

42 HELENA AVE, SANTA BARBARA

FOR LEASE



Historic Retail/Restaurant in The Funk Zone | 870 SF + 1,204 SF Deck

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Since 1993

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OFFERING OVERVIEW

An exceptional retail/restaurant opportunity in the heart of Santa Barbara's Funk Zone, just steps from the beach and State Street. Originally built in the early 1900s and fully restored in 2018, this freestanding building with an extensive deck and storage combines historic charm with modern systems and design. Featuring open interiors, 12-foot ceilings, and flexible zoning, the property is ideal for tasting rooms, breweries, boutique retail, or restaurant use in Santa Barbara's most dynamic district.



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PROPERTY DETAILS

Size	Interior	870 SF*
	Deck	1,204 SF
	<i>*plus approx. 800 SF of lower level storage</i>	
Rental Rate	\$10.00 NNN (on interior only)	
Zoning	OC/S-D-3	
Year Built	Early 1900's (fully restored in 2018)	
Available	Now	
TIA	Owner is refinishing the deck and willing to provide TIA for tenant buildout.	
Parking	Street and nearby public lots	
Restrooms	One, ADA compliant	
To Show	Call listing agent	

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PROPERTY HIGHLIGHTS

- Funk Zone retail gem in prime Santa Barbara location between the beach and State Street.
- Historical Boyd Lumber & Mill building, rebuilt in 2018 with modern systems and structural reinforcement.
- 870 SF building + 1,204 SF deck with ADA ramp and redwood construction.
- Open floor plan, barn doors, and wood interior with 12 ft ceilings.
- Steps from Hotel Californian, Funk Zone wineries, restaurants, and the waterfront.
- Zoned for wide range of commercial uses including retail, restaurant, and showroom.



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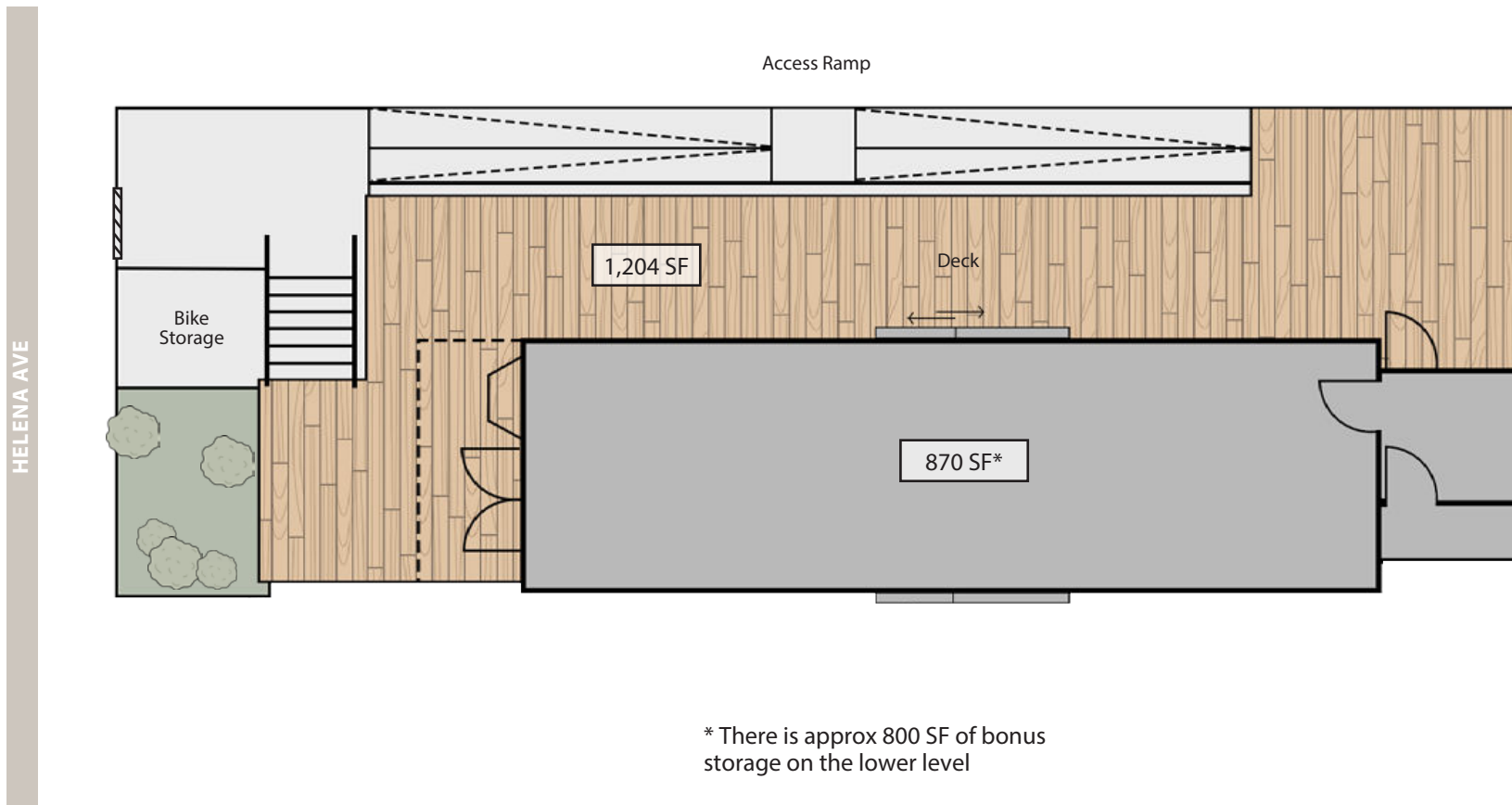
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FLOOR PLAN



* There is approx 800 SF of bonus storage on the lower level

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THE FUNK ZONE

SB's Thriving Boho Hub



Much like Cannery Row in Monterey, the Funk Zone in Santa Barbara was once a booming fish processing center between the beach and the train tracks. As that industry moved out in the late '80s and early '90s, artists started moving in, finding affordable studio space and creating murals and street art in this forgotten industrial zone. The affordability and artsy grit of the neighborhood also attracted wine-tasting rooms and off-beat restaurants. Eventually, the unique character and lower property values brought a renaissance of developer investment, which has continued to this day. Once a hipster moniker, the "Funk Zone" has become a household term in the area, and a must-do attraction listed in travel guides all over the world.



WALKSCORE
89

'Very Walkable'

Most errands can be easily accomplished on foot



ANNUAL VISITS
(to Funk Zone)

4.4M



AREA POPULATION
(5 mi radius)

105,066

Source: esri. 2026 demographics; placer.ai 2026 survey



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THE FUNK ZONE

Retail/Restaurant Demographics

12-month Visitor Counts

Visits	4.4M
Visits YoY	+3.2%
Visitors	1.8M
Average Dwell Time	126 Min

Source: Placer.ai (survey period 8/1/25 - 7/31/26)

Visitor Demographics

Visitor Demographics	Median HH Income	Bachelor's Degree or Higher	Median Age
Funk Zone Visitors	\$115,600	49.2%	35.9
California	\$109,300	36.3%	38.8

Population Summary

	1 mile	3 miles	5 miles
2026 Total Population	16,264	79,387	105,066
2026 Group Quarters	528	3,165	3,954
2026 Total Daytime Population	41,535	103,609	134,198
Workers	34,614	67,770	84,383
Residents	6,921	35,839	49,815

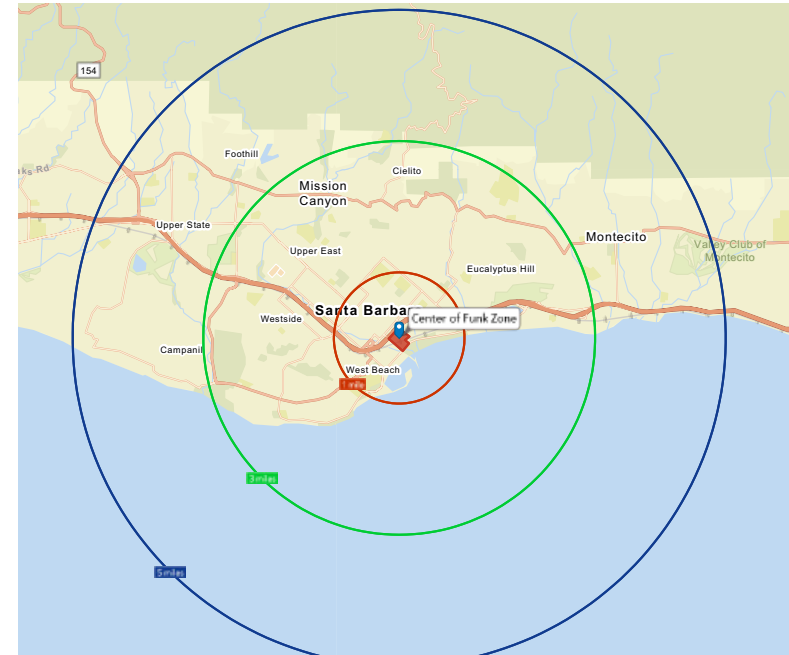
Average Household Income

2026 Average Household Income	\$117,038	\$166,477	\$175,257
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2026 Consumer Spending

Apparel & Services: Total \$	\$16,237,226	\$111,152,985	\$154,661,408
Average Spent	\$2,611.33	\$3,500.55	\$3,641.66
Spending Potential Index	102	137	143
Entertainment/Recreation: Total \$	\$24,383,421	\$178,537,112	\$252,401,705
Average Spent	\$3,921.43	\$5,622.68	\$5,943.06
Spending Potential Index	91	131	138
Food Away from Home: Total \$	\$28,110,726	\$195,281,655	\$272,117,954
Average Spent	\$4,520.86	\$6,150.02	\$6,407.30
Spending Potential Index	101	138	144
HH Furnishings & Equipment: Total \$	\$16,191,258	\$118,115,479	\$167,090,305
Average Spent	\$2,603.93	\$3,719.82	\$3,934.31
Spending Potential Index	92	131	138
Personal Care Products & Services: Total \$	\$6,921,408	\$49,224,550	\$69,195,303
Average Spent	\$1,113.12	\$1,550.23	\$1,629.27
Spending Potential Index	98	136	143

Source: esri. 2026 demographics



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THE FUNK ZONE

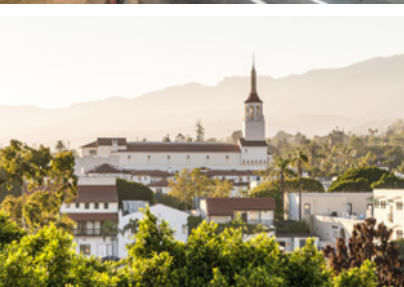


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Santa Barbara is 90 miles north of Los Angeles and served by Santa Barbara Airport and Amtrak. Tucked between the Santa Ynez Mountains and the Pacific Ocean, Santa Barbara enjoys a mild, Mediterranean climate averaging 300 sunny days a year.



88,095
current residents

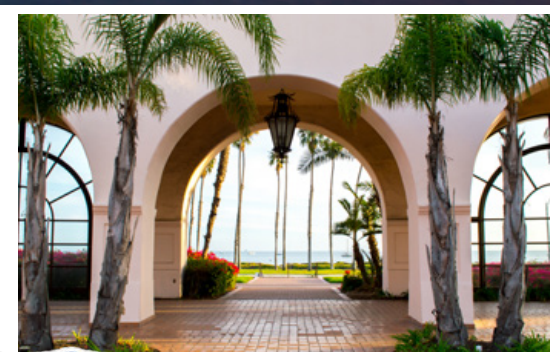


\$165,519
avg. household income



63%
college-educated

Source: esri. 2026 demographics



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