

530 State St

SANTA BARBARA, CA



For Lease | Downtown Retail Space in High-Traffic Corridor | 11,450± SF

Experience. Integrity. Trust.
Since 1993

Kristopher Roth
805.898.4361
kris@hayescommercial.com
lic. 01482732

Caitlin Hensel
805.898.4374
caitlin@hayescommercial.com
lic. 01893341



PROPERTY SUMMARY

This high-profile building, prominently positioned in the center of State Street's most vibrant block, offers visibility, signage, high ceilings, a roll-up door, skylights, and ample parking in the adjacent City lot. The property sits at the midpoint of the cultural and commercial epicenter of Santa Barbara and favorite destination for the city's 5 million annual visitors.



Size:	Approx. 11,450 SF
Rate:	\$2.15 NNN (.20)
Term:	5-10 years
Parking:	Public lot adjacent (186 spaces, first 75 minutes free)
Zoning:	M-C
Available:	Now
Sprinklers:	Landlord to install infrastructure
Loading:	One ground-level roll-up door
Nearby Tenants:	Drift (new 40+ room boutique hotel), Hotel Santa Barbara (75-room hotel recently purchased for over \$40 million), Cost Plus World Market, Joe's Cafe, Institution Ale, Natural Cafe, Starbucks, Honey, SONOS, and many more

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SITE

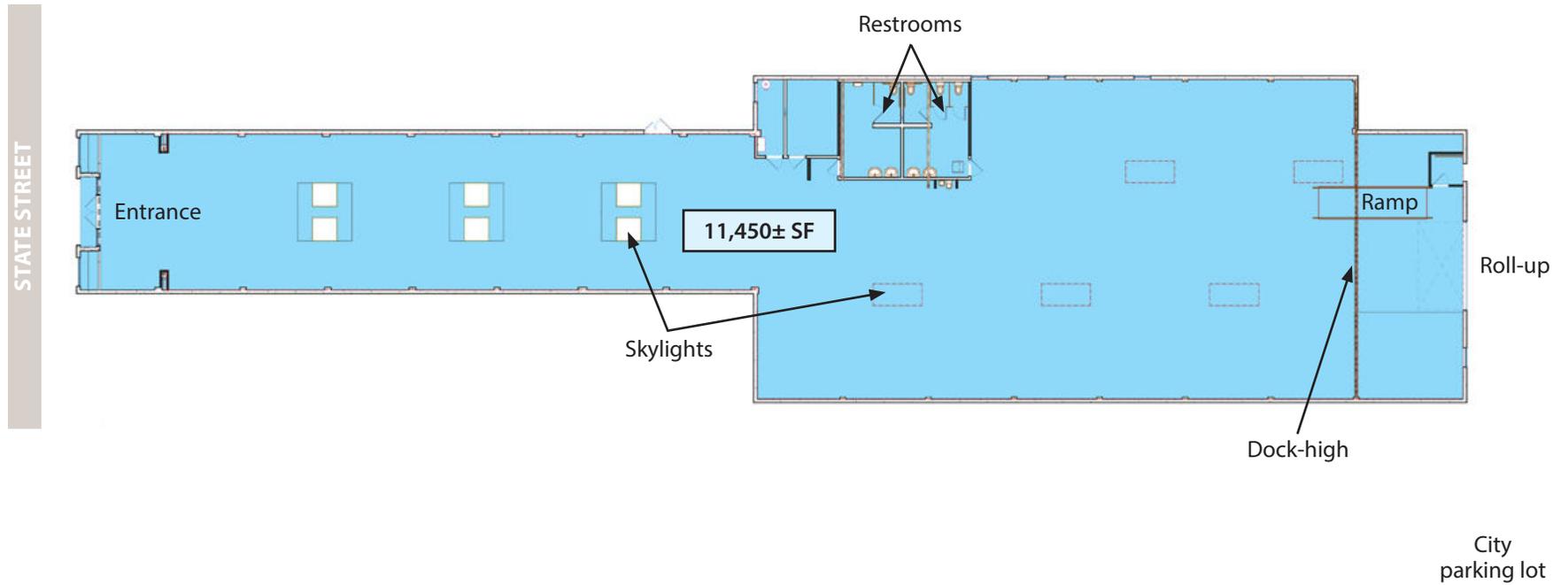
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FLOOR PLAN



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AREA INFORMATION



SANTA BARBARA

The city is 90 miles north of Los Angeles and is 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.

5.5 million
visitors per year

92,034
current residents

\$115,737
Avg. household income



STATE STREET & DOWNTOWN

At the heart of Santa Barbara lies State Street, dense with countless options for food and drink, shopping, and entertainment. Stretching the entire length of downtown and eventually turning into Stearns Wharf, State Street serves as the retail hub and most sought-after tourist attraction in the city. Near the subject property, food & drink hotspots like Institution Ale, The Red Piano, and The Cruisery continue to thrive, pulling in locals and tourists alike.



THE FUNK ZONE

The Funk Zone — less than a mile from the subject property — has historically been an industrial area. As time has passed and manufacturing waned, it has become a haven for the city's artists and artisans. This unique history, combined with its prime location adjacent to both the beach and State Street, has recently attracted an influx of investment and new tenants including wine tasting rooms, restaurants, tech companies, and art galleries.

THE 'RETAIL BULLSEYE'

With State Street as its central artery, downtown Santa Barbara is the geographic, cultural and business center for the greater South Coast metro area and its 210,000 residents. With several open-air malls and countless entertainment options for visitors, the State Street corridor is the location of choice for national tenants, including soft goods, food use, telecomm, and banking.

The downtown area is a busy commercial hub far more cosmopolitan than Santa Barbara's population count would suggest. Business, shopping, arts, dining and leisure all intersect downtown, with sandy beaches at its doorstep and a backdrop of rugged coastal mountains.



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