

FOR SALE

631 & 633 Chapala St, Santa Barbara

**Downtown Retail/
Office Building Steps
from State Street**

100% Leased to
Three Tenants

Recently Remodeled

SITE

 **Hayes**
COMMERCIAL GROUP

Dylan Ward
805.898.4392
dylan@hayescommercial.com



PROPERTY SUMMARY

Beautifully updated, well-located retail/office building with modern finishes and natural light throughout. New roof installed in 2025. 100% leased to three tenants. Large windows facing Chapala and high ceilings with skylights. Steps from Paseo Nuevo Mall and the many amenities of the State Street corridor.

Price	\$2,350,000
Building Size	4,201 SF
Lot Size	4,356 SF
APN	037-123-004
Zoning	C-G
Occupancy	100%; Call listing agent for additional info
Parking	Nearby public lots, ample street parking
Restrooms	3
Ceilings	9-12'
Roof	New in 2025
HVAC	Yes, throughout
To Show	Call listing agent

*Experience. Integrity. Trust.
Since 1993*

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631 Chapala St



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633 Chapala St



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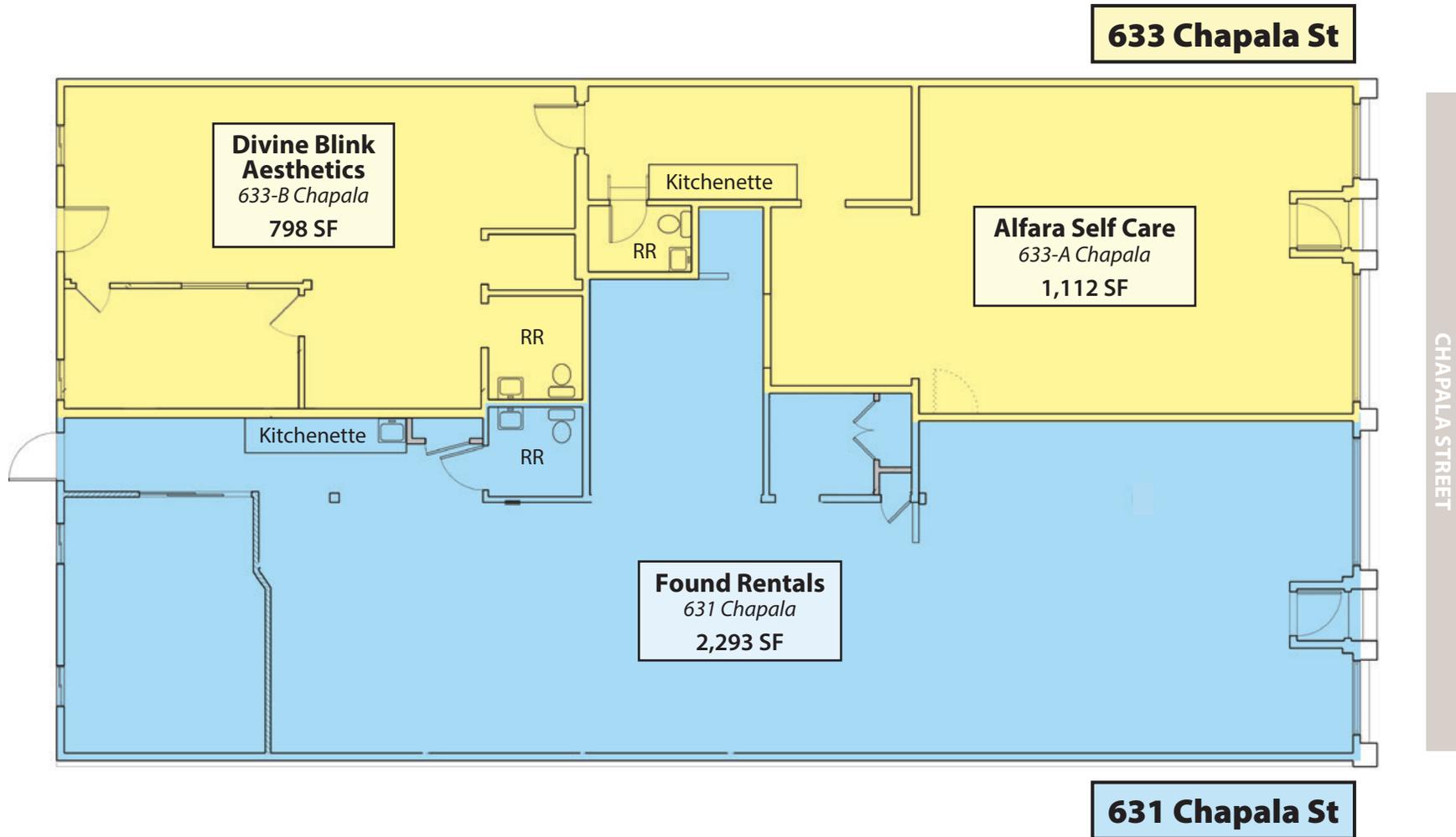


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FLOOR PLAN



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Kimpton Canary

Paseo Nuevo Mall DEVELOPMENT
City of Santa Barbara is in negotiations to develop 450 residential units at Paseo Nuevo

De La Guerra Plaza

McConnell's

M Special

Urban Outfitters

P

World Market

Lighthouse Coffee

The Win-Dow

SITE

Night Lizard Brewing

State Street

Starbucks

Mixed-Use Project DEVELOPMENT
39-unit adaptive reuse project designed by architect Tom Meaney

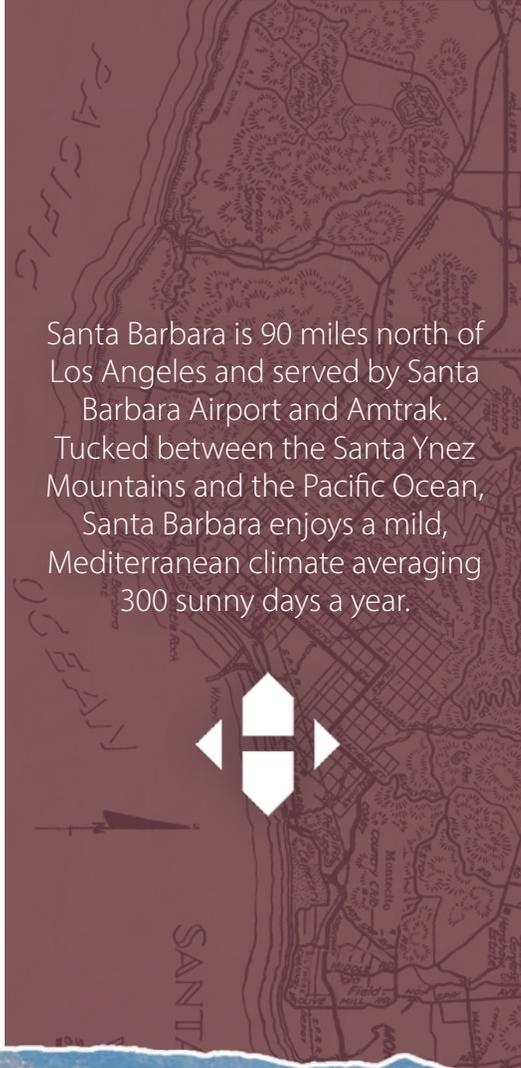
Cota Street

Chapala Street

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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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