

INVESTMENT OPPORTUNITY
SANTA BARBARA, CALIFORNIA

432 E HALEY ST

Turnkey restaurant building in the Laguna District

5% CAP RATE

3,090 SF two-tenant restaurant building

Completely remodeled building with two commercial kitchens. 100% NNN leased with an average of ~8 years of lease term remaining

Located in the heart of the Laguna District, one of Santa Barbara's most rapidly evolving neighborhoods

 **Hayes**
COMMERCIAL GROUP

FOR SALE

432 E Haley St, Santa Barbara, CA | Dual-Tenant Restaurant Building | 3,090 SF

INVESTMENT OVERVIEW



Price: \$2,135,000
Cap Rate: 5% (over next 12 months)
Annual NOI: \$104,561 (current),
increasing to \$107,693 on 9/1/2019
Zoning: M-C
APN: 033-283-010
Building Size: 3,090 SF + 795 SF outdoor patio
Lot Size: 3,920 SF
Property Type: Restaurant
Showings: Call listing agent
CSO: 2.5% to cooperating agent

This rare investment opportunity offers two turn-key, side-by-side restaurant spaces with 100% NNN leases in place, in a newly renovated boutique building in the heart of the Laguna District. Fully remodeled including new HVAC, fire sprinklers, skylights, building facade, extensive commercial kitchen infrastructure, polished concrete floors, front and back patios, ADA, electrical and plumbing updates throughout. The two restaurant suites are sized and configured to appeal to fast-casual restaurant tenants while also providing additional opportunities for catering and food production from their over-sized kitchens.



Co-listed with
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Income and Tenants

Tenant	Suite	Rentable SF*	Term Remaining (months)	Lease Begin	Lease End	Current Monthly Rent	Monthly	Annual Rent	Next Increase	Rent Adjust	Next Base Rent (approx)	Options	CAM %
2. Uncorked Wine Tasting and Kitchen	A	1,741	114	9/1/18	8/31/28	\$2.85	\$4,958	\$59,492	9/1/19	Fixed 3%	\$5,106	One 5-yr	53.7%
1. AH Juice Organic Café	B	1,499	78	7/2/15	8/31/25	\$2.51	\$3,756	\$45,068	7/1/19	CPI, min 3%	\$3,868	One 5-yr	46.3%
Total		3,240					\$8,713	\$104,561			\$8,974		

*Rentable square footage includes 150 sf of patio space.




With 100% of its products being organic, and 95% from local farms, Ah Juice is committed to sustainability and the highest quality. Enjoying an extremely loyal customer base, Ah Juice drives the majority of its business from the juices it produces on-site while also offering full breakfast and lunch menus. Founded in 2008, Ah Juice follows “green business” guidelines, offers nutritional and health counseling and is continuously mindful of its impact on the greater planet.

www.ahjuice.com



Community tables and a garden courtyard provide a relaxed and intimate atmosphere in this tasting room and restaurant. Customers can enjoy flights poured by sommeliers or taste from Uncorked’s unique self-service wine stations. Uncorked’s wine stations from Napa Technology also help keep all uncorked wine at peak freshness, thereby minimizing waste. In addition, the premises operates Uncorked’s owner’s successful wholesale wine business as well as a growing events & catering business.

www.uncorkedwinesb.com

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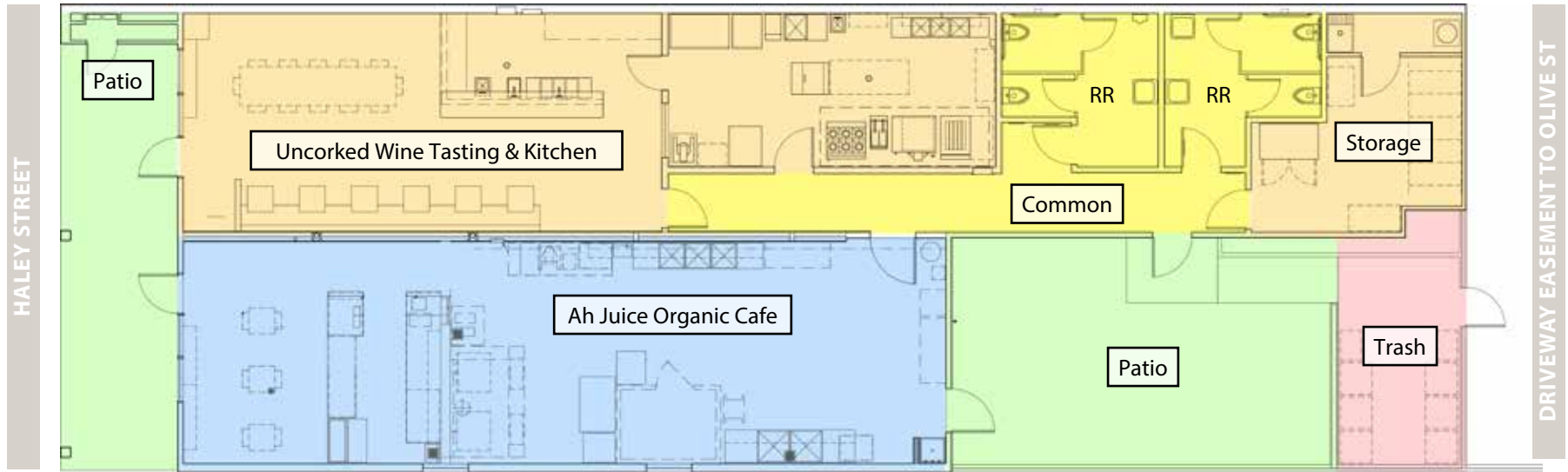
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Floor Plan



Uncorked's kitchen



Back patio



Ah Juice



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THE LAGUNA DISTRICT

This rapidly evolving Santa Barbara district was the brain child of local businesses with the goal being to nurture a neighborhood that seamlessly blends the best of Santa Barbara's food & beverage + arts & entertainment scenes with a growing list of high-quality office/industrial tenants spanning tech, design, business services and consumer products. Lively events and an engaging atmosphere help draw in locals and tourists alike.



AERIAL LOOKING EAST

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

BUSINESSES AND DEVELOPMENTS

Jardin De Las Rosas (new)

40 units

604 E Cota St (new)

29 units
2,170 SF commercial space

401 E Haley (proposed)

27 units,
6,000 SF of commercial space

219 E Haley (proposed)

50+ apartments,
2,000 SF of commercial space

SITE

- 1 The Platform
- 2 Smart & Final
- 3 Honey's offices
- 4 Rise Coffee (coming soon)
- 5 The Mill (Third Window Brewing, Potek Winery, Lab Social & Cajé Coffee)
- 6 AB Design Studio
- 7 Rose Cafe
- 8 24 Blackbirds Chocolate
- 9 Ace Hardware
- 10 Sun Potion
- 11 Santa Barbara Design Center
- 12 The Sandbox Santa Barbara
- 13 Bici Centro
- 14 LoaCom
- 15 SLTWTR
- 16 Telegraph Brewing
- 17 Carr Winery
- 18 Pure Order Brewing