

FOR SALE

3735 San Remo Dr, Santa Barbara

**First time on the
market in 48 years**

**San Roque Duplex
with mountain views**

**Two 952 SF
2BD/1.5BA
Townhomes**

Offered at
\$1,715,000

 **Hayes**
COMMERCIAL GROUP

Christos Celmayster
805.898.4388
christos@hayescommercial.com
lic. 01342996

Well-maintained and lovingly cared for San Roque duplex which has been owned by the same family for over 48 years. This turnkey property consists of two 952 square foot 2BD/1.5BA townhomes making it an ideal opportunity for an owner-occupant, a dual family purchase, or for an investor looking for quality units. Each unit offers panoramic mountain views, newer appliances, private rear patios, individual personal laundry areas, and off-street covered parking. Ownership has been proactive on maintenance/updates and has improved each unit with newer wood-like laminate flooring, newer Milgard dual-pane windows (2018), repairs to the roof (2025), and a new slurry coat to the driveway (to be completed before the COE). Both units are currently rented for \$3,500 per month (approximately 15% below market) with tenants paying for their own utilities¹. This is one of the best values available in Santa Barbara to obtain over 1900 SF of living space in the sought after San Roque neighborhood and Hope/La Colina School district which is just moments from uptown Santa Barbara's shopping, financial services and restaurants.

(1) Landlord pays water, sewer, and trash, then bills tenants for 85% of the monthly cost, split per person per unit.

3735 San Remo Dr

3737-3739 San Remo Dr
(next door) is also for sale — CLA



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PROPERTY DETAILS

Price	\$1,715,000
Unit Mix	2 x 2BD/1.5BA townhomes
Unit Size (approx.)	952 SF each
Lot Size (approx.)	5,227 SF
Parking	Two-car carport and one uncovered off-street
Laundry	Individual; in laundry closet
Zoning	R-2
APN	053-211-003
Year Built	1970 (approx.)
Monthly Gross Rent¹	\$3,500/mo each unit (current) \$4,000/mo each unit (market)
Annual Gross Rents	\$84,000 (current) \$96,000 (market)
Reports	Preliminary Title Report, General Building Inspection, Pest Inspection, Sewer Lateral
To Show	CLA

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(2) Market Rent is estimated. Buyer to verify.

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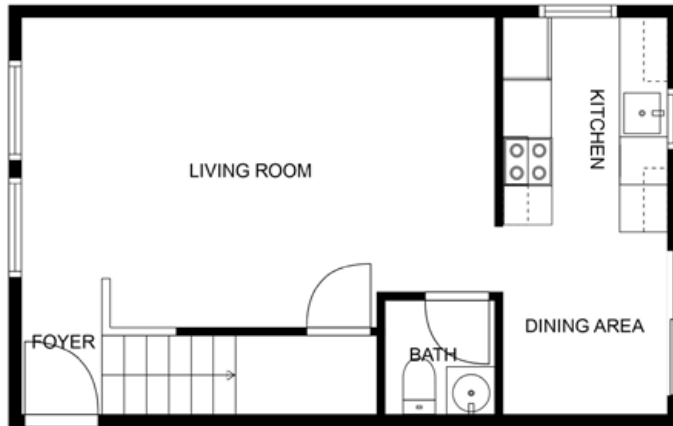
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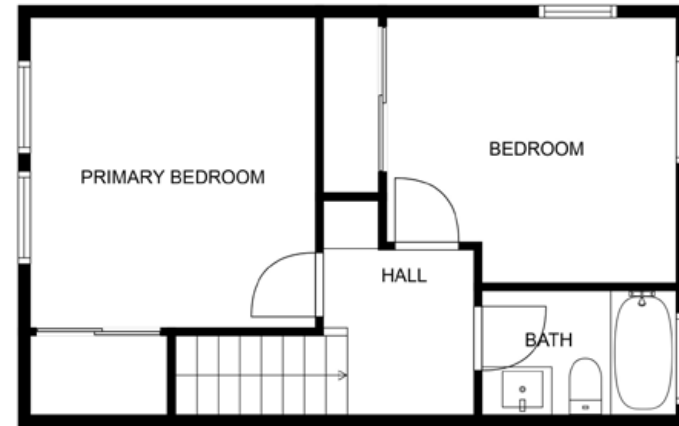


FLOOR PLANS

Unit A | 952 SF

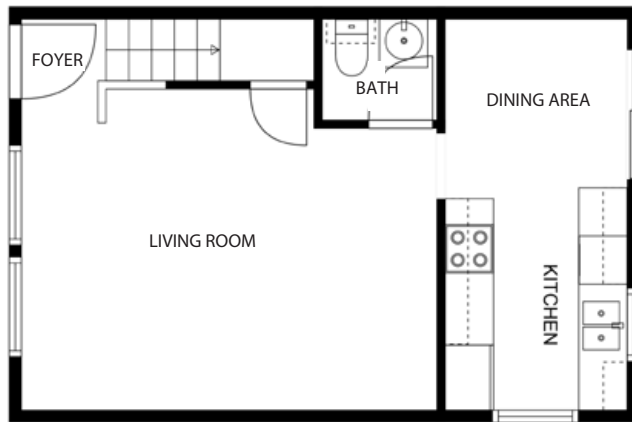


1st floor

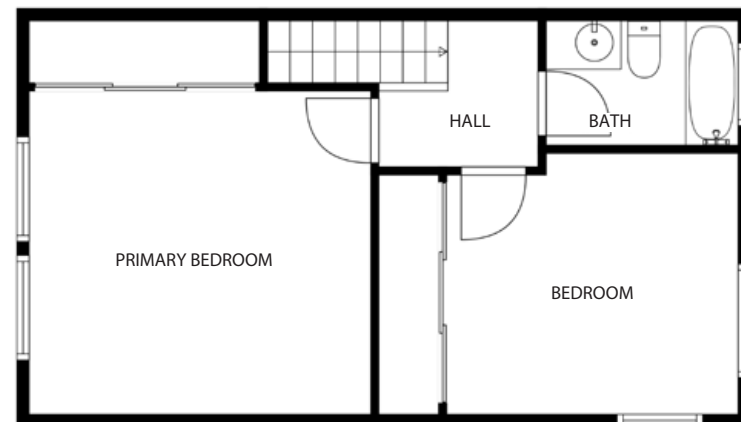


2nd floor

Unit B | 952 SF



1st floor



2nd floor



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Unit B



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SAN ROQUE

Highly Sought, Highly Valued



San Roque is one of Santa Barbara's most sought-after neighborhoods, celebrated for its charming tree-lined streets, welcoming community character, and outstanding schools within both the highly regarded Peabody Charter and Hope School Districts. This desirable area blends a relaxed suburban feel with unmatched convenience, as residents are only minutes from the vibrant shops, restaurants, entertainment, and cultural amenities of State Street, including Loreto and La Cumbre plazas. The neighborhood's strong rental demand, stable property values, and central location contribute to its enduring appeal, making San Roque an exceptional opportunity for multifamily investment with long-term growth potential.



AVERAGE
HOME VALUE
(neighborhood)

\$2,187,000



MEDIAN
HOUSEHOLD
INCOME
(1 mi radius)

\$116,272



AREA
POPULATION
(1 mi radius)

13,591

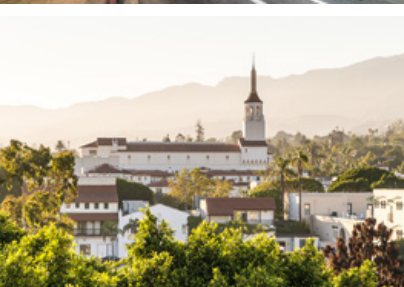
Sources: Average home value is for San Roque neighborhood, over the past year, sourced from Zillow. Household income and population are centered on 436 Foxen Dr, near the center of the San Roque neighborhood, sourced from esri.



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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

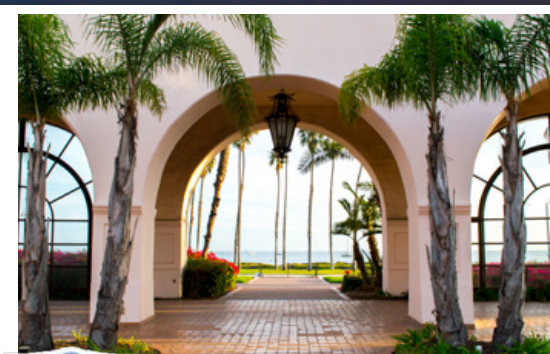


\$149,130
avg. household income



62%
college-educated

Source: esri. 2023 demographics



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