

FOR SALE

3737-3739 San Remo Dr, Santa Barbara

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

**San Roque Duplex
with mountain views**

**1,244 SF 3BD/2BA Unit
& 872 SF 2BD/2BA Unit
(2BD delivered vacant)**

Offered at
\$1,825,000

 **Hayes**
COMMERCIAL GROUP

Christos Celmayster
805.898.4388
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lic. 01342996

Well-maintained and lovingly cared for San Roque duplex, owned by the same family for over 48 years. This turnkey property features a ground-floor, single-level 3BD/2BA unit totaling 1,244 SF, and a second-floor 2BD/2BA unit totaling 872 SF (delivered vacant) — an ideal opportunity for an owner-occupant, dual-family purchase, or investor seeking quality units.

The 3BD unit offers direct access to a one-car garage, while both units enjoy panoramic mountain views, newer appliances (new refrigerator and dishwasher in 2BD unit), individual washer/dryer for each unit (3BD laundry is in-unit and 2BD laundry is in the garage), private locked storage rooms outside of the units, and off-street covered parking. Ownership has been proactive with maintenance/updates, including newer wood-like laminate flooring, Milgard dual-pane windows (2018), roof repairs (2025), and a new slurry coat to the driveway.

The 3BD unit is currently rented at \$4,150/month (approximately 15% below market), with tenants paying their own utilities¹ (the 2BD unit is currently vacant). This is one of the best values in Santa Barbara — offering over 2,100 SF of living space in the sought-after San Roque neighborhood and Hope/La Colina school district, 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 (next door)
is also for sale — CLA

SITE



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PROPERTY DETAILS

Price	\$1,825,000
Unit Mix	(1) 1,244 SF 3BD/2BA Unit & (1) 872 SF 2BD/2BA Unit
Lot Size (approx.)	5,227 SF
Parking	Two 1-car garages & 1 covered space
Laundry	In each unit
Zoning	R-2
APN	053-211-002
Year Built	1966
Current Rent¹	\$4,150/mo (3BD) (2BD unit currently vacant)
Market Rent²	\$5,000/mo (3BD) \$4,000/mo (2BD)
Annual Gross Rents³	\$108,000 (market)
Reports	Preliminary Title Report, General Building Inspection, Pest Inspection, Sewer Lateral, Leases, & Financials
To Show	CLA

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

(2) 2BD unit is currently vacant and rent is estimated.

(3) Market Rents are estimates. Buyer to verify.

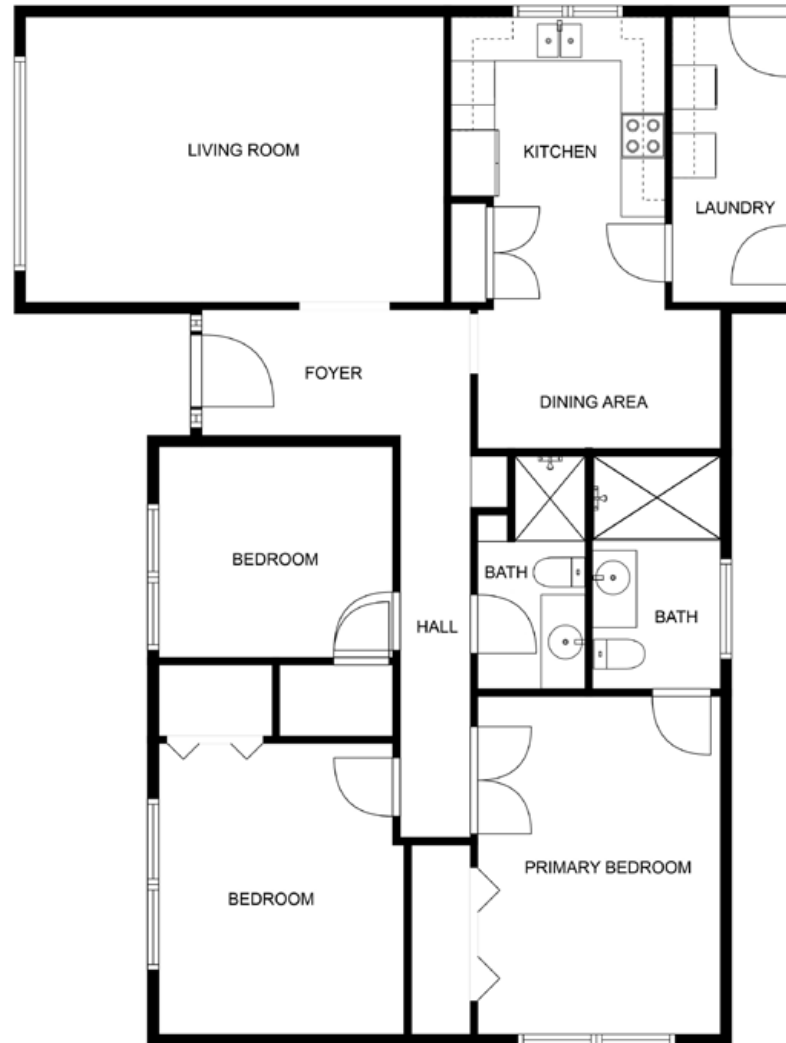


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3737 San Remo Dr | 1,244 SF



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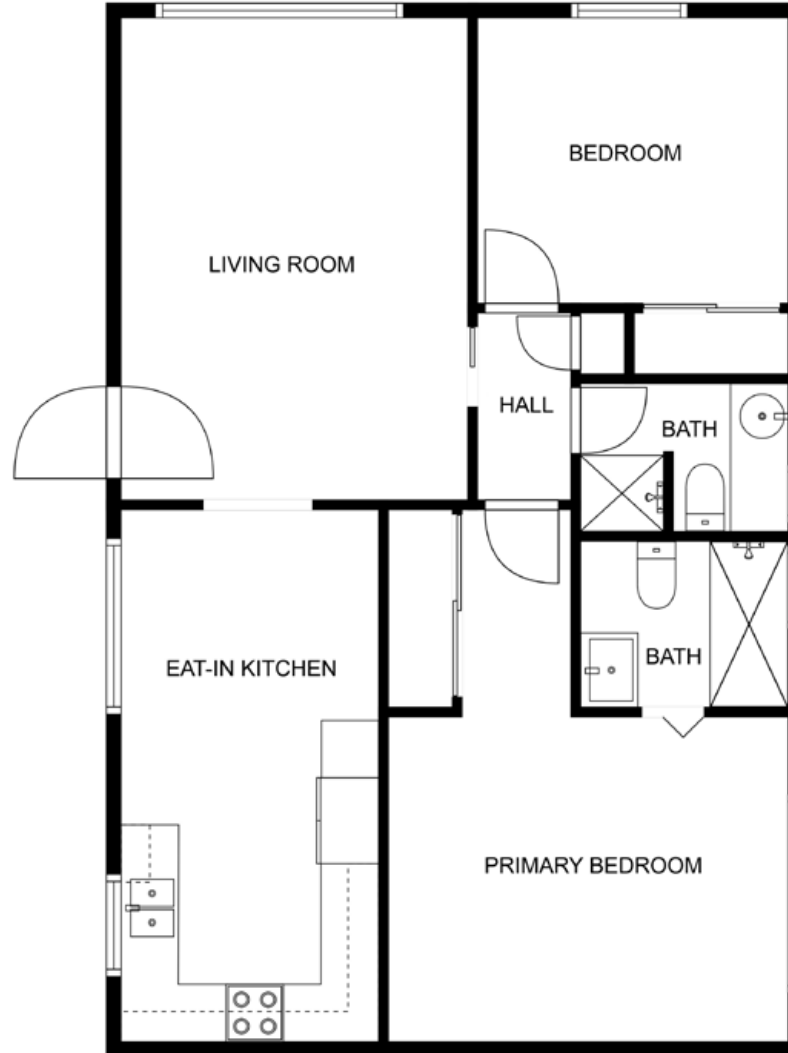
3737 San Remo Dr | 1,244 SF



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Well-Maintained Landscaping



Rear Patio



Garages and Carport



Mountain View from 2nd Floor



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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 varied 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



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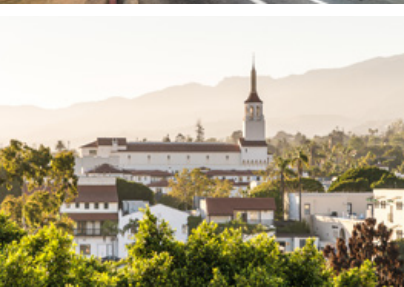
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Santa Barbara is 90 miles north of Los Angeles and served by Santa Barbara Airport and Amtrak. Tucked between the Santa Ynez Mountains and the Pacific Ocean, Santa Barbara enjoys a mild, Mediterranean climate averaging 300 sunny days a year.



89,023
current residents

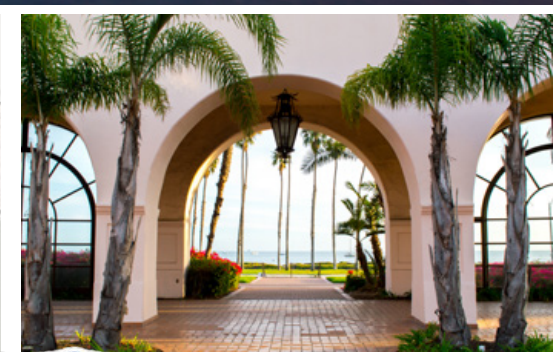


\$149,130
avg. household income



62%
college-educated

Source: esri. 2023 demographics



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