

418 State St

SANTA BARBARA, CA

Large patio | Entrance on State Street
Tap-ready bar setup | Prime location

State Street

For Lease | Downtown Retail/Restaurant Space | **2,170 SF** plus patio

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PROPERTY SUMMARY

Situated in the heart of downtown on State Street's vibrant retail and dining promenade, this space presents a rare opportunity for a retail or restaurant user. Open, flexible layout well-suited for a variety of concepts, bar with tap-ready walk-in fridge, large back patio, and outdoor seating. Join Shaker Mill, Broad Street Oyster Co., and Drippin' Chicken — this is one of downtown's most dynamic blocks.

Size	2,170 SF plus patio
Rate	\$3.35 NNN (4.08)
Utilities	Tenant pays elec./gas
Available	Immediately
HVAC	Yes
FFE	Walk-in fridge with taps
To Show	Call listing agent



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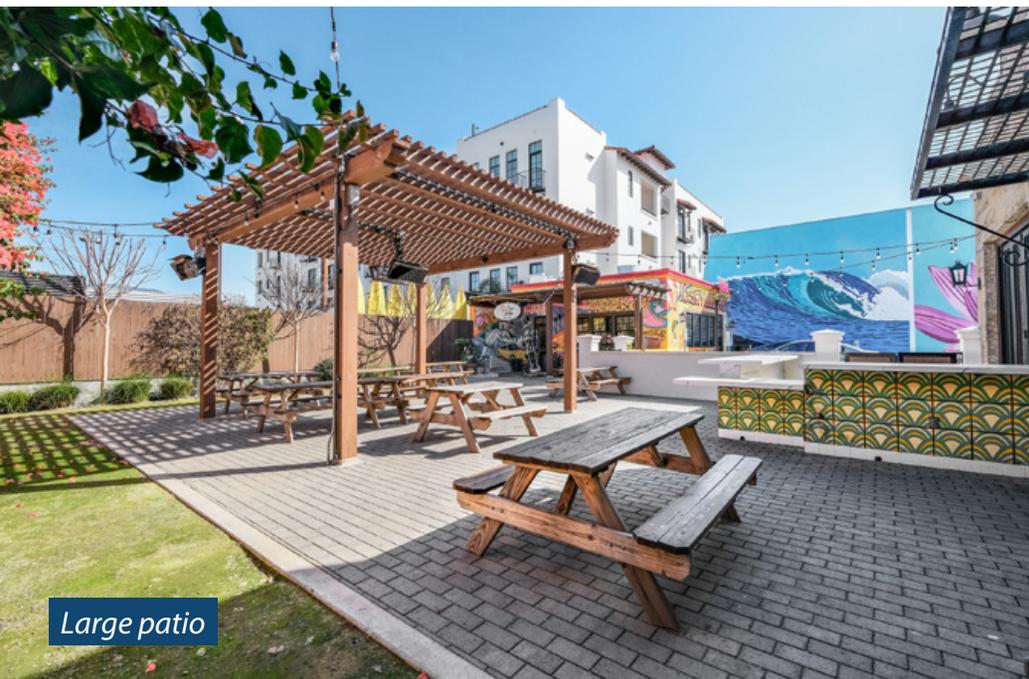
 **Hayes**
COMMERCIAL GROUP



Open floor plan



Tap-ready bar



Large patio



State Street

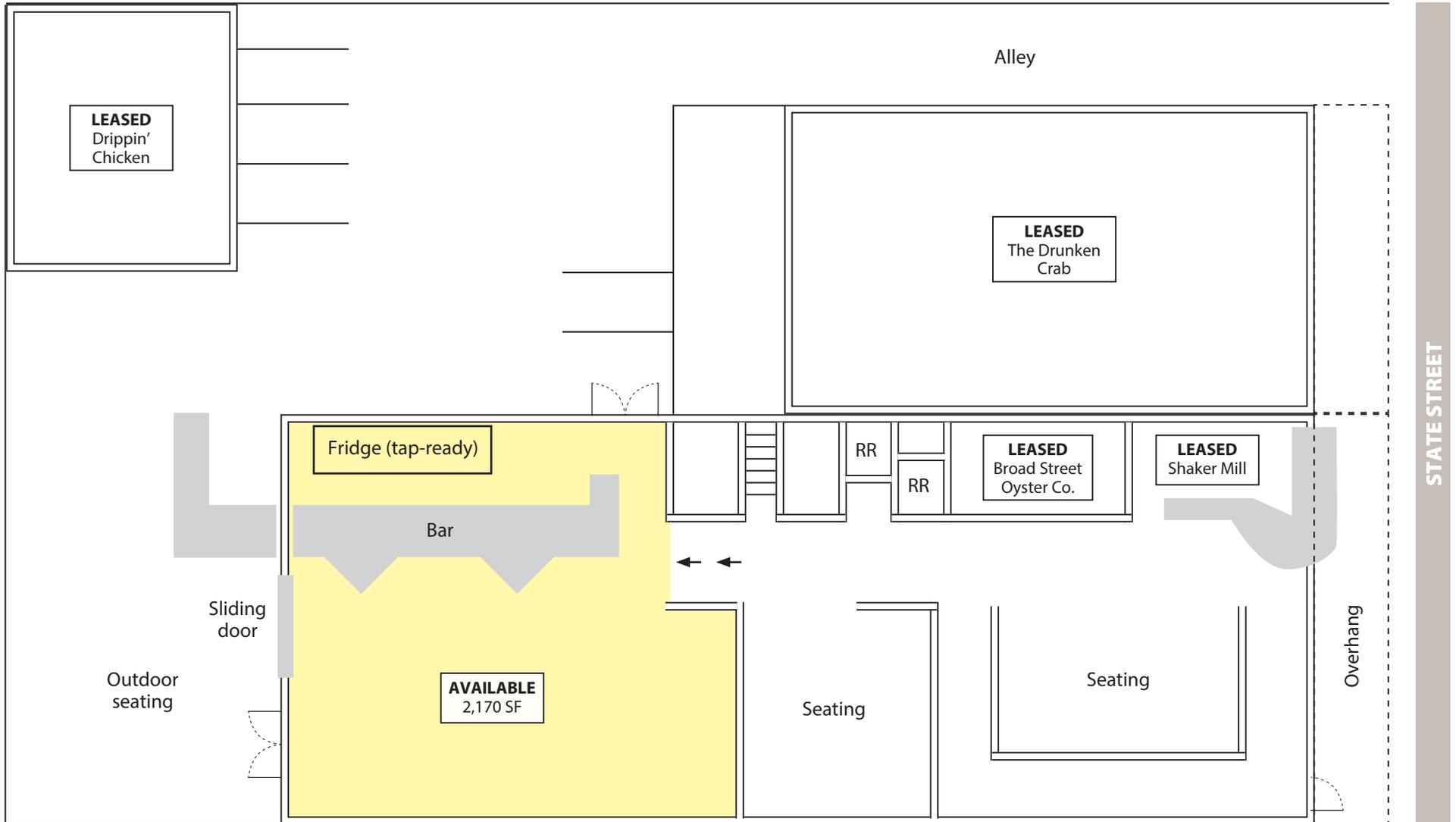
State Street location

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FLOOR PLAN



Note: Floor plan not to scale.

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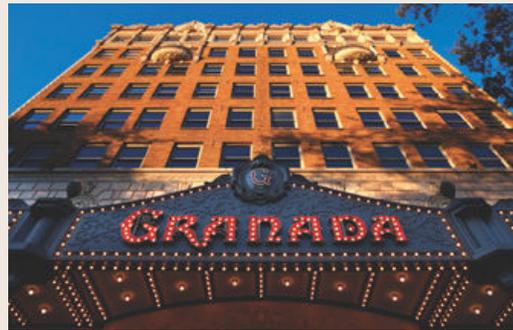
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STATE STREET

Santa Barbara's retail heart



At the heart of Santa Barbara lies State Street, dense with countless options for food and drink, shopping, and entertainment. Stretching the entire length of downtown and eventually turning into Stearns Wharf, State Street serves as the retail hub and most sought-after tourist attraction in the city. Up and down State Street, food & drink hotspots continue to thrive while new retailers join the scene, pulling in locals and tourists alike.



'Walker's Paradise'

WALKSCORE

96

Daily errands do not require a car



FOOT TRAFFIC
(pedestrians per day)

12,000



AUTO TRAFFIC
(at Carrillo St and State St)

11,854 CPD



'Biker's Paradise'

BIKESCORE

99

Daily errands can be done on a bike



AREA POPULATION
(3 mi radius)

89,878



MEDIAN HOUSEHOLD INCOME
(3 mi radius)

\$153,787

Source: esri. 2023 demographics centered on 900 block of State Street.

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AREA OVERVIEW



PASEO NUEVO MALL
California Pizza Kitchen
Eureka Burger | Gap | Aveda
PacSun | Bath & Body Works

HOTEL SANTA BARBARA

THE RED PIANO

THE CRUISERY

OAT BAKERY

SIAM STREET FOOD

SEVILLA SQUARE
Backyard Bowls | Folio Press
Chocolate Maya | D'Angelo Bread
SB Roasting Company

UNDER CONSTRUCTION
Two music venues, restaurant, market/
deli, landscaped public courtyard

REI

UCSB

SITE

SB CRAFT RAMEN

INSTITUTION ALE

JOE'S CAFE

WORLD MARKET

DUNE COFFE ROASTERS

SOLTARA APARTMENTS
Recently constructed housing project
targeting UCSB faculty members

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