

41 Hitchcock Way
SANTA BARBARA, CA



For Lease | Second-Floor Office Suite in Upper State Area | 577 SF

Experience. Integrity. Trust.
Since 1993

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222 E. Carrillo Street, Suite 101, Santa Barbara, California 93101 | HayesCommercial.com

The information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

6/6/25



PROPERTY SUMMARY

Second-floor office suite with great parking, positioned among multiple shopping centers. Next door to Sansum Clinic, YMCA, and Whole Foods, the property is between Loreto Plaza (Gelson's Market, Harry's Plaza Cafe, and Chaucer's Books) and La Cumbre Plaza (home to Lure Fish House, Chipotle, Islands Restaurant, and adjacent to Target). Additionally, less than a mile from Hwy 101 access and three miles from downtown Santa Barbara.

Suite:	B
Floor:	Second
Size:	577 SF
Rate:	\$2,030/mo \$2.50 NNN (1.00) + util.
Available:	Now
Term:	3+ years
Restrooms:	Common
Elevator:	Yes
HVAC:	Yes, throughout
Parking:	4/1,000 SF
Showings:	Call listing agents



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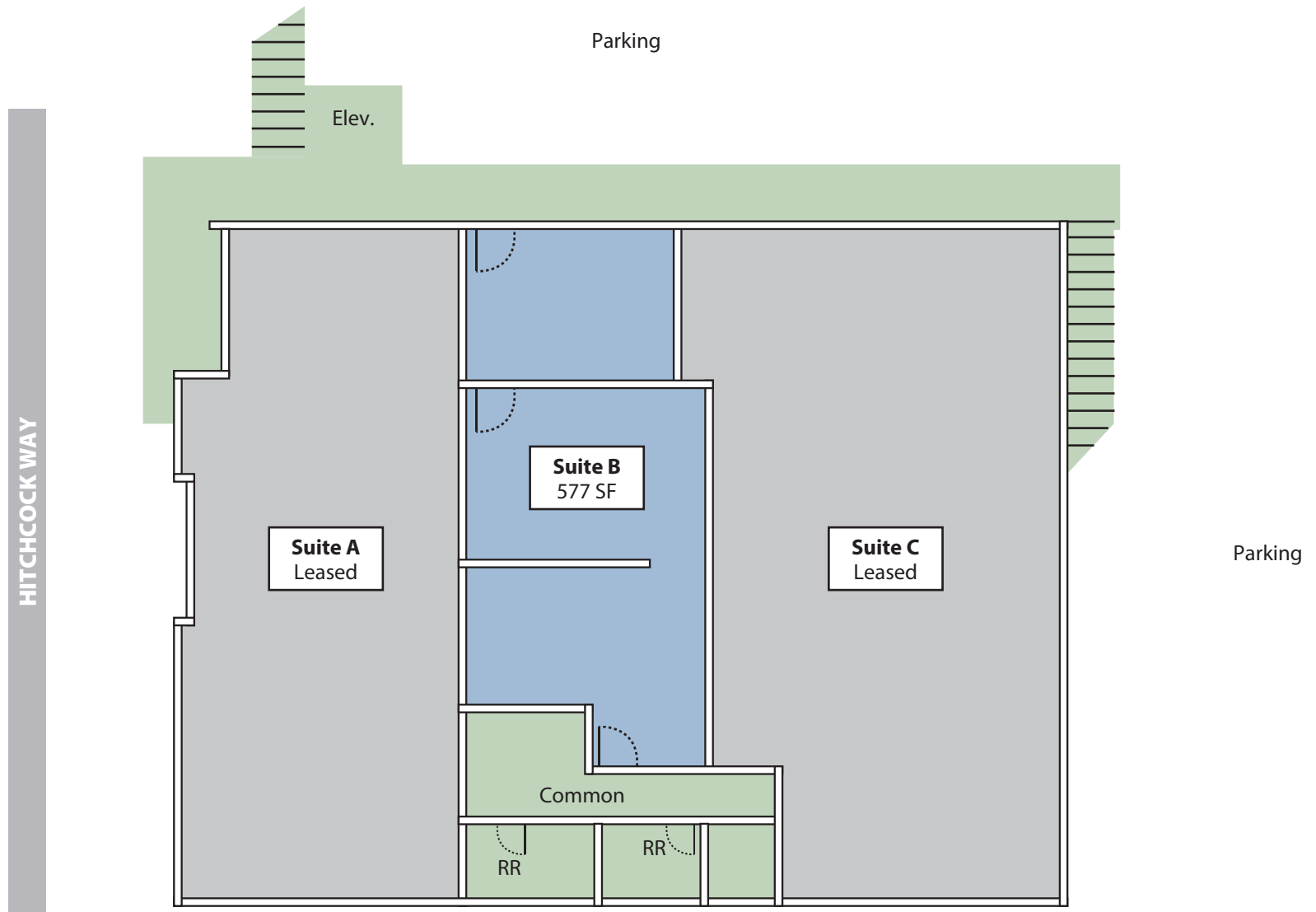


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FLOOR PLAN



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NEIGHBORHOOD OVERVIEW



La Cumbre Plaza

Macy's	Islands
Starbucks	Wingstop
The Habit	Pottery Barn
Chipotle	Bristol Farms
Lure Fish House	Williams-Sonoma

SITE

Five Points Shopping Center

Smart & Final
Starbucks
CVS
Ross
T-Mobile
Luna Grill
Peet's Coffee
Petco

Loreto Plaza

Gelson's	Chaucer's Books
Cox store	Renaud's Patisserie
Singer's Big & Tall	Jersey Mike's
Harry's Plaza Cafe	Posh Fine Jewelers

- 1 Santa Barbara Golf Club
- 2 Post office
- 3 YMCA
- 4 Sansum Clinic
- 5 Whole Foods
- 6 Estancia development, 72 residential units and three commercial buildings, completed 2019
- 7 The Marc development, 89 1-3/BD residential units, completed February 2018
- 8 Grace Village development, 58 1BD/1BA residential units, completed March 2018
- 9 Target

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