



PRICE REDUCED

IN **PRIORITY**  
HOUSING OVERLAY

**FOR SALE**

425 Garden St, Santa Barbara, CA | Rare Downtown M-C Parcel | 16,552 SF

*Experience. Integrity. Trust.*  
Since 1993

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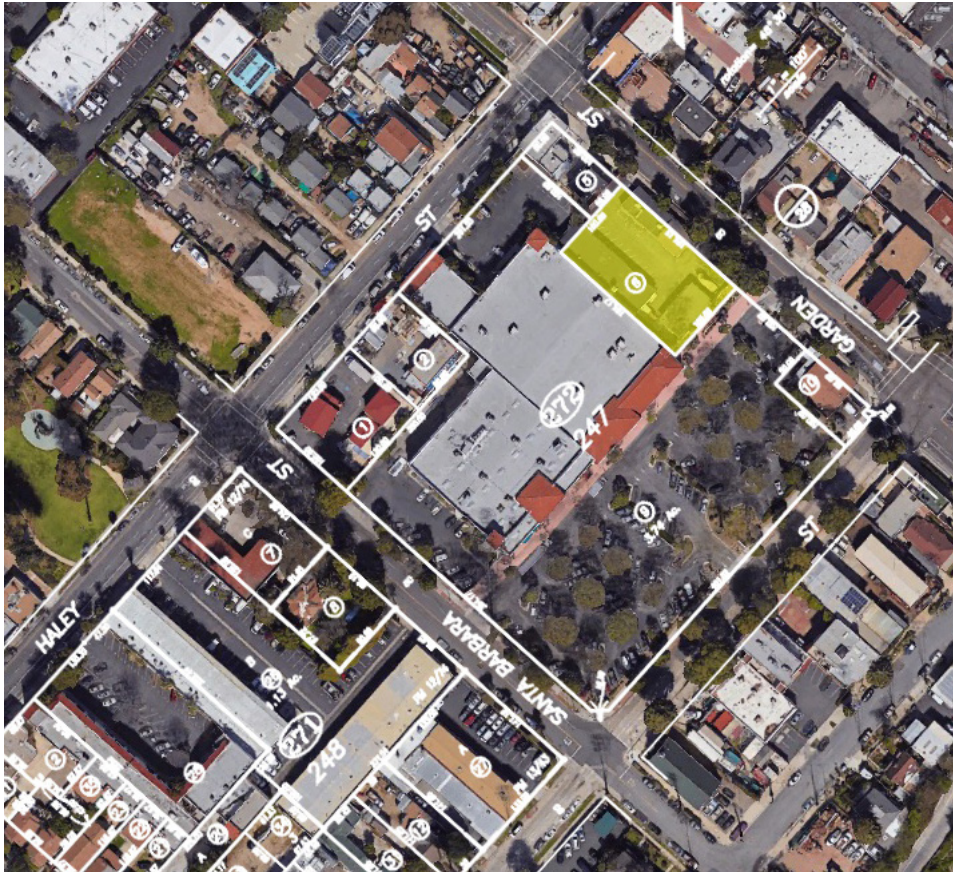
222 E. Carrillo Street, Suite 101, Santa Barbara, California 93101 | HayesCommercial.com

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**Property Overview**

Rarely available M-C parcel in downtown Santa Barbara with great visibility and exceptional US 101 access two blocks away. Centrally located a half-mile from the beach and a short drive to Santa Barbara Harbor, State Street, or the Funk Zone. The property is in the AUD Priority Housing Overlay, which potentially may allow up to 23 units at 811 SF each.\*



<b>New Price:</b>	\$2,500,000
<b>Parcel Size:</b>	16,552 SF (.37 acre)
<b>Bldg Size:</b>	Bldg A 1,500 SF Bldg B 3,000 SF Bldg C 2,300 SF Total 6,800 SF
<b>APN:</b>	031-272-006
<b>Zoning:</b>	M-C (formerly C-M)
<b>AUD:*</b>	Yes, Priority
<b>Parking:</b>	22 spaces on-site
<b>To Show:</b>	Call listing agent
<b>CSO:</b>	3%
<b>Nearby Tenants:</b>	OfficeMax, Smart & Final, Santa Barbara Design Center, Santa Barbara Baking Company

*\*Information herein regarding development potential is based on resources obtained from the City, but is not guaranteed. Buyer to verify.*

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**Site Plan**



*Note: Boat, lathe, drill press, forklift, and any other personal property now on the property are not a part of this offering, but can be purchased separately.*

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