

55 Hitchcock Way

SANTA BARBARA, CA

La Cumbre Plaza

Whole Foods

State Street

SITE

For Lease | Ground-Floor Office Suite in Upper State Area | 1,570 SF

Experience. Integrity. Trust.
Since 1993

Dylan Ward
805.898.4392
dylan@hayescommercial.com
lic. 01472452

Francois DeJohn
805.898.4365
fran@hayescommercial.com
lic. 01144570



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

The information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

7/16/26

PROPERTY SUMMARY

Ground-floor office suite available at a corner location across from the YMCA and a short drive to the many amenities of the Upper State Street area. Situated between Loreto Plaza (anchored by Gelson's Market and featuring Jersey Mike's Subs, Harry's Plaza Cafe and Chaucer's Books) and La Cumbre Plaza (home to Lure Fish House, Chipotle, Islands Restaurant, and adjacent to Target). Additionally, less than a mile from Hwy 101 access and three miles from downtown Santa Barbara.

Floor:	First
Suite:	101
Size:	1,570 SF
Rate:	\$4,500/mo MGR + utilities
Available:	Now
Term:	3 - 5 years
Restrooms:	Common
Kitchenette:	Yes
HVAC:	Yes, throughout
Parking:	3.8/1,000 SF, plus street
Showings:	Call listing agents

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FLOOR PLAN

HITCHCOCK WAY



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NEIGHBORHOOD OVERVIEW



La Cumbre Plaza

Macy's	Islands
Starbucks	Wingstop
The Habit	Pottery Barn
Chipotle	Bristol Farms
Lure Fish House	Williams-Sonoma

Five Points Shopping Center

Smart & Final
Starbucks
CVS
Ross
T-Mobile
Luna Grill
Peet's Coffee
Petco

Loreto Plaza

Gelson's	Chaucer's Books
Cox store	Renaud's Patisserie
Singer's Big & Tall	Jersey Mike's
Harry's Plaza Cafe	Posh Fine Jewelers

- 1 Santa Barbara Golf Club
- 2 Post office
- 3 YMCA
- 4 Sansum Clinic
- 5 Whole Foods
- 6 Estancia development, 72 residential units and three commercial buildings, completed 2019
- 7 The Marc development, 89 1-3/BD residential units, completed February 2018
- 8 Grace Village development, 58 1BD/1BA residential units, completed March 2018
- 9 Target

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