

525 Olive St

SANTA BARBARA, CA

Potential to add two Roll-up Doors

Generous 3.9/1,000 SF parking

For Sale | Downtown Office/Industrial Property | **4,865 SF on .28 acre**

Experience. Integrity. Trust.
Since 1993

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PROPERTY SUMMARY

Downtown office/industrial property in a highly walkable location situated in the Laguna District and just a few blocks from State Street. Previously included two roll-up doors which can be installed again, offering light industrial/manufacturing flexibility. Generous onsite parking, well-maintained exterior, and restroom with shower. Convenient access to restaurants, shops, cafes, government offices, and other downtown amenities. Two minute drive to Hwy 101 access.

Price	\$3,295,000 (\$677 psf)
Building Size	4,865 SF
Land Size	12,222 SF
APN	031-212-028
Zoning	M-C
HVAC	Yes
Parking	19 spaces (3.9/1,000 SF)
Restrooms	Two, men's with shower
To Show	Call listing agents



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 **Hayes**
COMMERCIAL GROUP



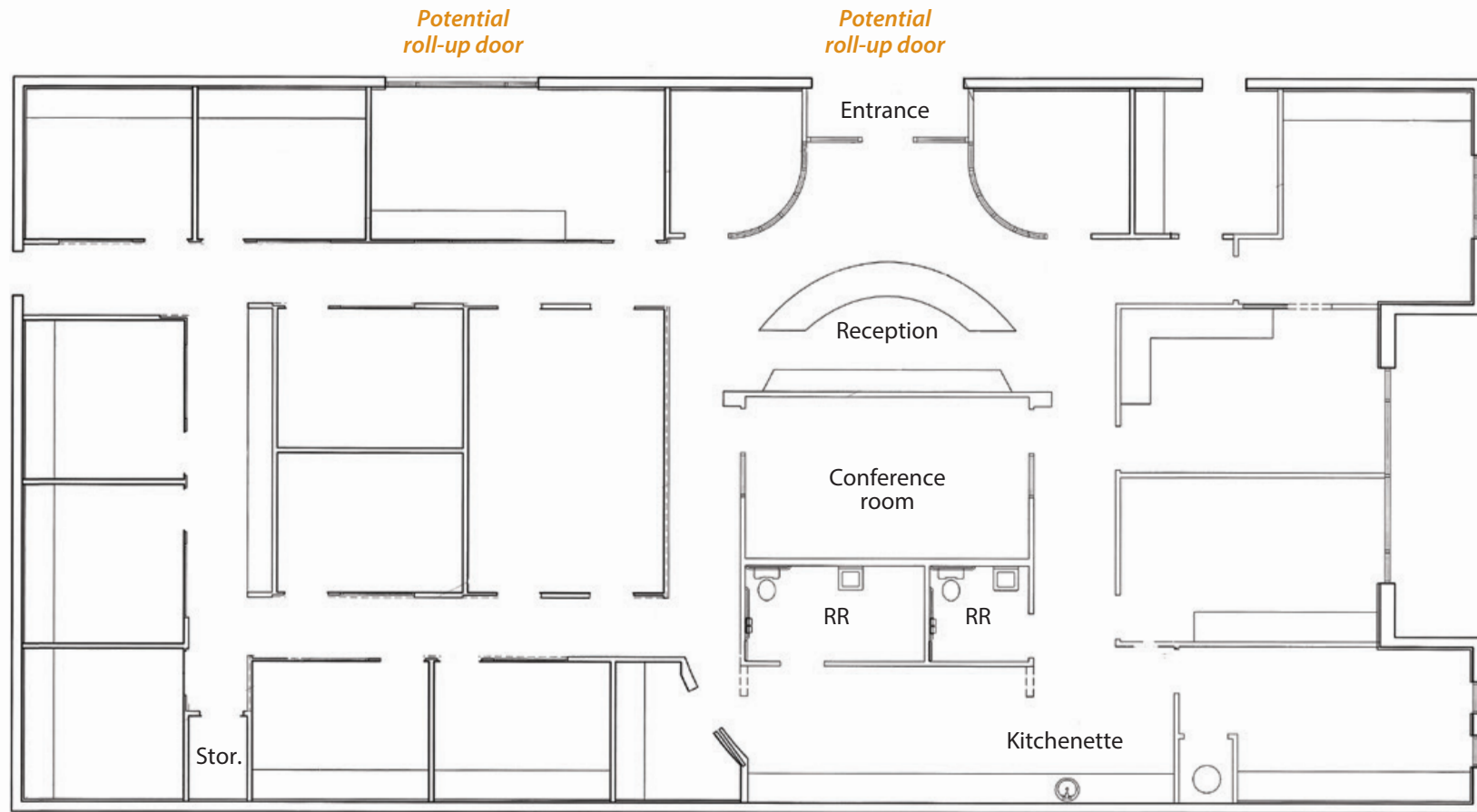
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FLOOR PLAN



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AREA OVERVIEW



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LAGUNA DISTRICT

Adaptive-Reuse & Creative-Industrial



The Laguna District is Santa Barbara’s rising creative-industrial hub just east of downtown, centered on Haley, Gutierrez, and Montecito Streets. Mixing adaptive-reuse warehouses with breweries, design studios, and specialty retailers, it delivers an energetic “working Santa Barbara” vibe minutes from State Street and the Waterfront. Highlights include The Mill, a historic feed mill reborn as an artisan marketplace with winery, brewery, restaurant, and studios, and The Platform, a modern multi-tenant creative campus offering flexible spaces for offices, showrooms, and makers. Often called the Haley Corridor, this nine-block stretch attracts tenants with authentic character, strong daytime traffic, and a growing reputation—ideal for showroom, production, creative office, and food & beverage concepts seeking a high-identity address without State Street formality.

'Walker's Paradise'
WALKSCORE **95**
Daily errands do not require a car

MEDIAN HOUSEHOLD INCOME (3 mi radius)
\$103,709

AREA POPULATION (3 mi radius)
81,953

Source: esri. 2025 demographics centered on 406 E Haley Street



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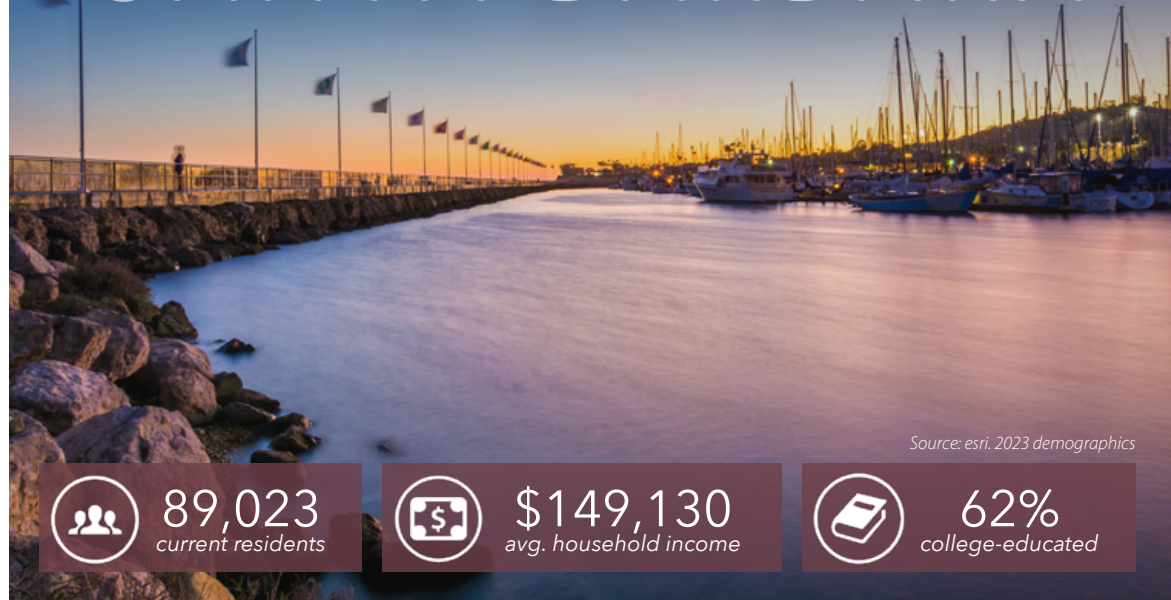
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Santa Barbara is 90 miles north of Los Angeles and served by Santa Barbara Airport and Amtrak. Tucked between the Santa Ynez Mountains and the Pacific Ocean, Santa Barbara enjoys a mild, Mediterranean climate averaging 300 sunny days a year.

SANTA BARBARA



Source: esri. 2023 demographics



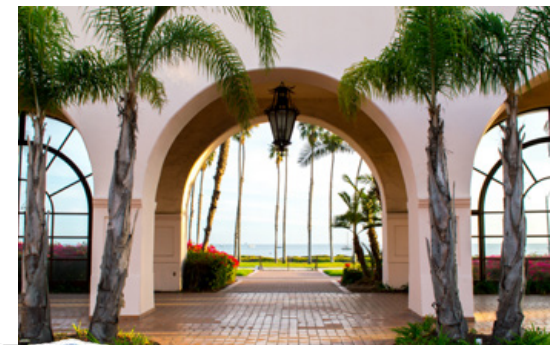
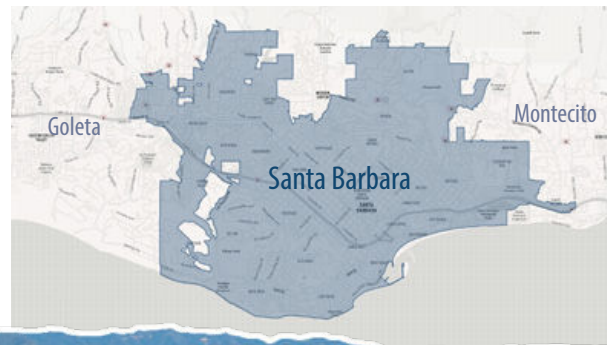
89,023
current residents



\$149,130
avg. household income



62%
college-educated



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