

# 42 HELENA AVE, SANTA BARBARA

FOR SALE OR LEASE



Historic Retail/Restaurant Property in Premier Location | 2,074 SF

*Experience. Integrity. Trust.*  
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 red-wood construction, the property is ideal for tasting rooms, breweries, boutique retail, or restaurant use. Delivered vacant and zoned for a wide range of commercial applications, 42 Helena Avenue offers outstanding visibility and versatility for an owner-user or investor in Santa Barbara's most dynamic district.



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## PROPERTY DETAILS

**Sale Price** \$2,650,000

**Rental Rate** \$7.00 NNN

<b>Building Size</b>	Interior	870 SF
	Deck	1,204 SF
	<b>Total</b>	<b>2,074 SF</b>

**Bonus storage** Approx. 800 SF lower level

**Lot Size** Approx. 2,614 SF

**APN** 033-122-007

**Zoning** OC/S-D-3

**Year Built** Early 1900's (fully restored in 2018)

**Occupancy** Currently vacant

**Parking** Street and nearby public lots

**HVAC** Yes

**Restrooms** One, ADA compliant

**To Show** Call listing agent



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## PROPERTY HIGHLIGHTS

- Funk Zone retail gem – 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.
- Ideal for an owner-user seeking high visibility in Santa Barbara's most desirable district.



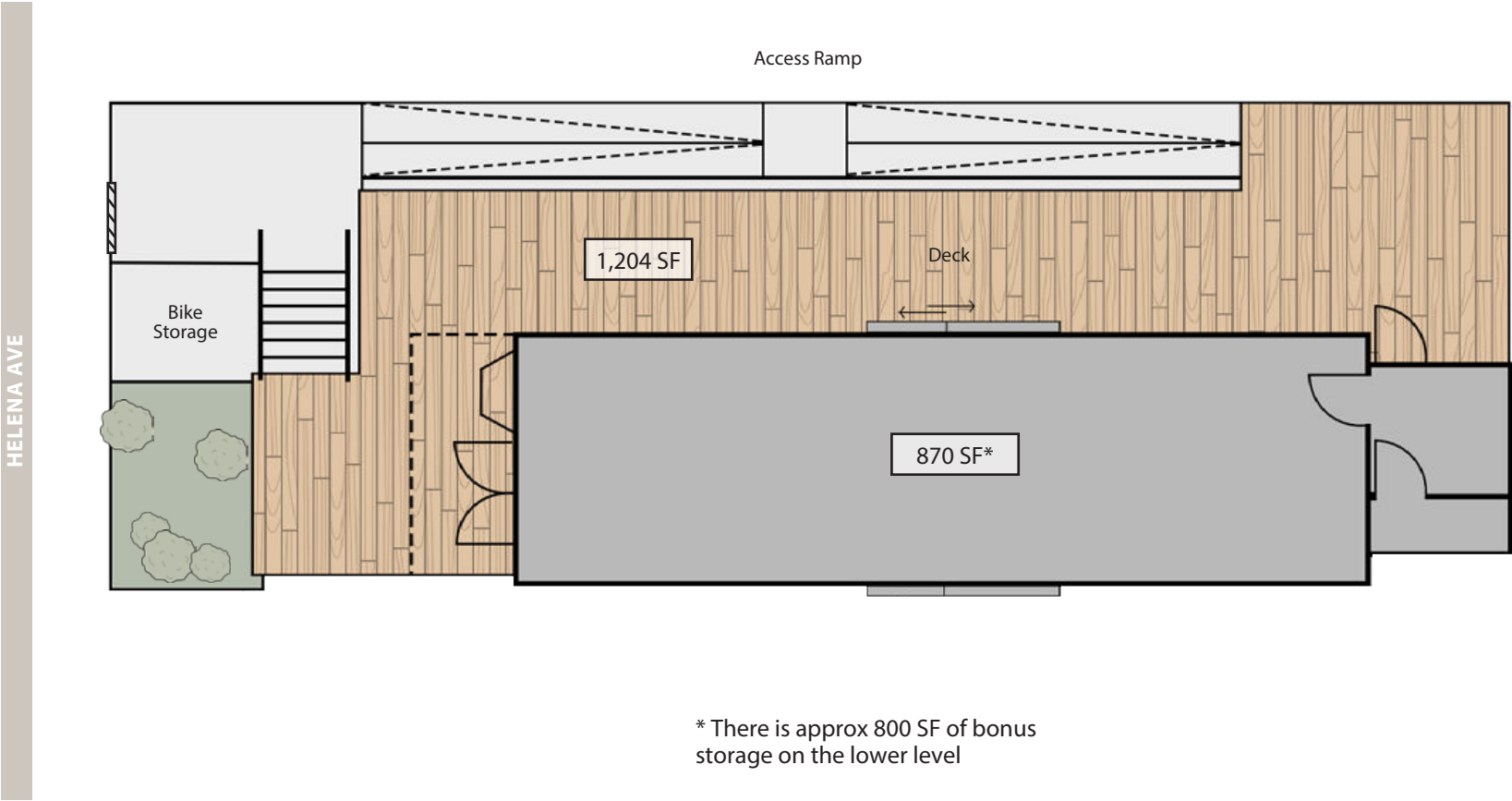
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# FLOOR PLAN



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# THE FUNK ZONE



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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



AVERAGE  
HOUSEHOLD  
INCOME  
(3 mi radius)

\$148,759



AREA  
POPULATION  
(3 mi radius)

79,234

Source: esri. 2025 demographics



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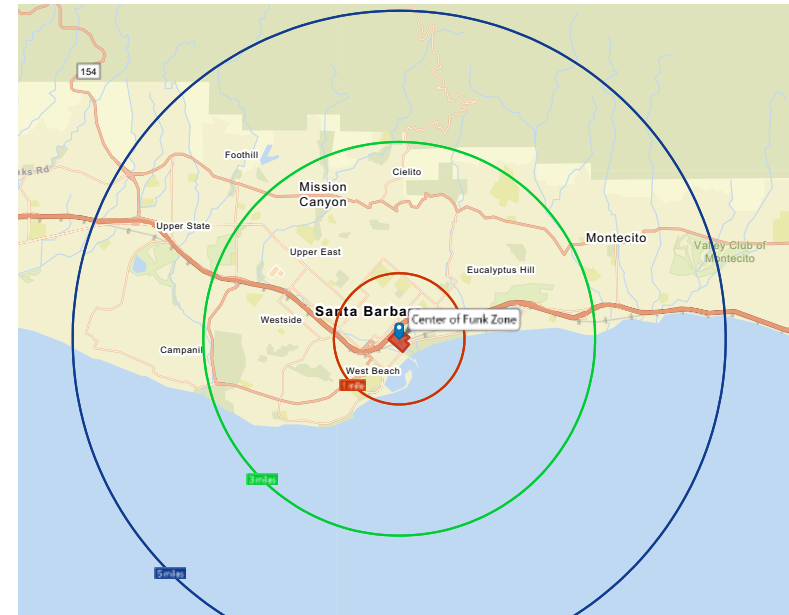
# THE FUNK ZONE

## Retail/Restaurant Demographics

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2025 Total Population	15,786	79,234	105,614
2025 Total Daytime Population	42,220	102,778	132,630
Workers	35,431	67,835	83,997
Residents	6,789	34,943	48,633
<b>Average Household Income</b>			
2025 Average Household Income	\$103,717	\$148,759	\$155,900
<b>2025 Consumer Spending</b>			
Apparel & Services: Total \$	\$14,315,439	\$100,856,373	\$140,665,983
Average Spent	\$2,362.67	\$3,192.97	\$3,301.32
Spending Potential Index	97	130	135
Entertainment/Recreation: Total \$	\$21,488,150	\$160,730,002	\$227,810,947
Average Spent	\$3,546.48	\$5,088.49	\$5,346.55
Spending Potential Index	86	124	130
Food Away from Home: Total \$	\$24,199,061	\$172,934,835	\$241,504,211
Average Spent	\$3,993.90	\$5,474.87	\$5,667.92
Spending Potential Index	97	133	137
HH Furnishings & Equipment: Total \$	\$15,135,098	\$112,937,521	\$160,131,294
Average Spent	\$2,497.95	\$3,575.44	\$3,758.16
Spending Potential Index	86	123	129
Personal Care Products & Services: Total \$	\$5,929,670	\$42,875,739	\$60,337,528
Average Spent	\$978.65	\$1,357.39	\$1,416.07
Spending Potential Index	93	129	135

**Data Note:** Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: esri. 2025 demographics



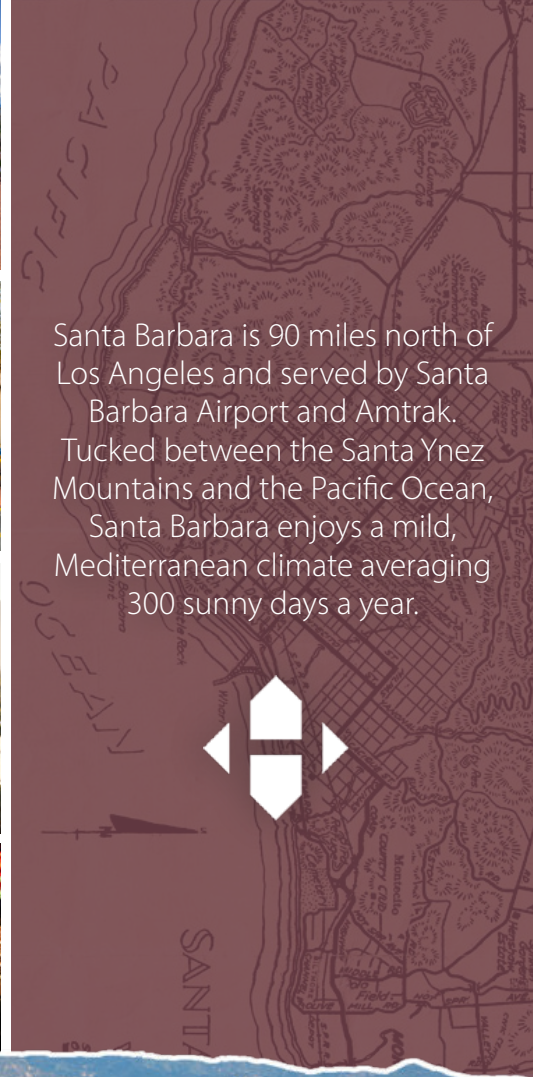
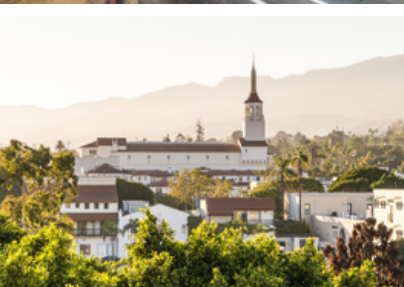
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Santa Barbara is 90 miles north of Los Angeles and served by Santa Barbara Airport and Amtrak. Tucked between the Santa Ynez Mountains and the Pacific Ocean, Santa Barbara enjoys a mild, Mediterranean climate averaging 300 sunny days a year.



**89,023**  
current residents

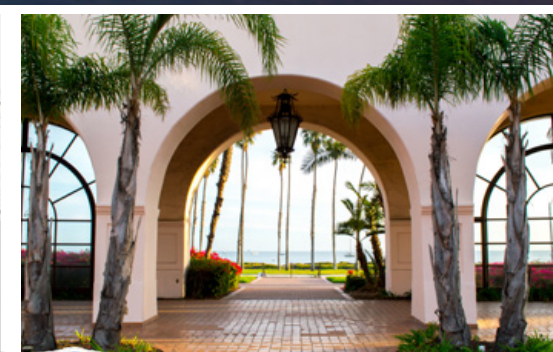
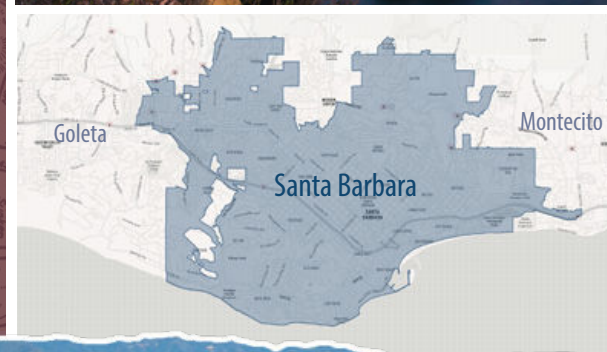


**\$149,130**  
avg. household income



**62%**  
college-educated

Source: esri. 2023 demographics



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