

# 817 State

ON THE PASEO

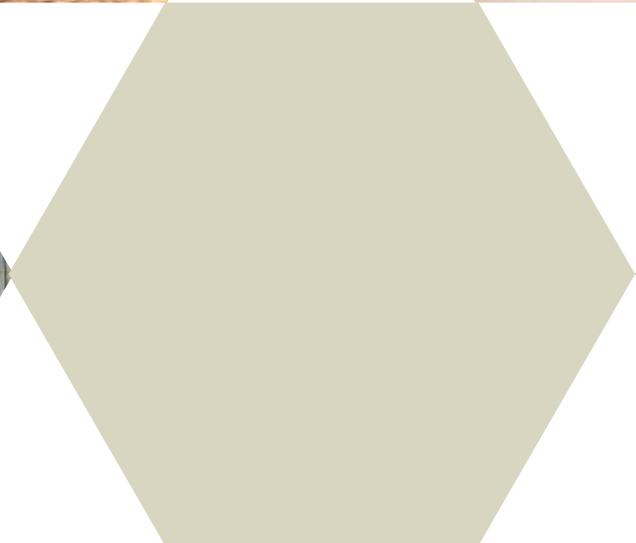
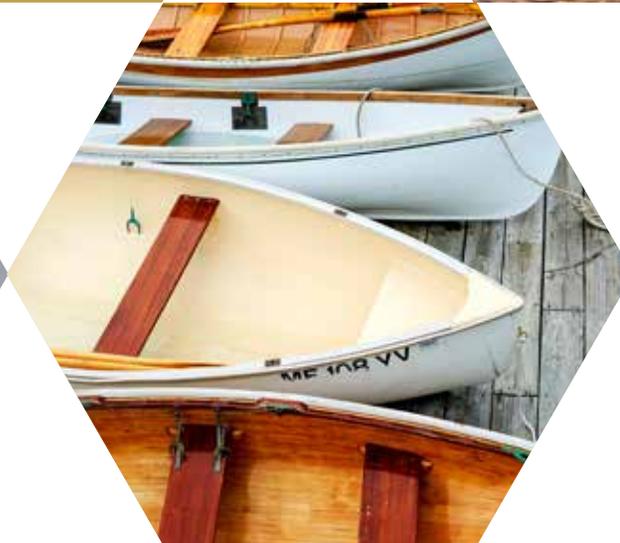
Available 1Q 2024 Main Street, Santa Barbara

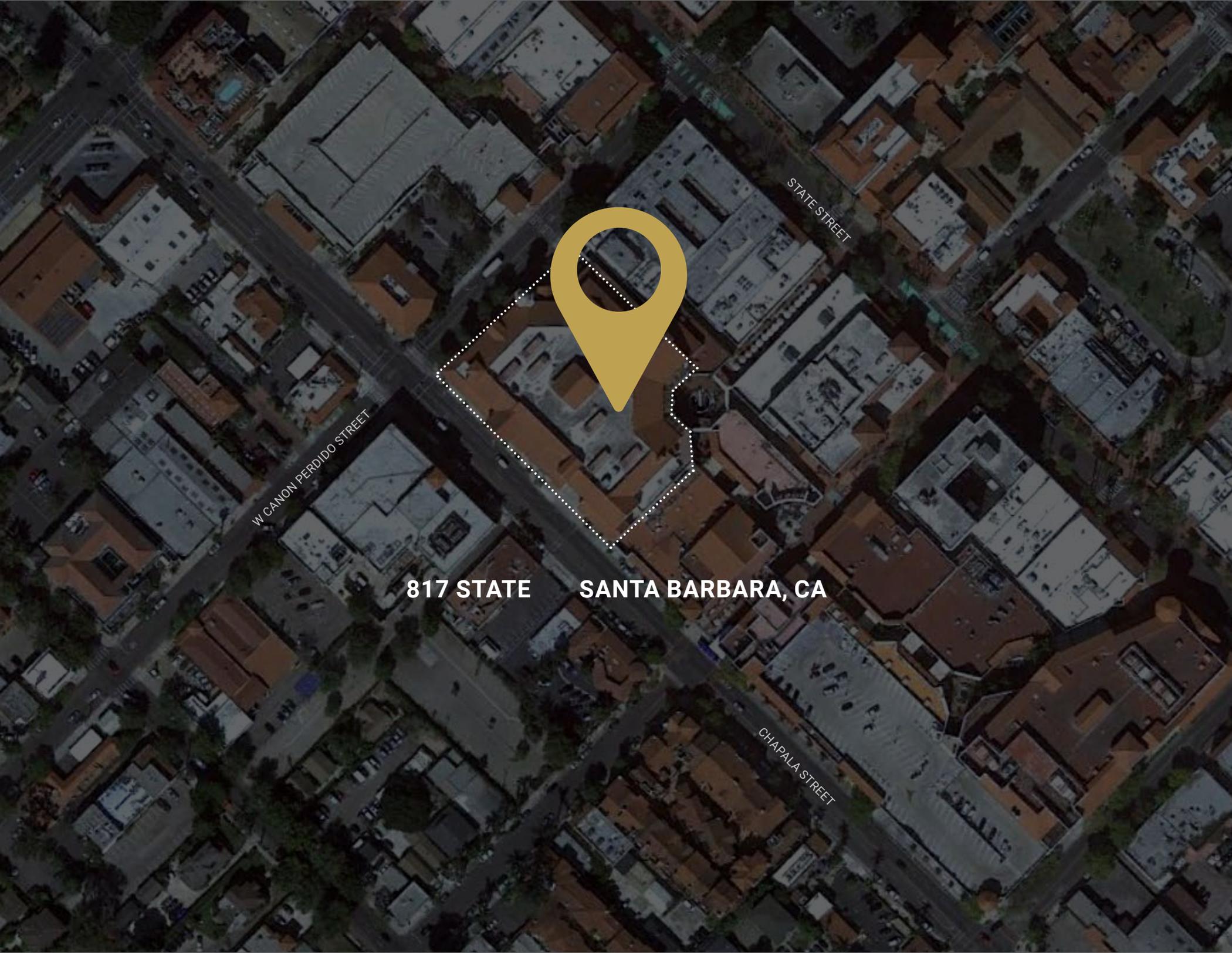
CBRE

Hayes  
COMMERCIAL GROUP



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W CANON PERDIDO STREET

STATE STREET

817 STATE SANTA BARBARA, CA

CHAPALA STREET



## Building Overview

### PROPERTY HIGHLIGHTS

The three-story structure is undergoing complete renovation for delivery in 2024.

A combination of natural light and stunning architecture that bring people together to collaborate and innovate.

The building is part of Paseo Nuevo—a newly renovated mixed-commerce hub which provides onsite conveniences including shops and restaurants, 24-hour security and underground parking.



### FLOOR SQUARE FOOTAGES

**Level 3:** 49,669 SF

**Level 2:** 62,150 SF

**Level 1:** 33,053 SF

**Basement:** 20,769 SF

**Total:** 165,642 SF

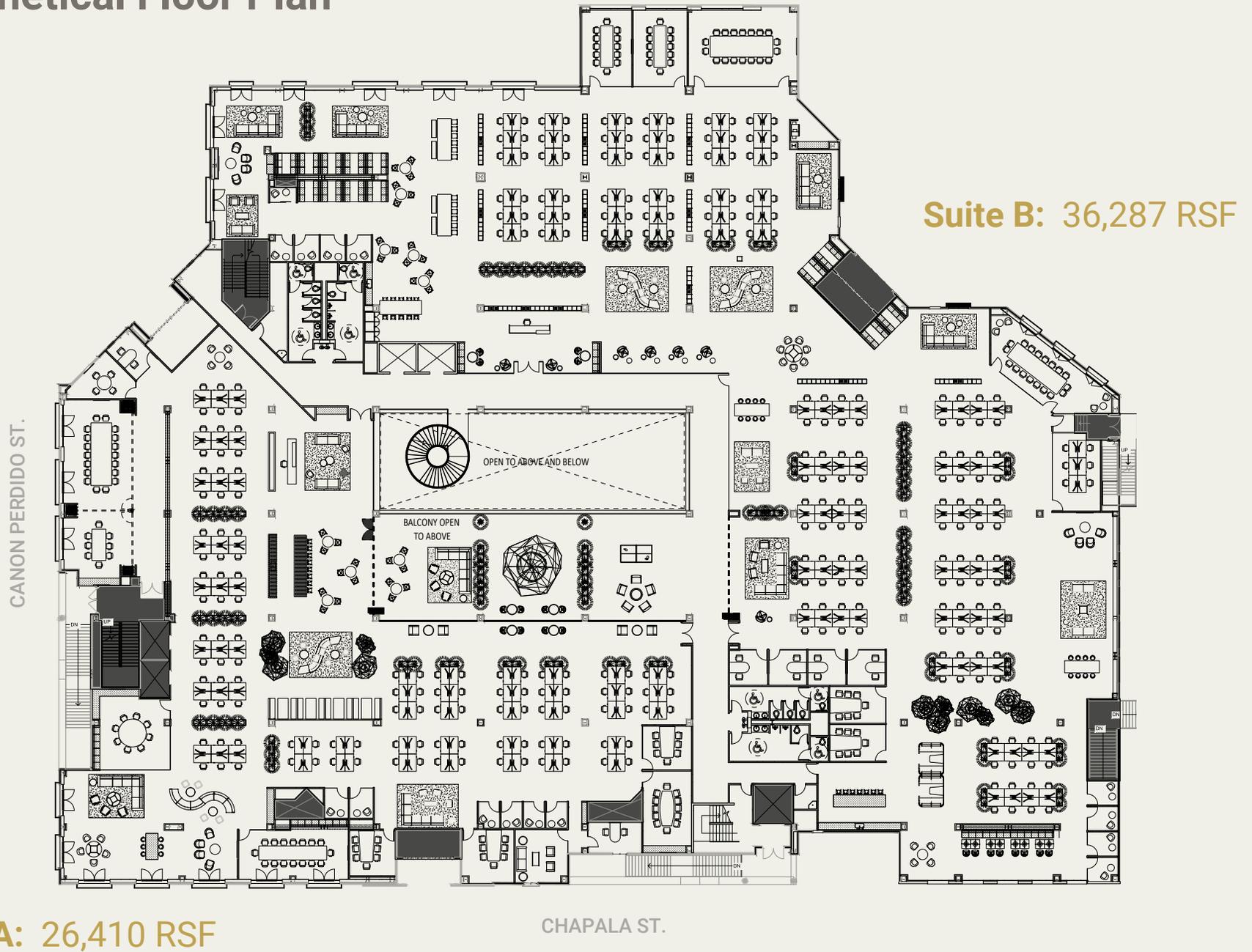
**Lease Rate:** \$3.50/NNN

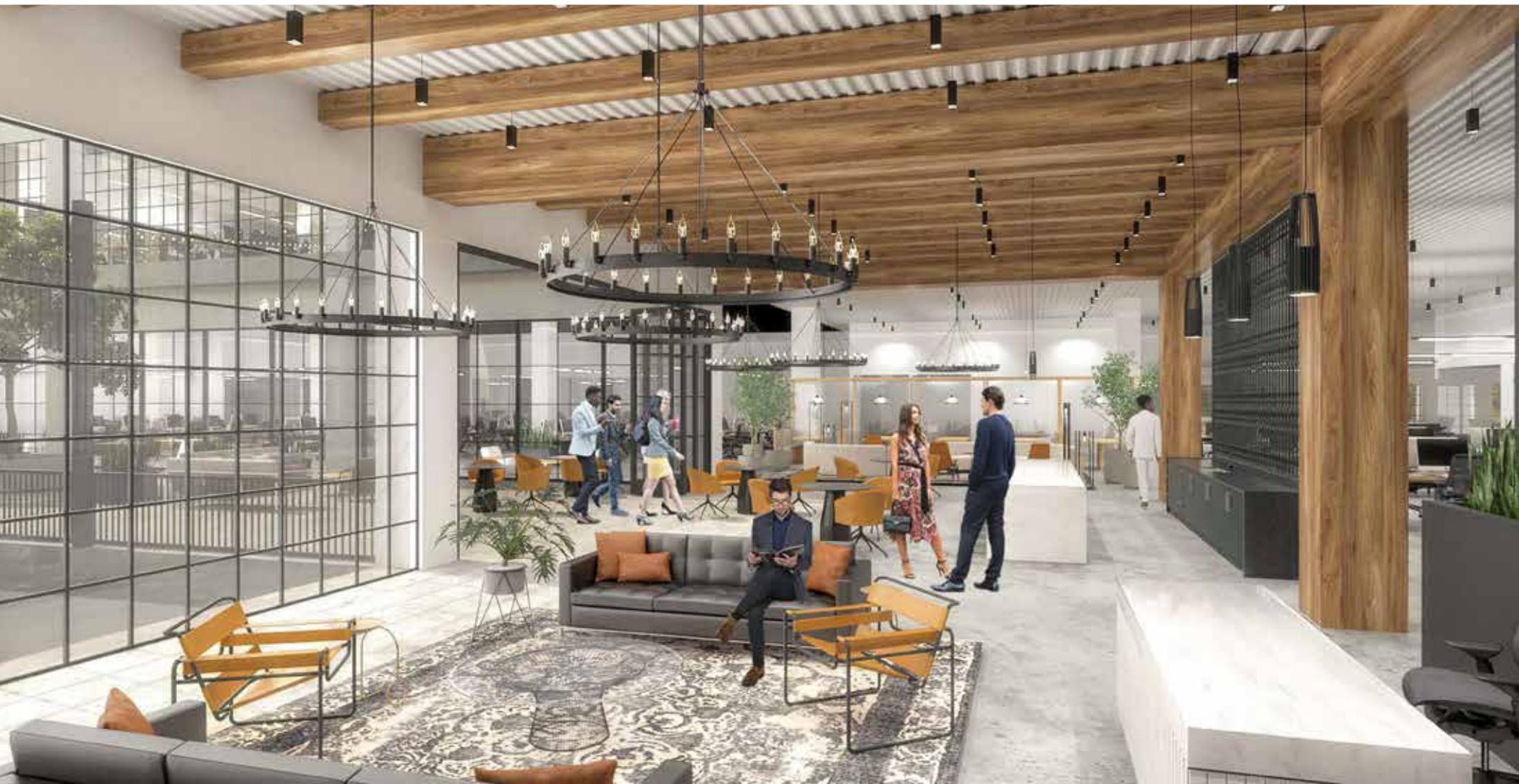
### BUILDING HIGHLIGHTS

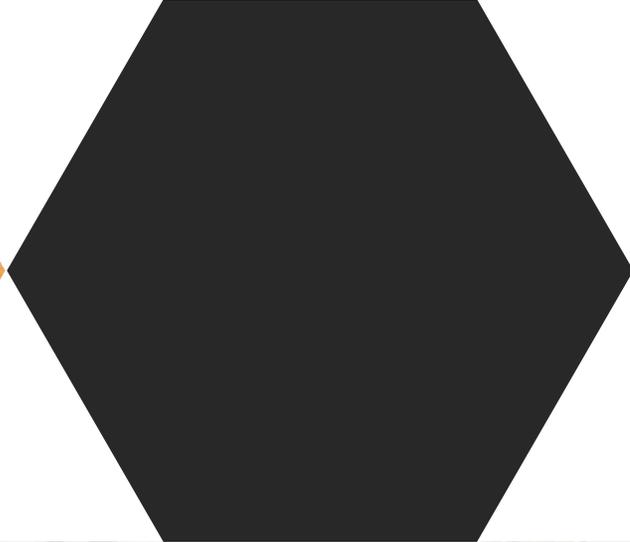
17' slab to slab

Select Operable Doors &  
Windows for Open Air Experience

# Hypothetical Floor Plan







## Location

### **SANTA BARBARA**

World-renowned as the “American Riviera” tourist and wine destination, Santa Barbara is also a dynamic center for business, culture and arts.

### **DOWNTOWN**

The building’s location is flawless, perched at the exact midpoint of the bustling State Street corridor, the business artery of downtown Santa Barbara.

### **PASEO NUEVO**

651 Paseo Nuevo is within Santa Barbara’s premier shopping center, Paseo Nuevo, which provides onsite parking, security, dining and shopping.

### **‘TECHTOPIA’**

Santa Barbara is a vibrant hub for tech and engineering businesses, drawing from its top-tier university for STEM research and highly-educated population.

# Area Amenities

## STATE STREET

Stretching the entire length of downtown and eventually turning into Stearns Wharf, State Street serves as the retail corridor—anchored by Paseo Nuevo which draws 5 million shoppers annually—and is the most sought-after tourist attraction in the city.

State Street is also home to a growing list of notable office tenants, especially in the tech sector.

## DOWNTOWN

Downtown Santa Barbara is the geographic, cultural and business center for the 210,000 residents of the South Coast metro area plus more than 6 million visitors annually.

The downtown area is a thriving 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.



# Downtown

● Attractions ○ Prominent Retailers ● Coffee/Dining

Tech Tenants within a 3 block radius:

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8



## PASEO NUEVO

California Pizza Kitchen | Aveda  
Eureka Burger | See's Candies | Pacsun  
| Lush | MAC Cosmetics | GameStop  
| Gap | Foot Locker | Metropolitan  
Theaters



# Santa Barbara Snapshot



## CULTURE

The city's history is evident in its Spanish architecture, emanating from the majestic Mission Santa Barbara. Downtown brims with restaurants, theaters, museums and hosts an international film festival.

Wine lovers can sample the Urban Wine Trail downtown or take a short drive to the world-class vineyards of Santa Ynez Valley.



## ECONOMY

Renowned internationally for its fine restaurants, shopping, hotels and architecture, the tourism industry is the region's top economic driver. In addition, the city economy includes a large service sector, technology, health care, and finance.

Education in particular is well-represented with several world-class higher learning institutions including University of California Santa Barbara.



## LOCATION

The city is 90 miles north of Los Angeles and served by the Santa Barbara Airport and Amtrak station. Tucked between the Santa Ynez Mountains and the Pacific Ocean, Santa Barbara enjoys a mild, Mediterranean climate averaging 300 sunny days a year. Beaches, parks and mountains provide a playground for a wide array of activities.

## 2022 DRIVETIME DEMOGRAPHICS FOR 651 PASEO NUEVO

	15 minutes	30 minutes	45 minutes
<b>Population</b>	148,311	204,158	421,242
<b>Population College Educated</b>	77%	76%	72%
<b>Avg Household Income</b>	\$132,244	\$124,929	\$114,858

## TOURISM

<b>Annual Tourists</b>	7.2 million
<b>Annual Tourism Dollars</b>	\$1.9 billion

# 'Techoptopia'

Dubbed "Techoptopia" by CNBC, Santa Barbara is loaded with internet companies and start-ups, many of which have spun out of UCSB research teams. Technology companies have become an increasingly significant presence in downtown Santa Barbara. Amazon, Sonos, Invoca, Honey/PayPal, and LogicMonitor have all established large creative offices fronting or within a block of State Street. The emerging tech scene is also attracting founders and entrepreneurs from Los Angeles and San Francisco.

## EDUCATED, TECH-INCLINED EMPLOYEE POOL

Boasting 6 nobel laureates on faculty and ranked eighth in the world for its impact on the sciences, UCSB is integral to the Santa Barbara community and its largest employer. UCSB offers a unique Technology Management Program (TMP) certificate, and many graduates with STEM degrees stay to work in the area.

## THE QUANTUM BUMP

In 2019, UCSB was awarded a National Science Foundation grant to create the nation's first "quantum foundry" to research quantum technology. Soon after, Google's research lab near the university reached the elusive "quantum supremacy," the ability of a quantum processor to perform a complex computation much, much faster than any existing supercomputer. This breakthrough has further solidified Santa Barbara as a vital hub of research and technology.

# 200+

Number of Tech Companies in the Santa Barbara Area



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