <hr/> 5,431 SF Total
Parcel Size	11,363 (.26 acre)
APN	017-030-016
Zoning	M-1 / S-D-3 — Light Manufacturing, Coastal Overlay Zone (City of Santa Barbara)
Loading	4 grade-level loading doors
Ceilings	13–25' (manufacturing area)
Parking	7 surface spaces (1.3 / 1,000 SF NRA); fully fenced & gated site
Restrooms	Two
Kitchenette	Yes, on 2nd floor
HVAC	Yes, in office area. Ceiling fans in manufacturing area
Power	Three-phase
Year Built	2007
Roof	Flat deck / waterproof membrane (manufacturing); pitched barrel tile (upper office)
To Show	Call listing agent

Experience. Integrity. Trust.
Since 1993

Nolan Tooley
805.898.4383
nolan@hayescommercial.com
lic. 02127359



HayesCommercial.com | Santa Barbara, CA



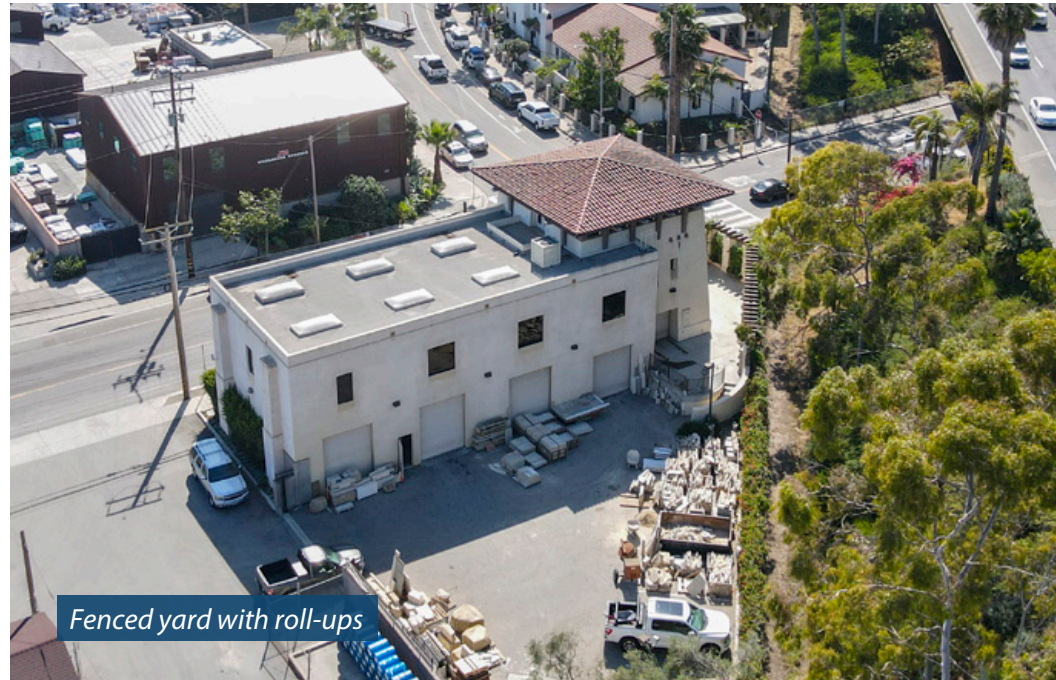
Manufacturing area



Third floor office



Second floor kitchenette



Fenced yard with roll-ups

Experience. Integrity. Trust.
Since 1993

Nolan Tooley
805.898.4383
nolan@hayescommercial.com
lic. 02127359



SITE PLAN



CALLE CESAR CHAVEZ

Experience. Integrity. Trust.
Since 1993

Nolan Tooley
805.898.4383
nolan@hayescommercial.com
lic. 02127359





Downtown
Santa Barbara

SITE

Funk Zone

Chase Palm
Park

SB Hilton

SB City
College

SB Harbor

Experience. Integrity. Trust.
Since 1993

Nolan Tooley
805.898.4383
nolan@hayescommercial.com
lic. 02127359





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

Nolan Tooley
805.898.4383
nolan@hayescommercial.com
lic. 02127359



HayesCommercial.com | Santa Barbara, CA