

820 State St
SANTA BARBARA, CA

POOL & SAUNA
AVAILABLE



For Lease | Fitness/Spa Space in Heart of Downtown | 12,094 - 31,407 SF

Experience. Integrity. Trust.
Since 1993

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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.

6/23/25

PROPERTY SUMMARY

Fitness space in a range of sizes is available in the heart of downtown Santa Barbara. Basement offers nearly 15,000 SF with full gym buildout including locker rooms, pool, and sauna. First floor combines potential workout space and private offices. Second floor includes open area and wood-floor yoga studio, and could be leased separately for an office user. Elevator-served, near multiple city parking lots, and situated among the myriad amenities of the State Street core.



Space:	Basement	14,871 SF
	First Floor	4,442 SF
	Second Floor	12,094 SF
	Total	31,407 SF

Note: Second floor may be leased separately as office space

Restroom:	On each floor	
Rate:	\$1.95 NNN (.80)	
Utilities:	\$0.30 psf	
Available:	3/1/25	
Term:	5-10 years	
Elevator:	Yes	
HVAC:	Yes, throughout	
Parking:	Multiple city lots nearby with 75 minutes free parking	
Showings:	Call listing agents	

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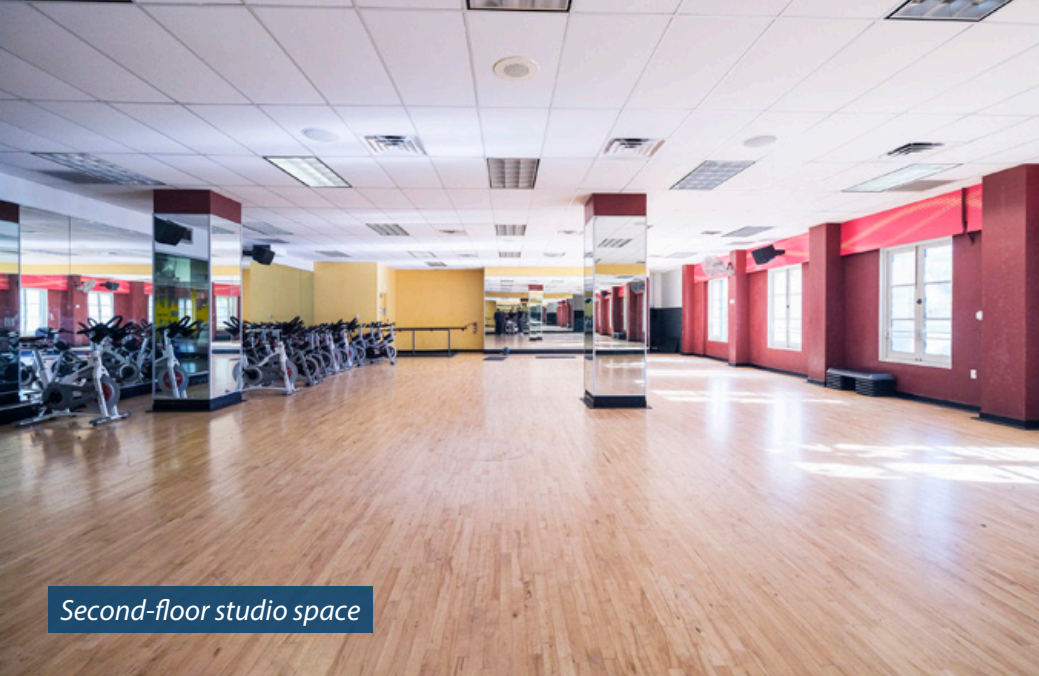
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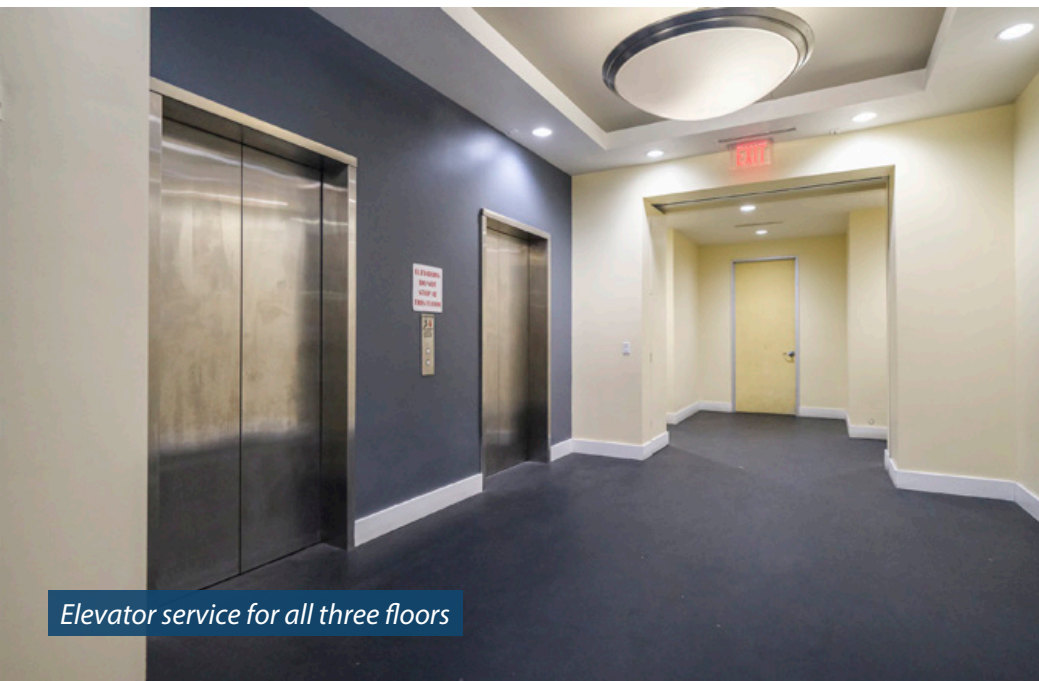
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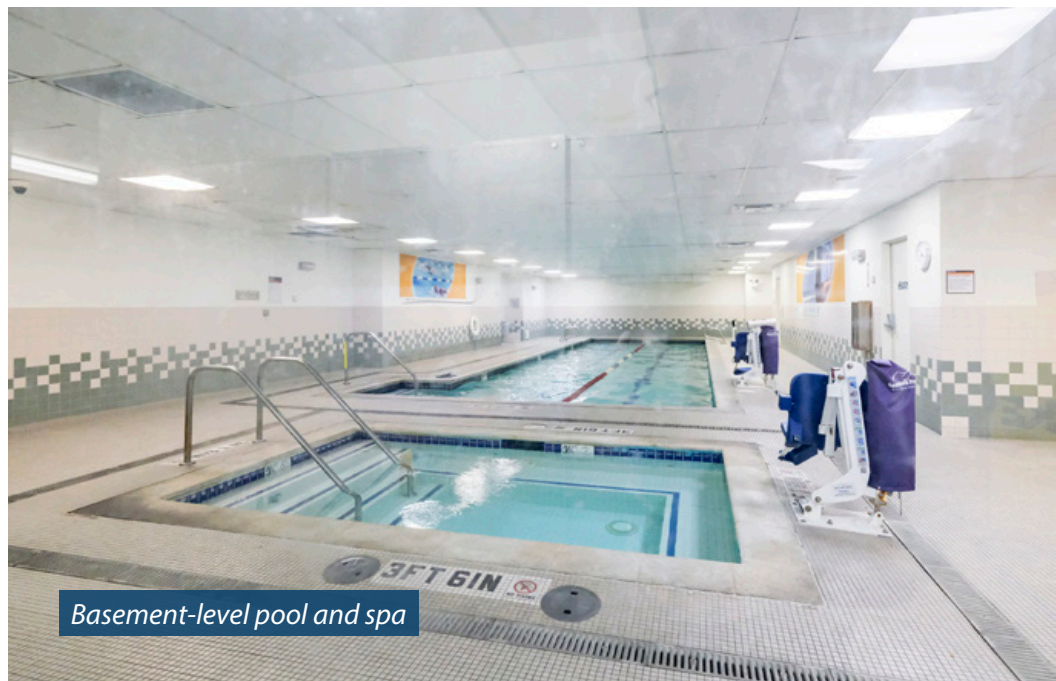
Second-floor studio space



Strength training area



Elevator service for all three floors



Basement-level pool and spa

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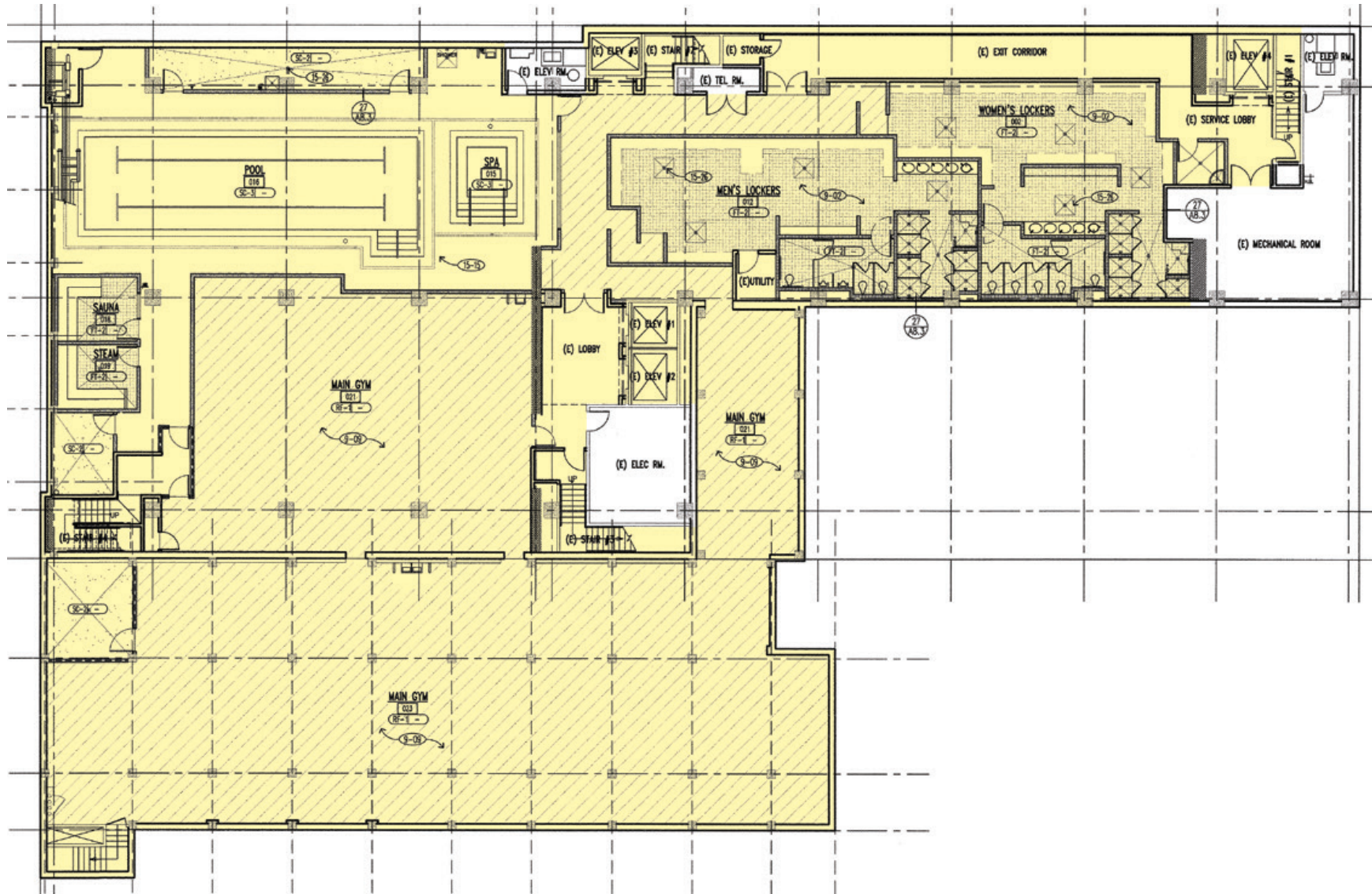


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BASEMENT PLAN



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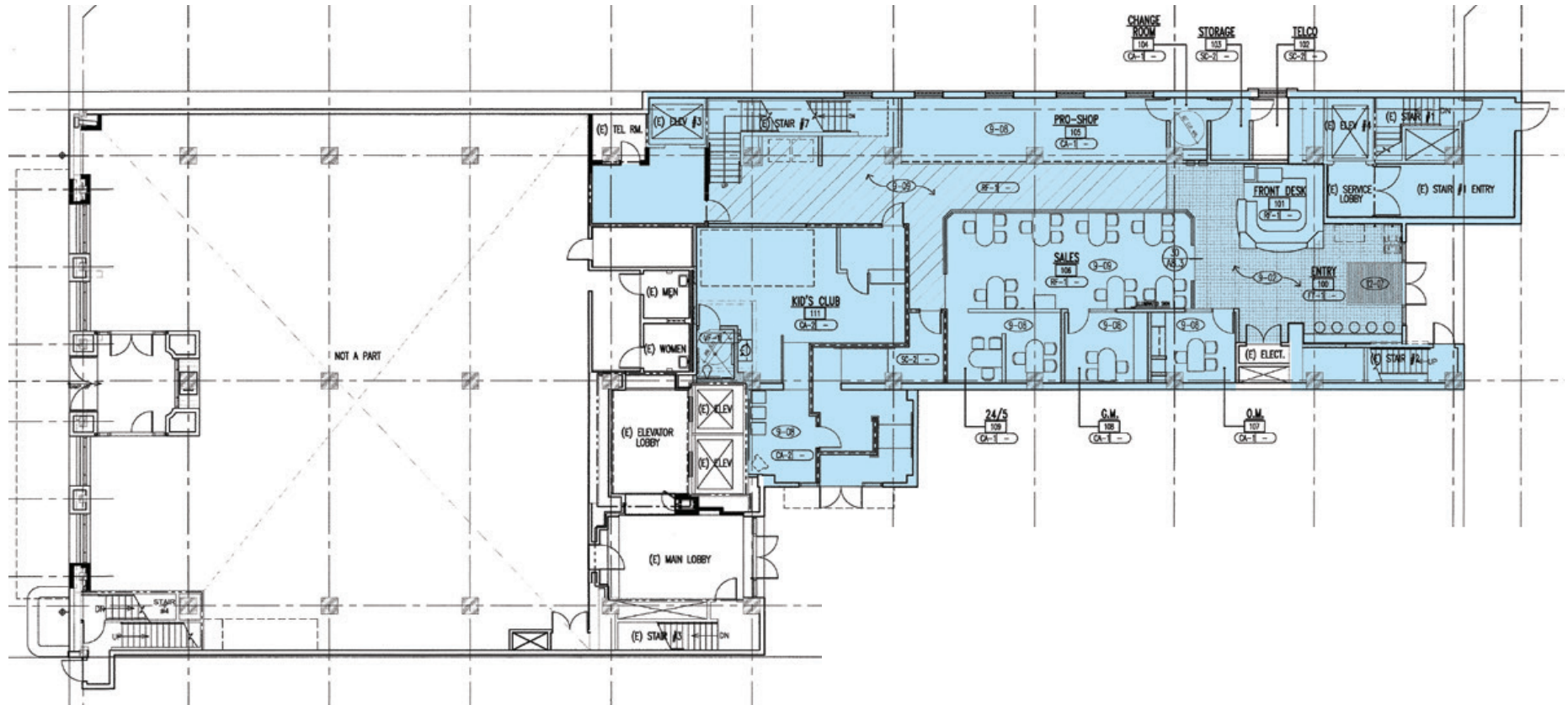


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FIRST FLOOR PLAN



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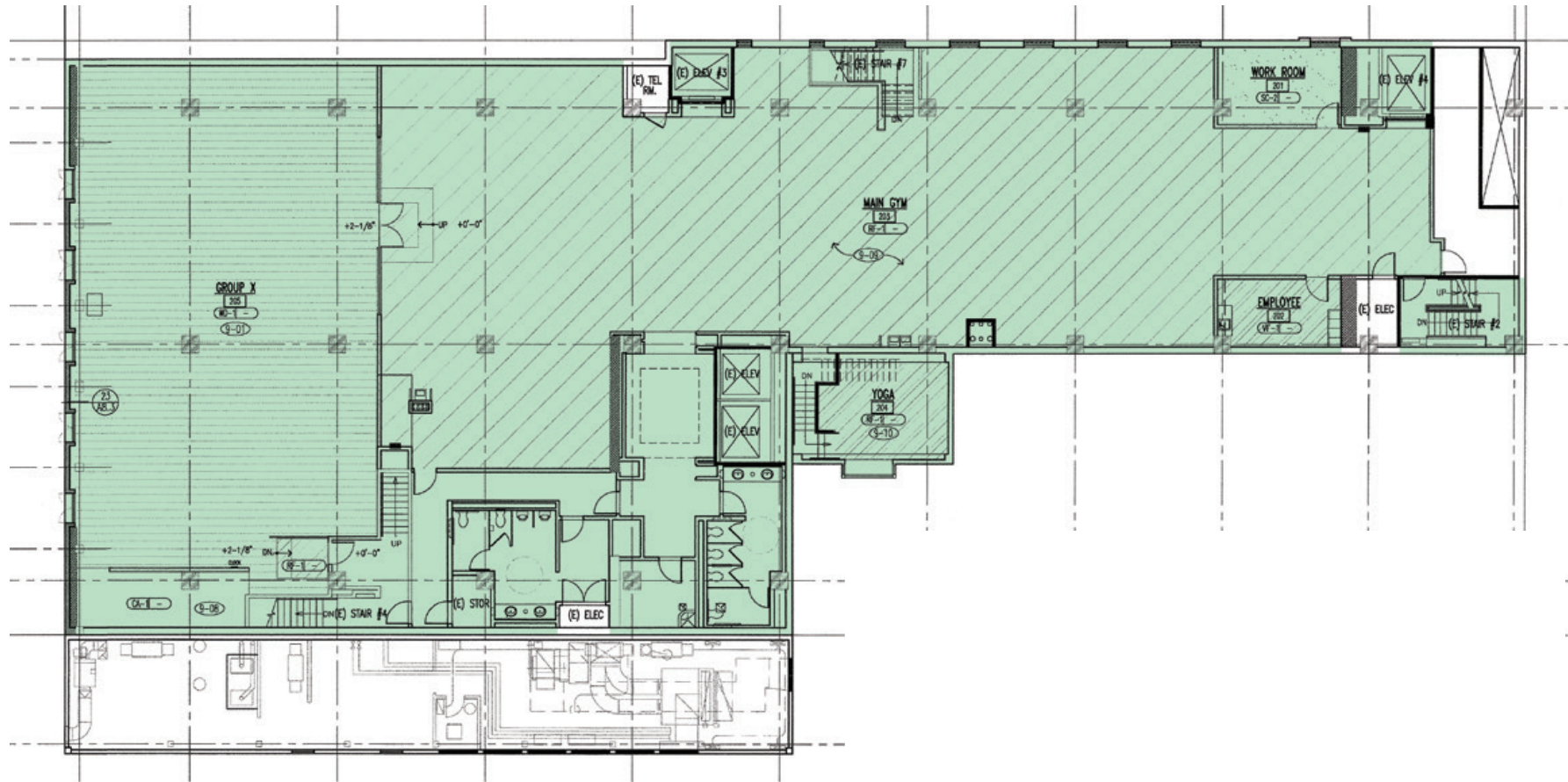


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SECOND FLOOR PLAN



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STATE STREET

BUSTLING RETAIL CORRIDOR

Santa Barbara, CA



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