

41 Hitchcock Way  
SANTA BARBARA, CA



**For Lease** | Second-Floor Office Suites in Upper State Area | 577; 1,566; or 2,143 SF

*Experience. Integrity. Trust.*  
*Since 1993*

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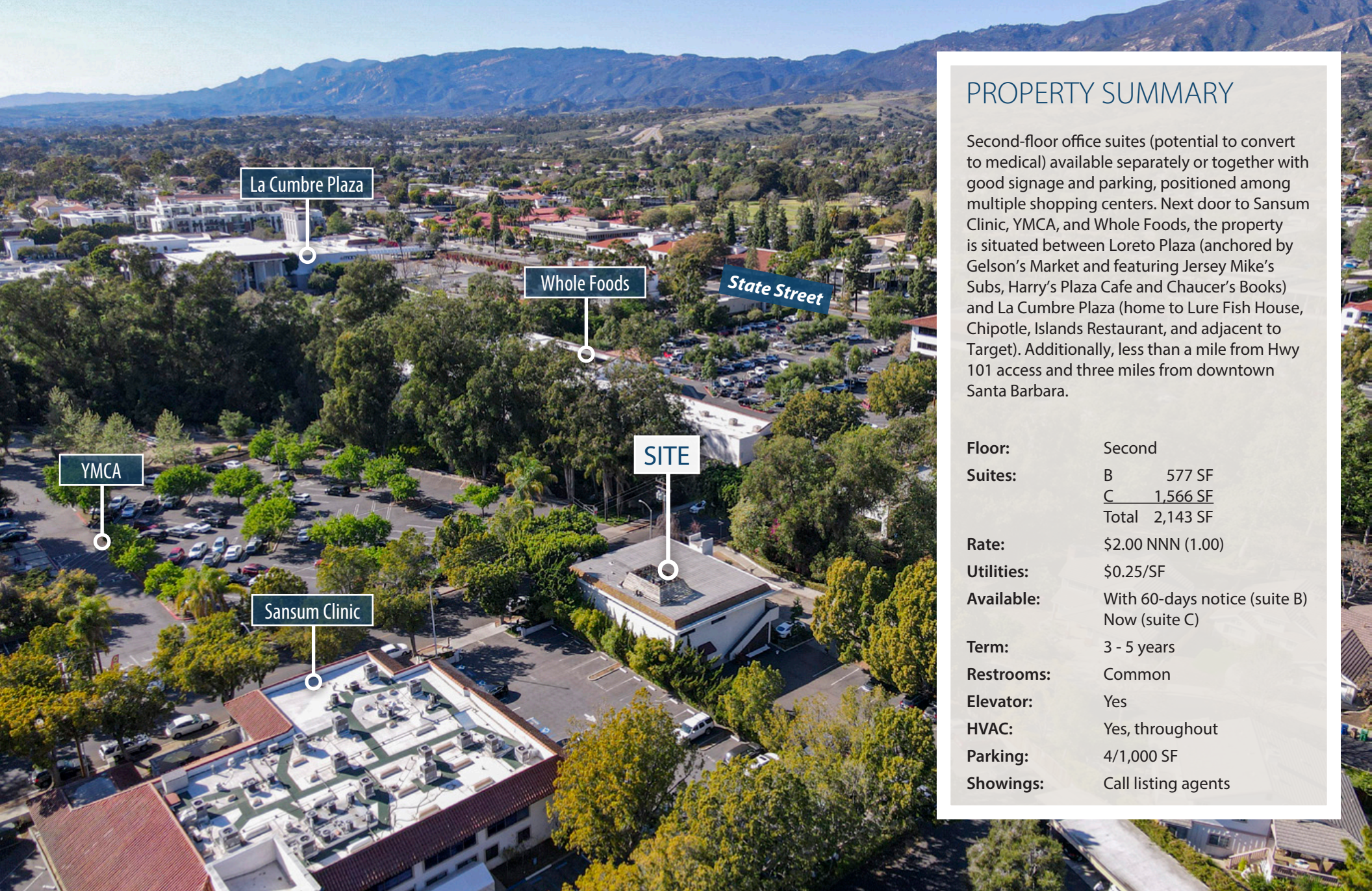
**Hayes**  
COMMERCIAL GROUP

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.

11/11/25





## PROPERTY SUMMARY

Second-floor office suites (potential to convert to medical) available separately or together with good signage and parking, positioned among multiple shopping centers. Next door to Sansum Clinic, YMCA, and Whole Foods, the property is situated between Loreto Plaza (anchored by Gelson's Market and featuring Jersey Mike's Subs, 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.

<b>Floor:</b>	Second
<b>Suites:</b>	B 577 SF C 1,566 SF Total 2,143 SF
<b>Rate:</b>	\$2.00 NNN (1.00)
<b>Utilities:</b>	\$0.25/SF
<b>Available:</b>	With 60-days notice (suite B) Now (suite C)
<b>Term:</b>	3 - 5 years
<b>Restrooms:</b>	Common
<b>Elevator:</b>	Yes
<b>HVAC:</b>	Yes, throughout
<b>Parking:</b>	4/1,000 SF
<b>Showings:</b>	Call listing agents

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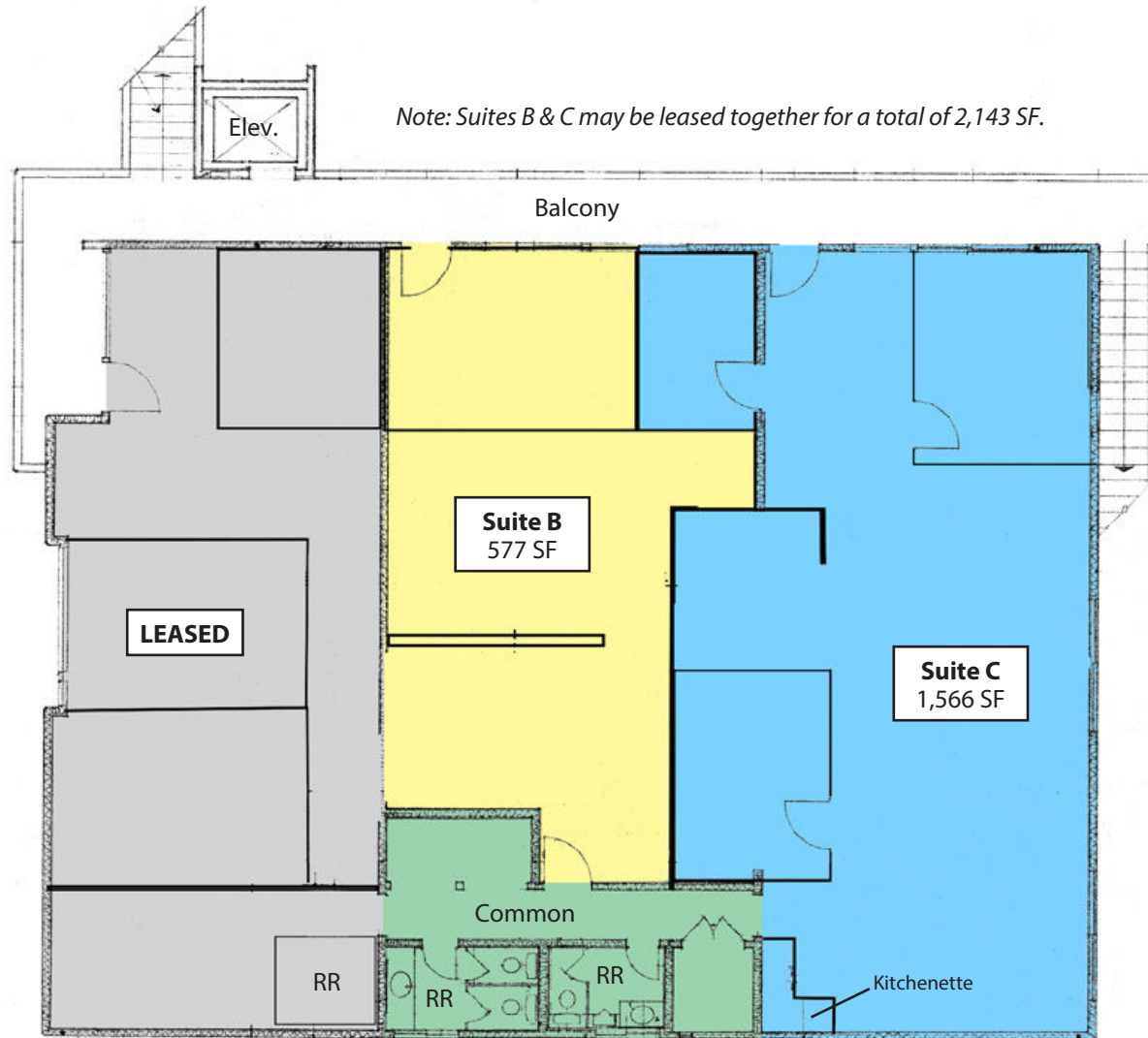
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## FLOOR PLAN



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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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