

# 819 Reddick St, Santa Barbara

**FOR SALE** | Freestanding Office/R&D/Industrial Building | 9,673 SF



**First floor comprised of highly improved wet lab installed by Apeel Sciences in 2016**

**Vacant property provides excellent owner-user opportunity**

**Abundant natural light, security cameras, and multiple entrances**

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*Since 1993*

**Francois DeJohn**  
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## PROPERTY SUMMARY

Freestanding, two-story office/R&D/industrial building available for purchase in Santa Barbara, zoned M-I. Second floor office space is very nicely improved and comprised of a mix of perimeter offices and large open bullpen areas. First floor is comprised of a highly improved wet lab area installed by Apeel Sciences in 2016 and other office/storage improvements installed by Coastal Holding Company (cannabis company) in 2019. Other property features include ample natural light through extensive window lines, security cameras, multiple entrances (electronic access), and a convenient location near the amenities of Milpas Street.



**Building Size:** 9,673 SF

**Parcel Size:** 819 Reddick 9,147 SF  
822 E Haley 6,098 SF  
Total 15,245 SF

**Price:** \$4,500,000

**APN:** 031-303-024 (819) and  
031-303-006 (822)

**Floors:** Two

**Year Built:** Major remodel/addition in 1990

**Construction Type:** Wood frame

**Roof Age:** Varies from 1998 to 2015

**Elevator:** No

**Loading:** Double-door at ground level

**Ceilings:** Approximately 9'

**Sprinklers:** Yes

**Restrooms:** 5 unisex (3 downstairs, 2 upstairs)

**HVAC:** 2 newer Aeon package units for lab, 3 newer Samsung split units, 4 older York package units

**Parking:** 17 reserved spaces, plus street

**Zoning:** M-1 (819 Reddick) and  
C-G (822 E Haley)

**To Show:** Call listing agent

**CSO:** 2%

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# FIRST FLOOR PLAN

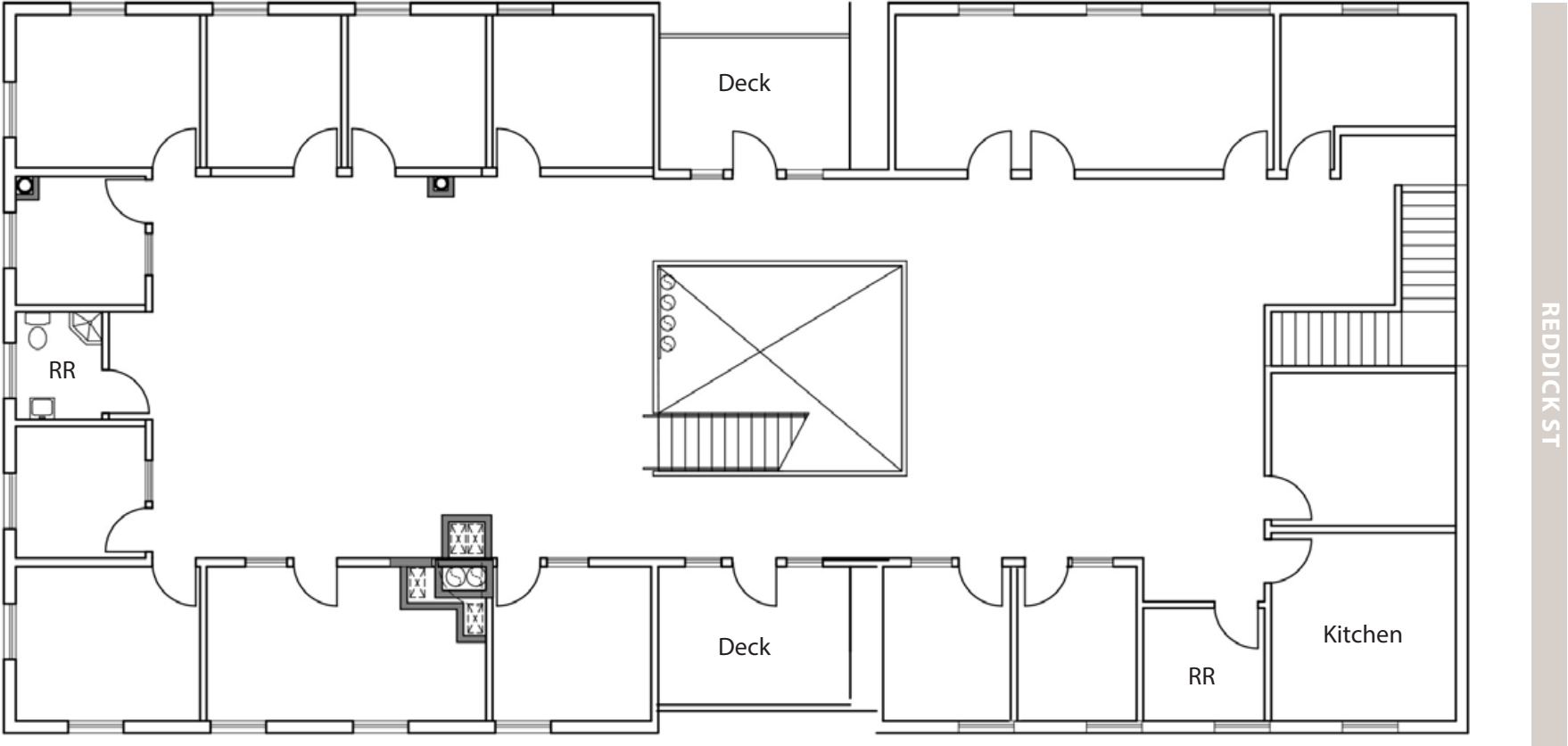


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# SECOND FLOOR PLAN

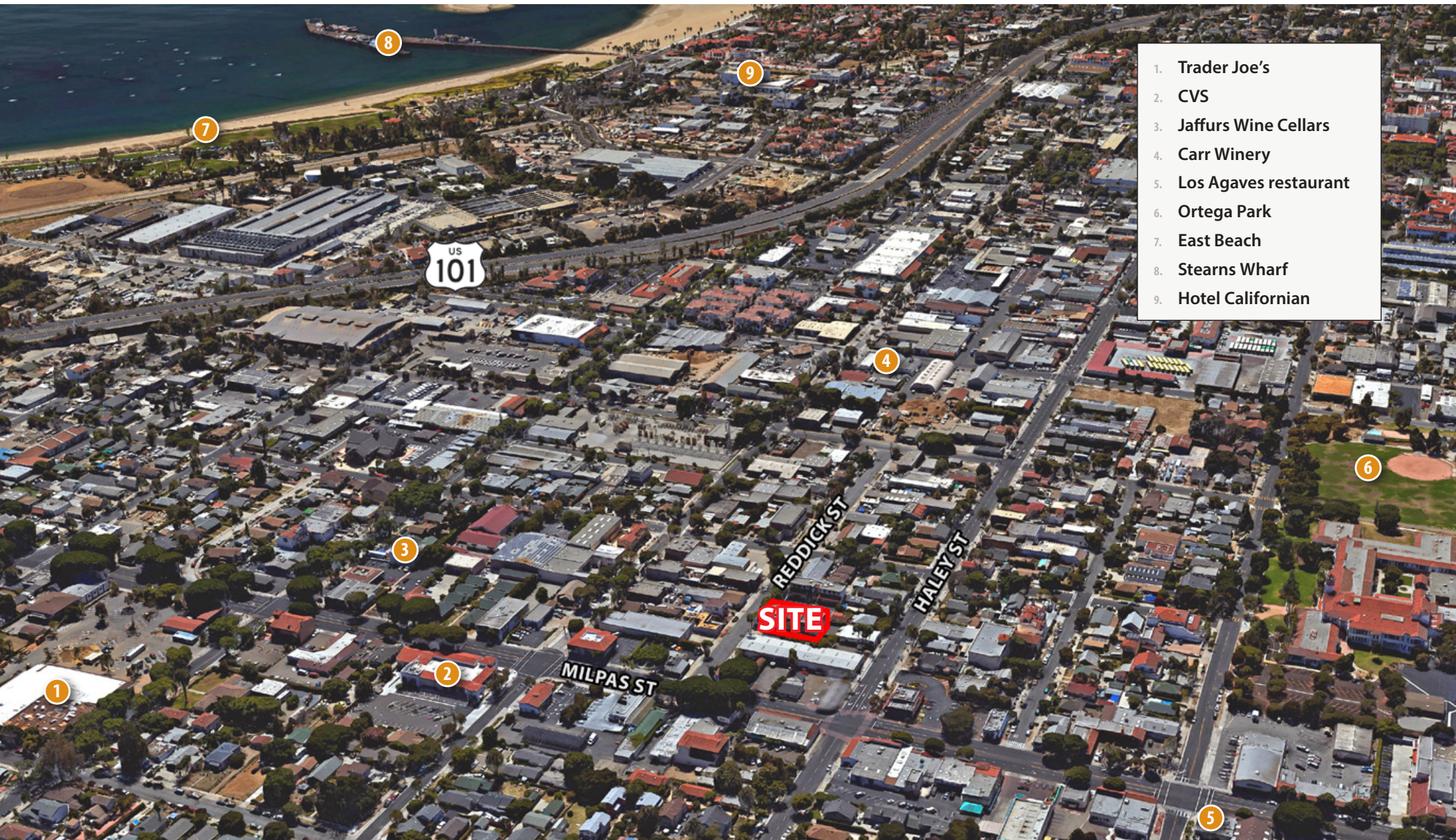


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## AREA OVERVIEW



1. Trader Joe's
2. CVS
3. Jaffurs Wine Cellars
4. Carr Winery
5. Los Agaves restaurant
6. Ortega Park
7. East Beach
8. Stearns Wharf
9. Hotel Californian

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# Santa Barbara

*Big-city art and culture with the heart and hospitality of a small coastal town*

**Location.** 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.

**Economy.** Renowned for its fine restaurants, shopping, hotels and architecture, the tourism industry is the region's main economic driver. The city economy also includes a large service sector, education, tech, health care, finance, agriculture and manufacturing.

**Culture.** The city's history is evident in its Spanish architecture, emanating from the majestic Mission Santa Barbara. Downtown is brimming with eateries, theaters, museums, and hosts an annual international film festival. Wine lovers can sample the Urban Wine Trail or take a short drive to the world-class vineyards of Santa Ynez Valley.

**Trendsetters**  
dominant tapestry segment

Trendsetters are young, well-educated, tech savvy people living in upscale, high-rent areas. Hip culture, social media and spontaneous vacations abound.

**89,570**  
current residents

**\$144,564**  
Avg. household income

**Area Tourism**

**6.1 million**  
visitors annually



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