

1 mile to the beach

VIDEO TOUR



vimeo.com/902323762

331 N Milpas St
SANTA BARBARA, CA

Across the street from
CVS and Starbucks



For Lease | Newly Renovated 2nd Floor Office/Retail Suites | **513 - 2,399 SF**

Experience. Integrity. Trust.
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PROPERTY SUMMARY

Newly renovated office/retail space on the second floor of a freestanding building in the heart of the Milpas Corridor, across from CVS and Starbucks, and a block from Trader Joe's. Great for traditional office use and second-floor retail tenants such as pilates, yoga and dance. The suites feature an abundance of natural light with Riviera views, and now include all new finishes & fixtures, as well as on-site parking and a common kitchenette/lounge area for second-floor tenants.

Spaces:	<u>Suite</u>	<u>Size</u>
2A		1,269 SF
2B		513 SF
2D		617 SF
All suites		2,399 SF

Rental Rate: \$1.75 NNN (.60)

Available: 1/1/26

Term: 2 - 5 years

Parking: Approx. 2/1,000 SF

Kitchenette: Common for 2nd floor tenants

Zoning: GC

HVAC: Yes

Restrooms: Two shared on 2nd floor

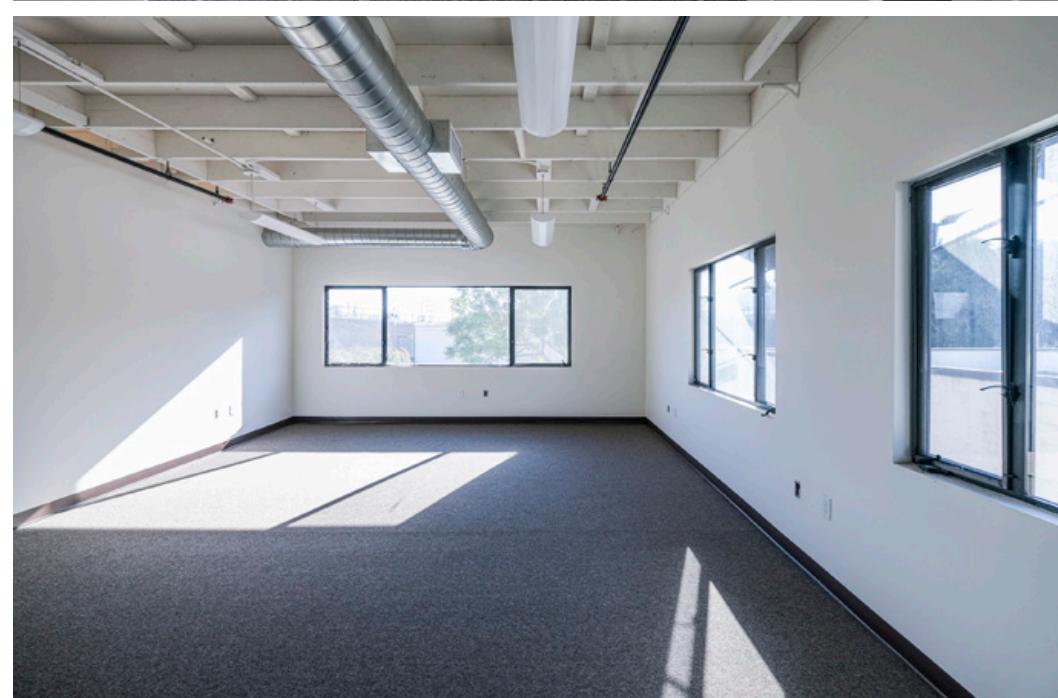
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To Show: CLA

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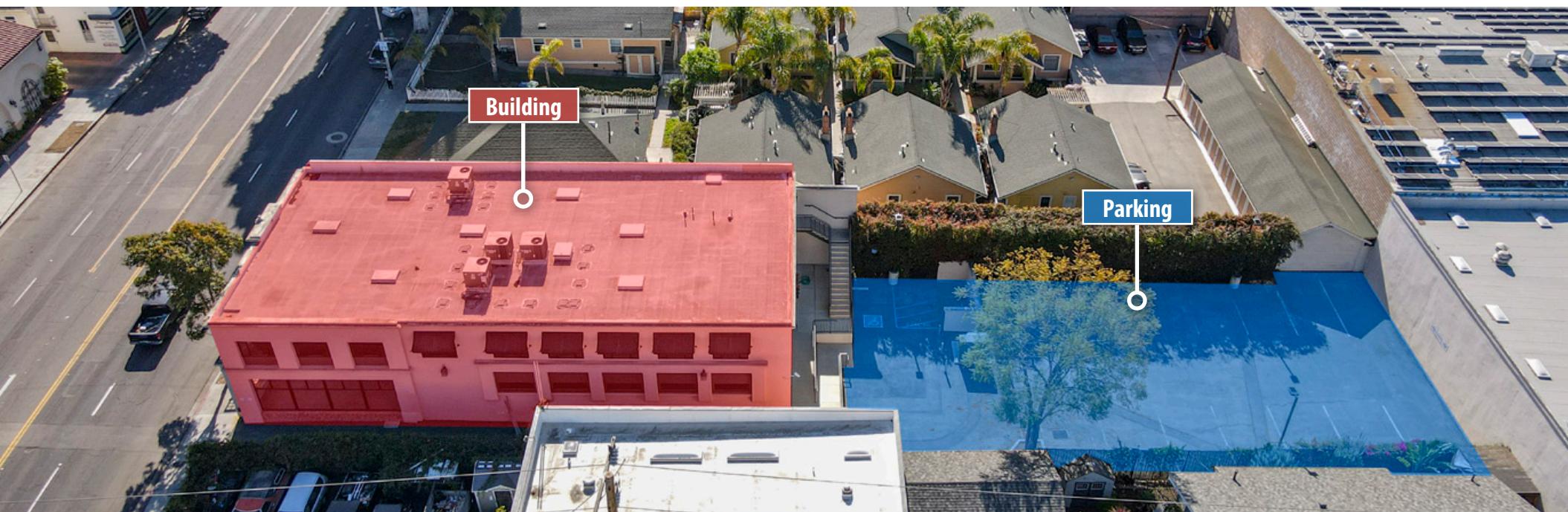
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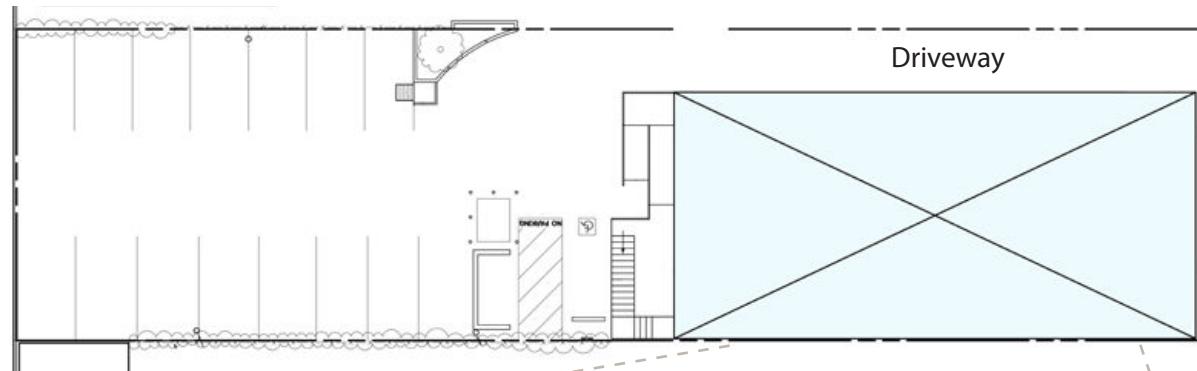


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SITE PLAN



FLOOR PLAN



MILPAS STREET

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THE MILPAS CORRIDOR

Santa Barbara, CA



About a mile from Santa Barbara's upscale State Street shopping strip, Milpas Street is the heart of the dynamic neighborhood at the foot of the Riviera.

The street runs from the hills embracing the Santa Barbara Bowl amphitheater to a wide, white beach bordered by swaying palms.

The area has a mix of uses including retail, service retail, commercial office, industrial, single family residences and multi-family residential.

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