

820 State St

SANTA BARBARA, CA

NOW DIVISIBLE



For Lease | Office Suites in El Paseo Building | 2,285 - 9,770 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.

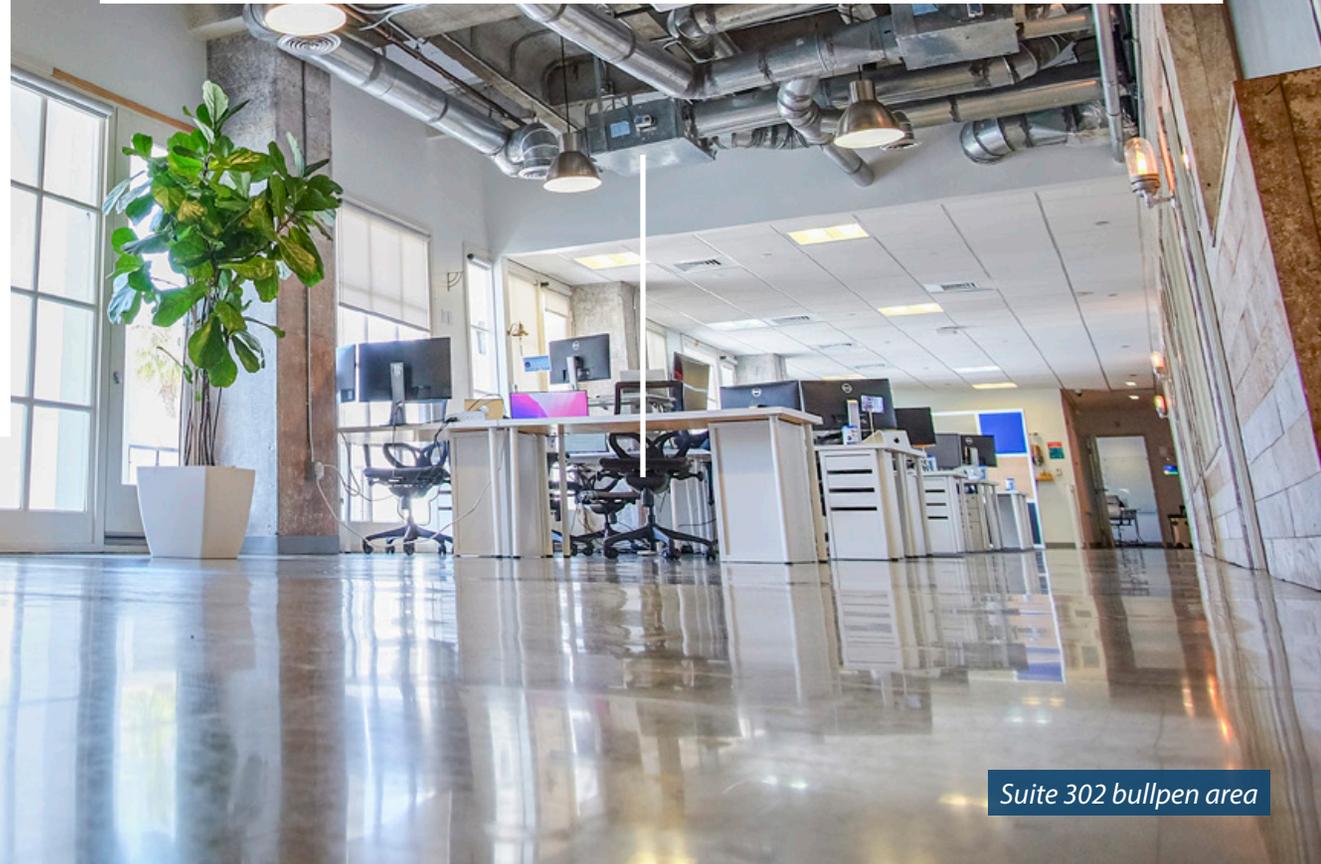
3/19/26

PROPERTY SUMMARY

Office suites in the iconic El Paseo Office Building offer an unbeatable location in the heart of downtown. Among the available suites are private offices, conference rooms, elevator service, and outdoor patio space. Property is steps from the amenities of Santa Barbara's bustling shopping and dining corridor, and less than a mile from the beach. Suites 301 & 302 can be leased together to occupy the entire third floor. Alternately, Suite 302 can be divided into two smaller suites.

Building:	El Paseo Office Building
Term:	2 - 5 years
Utilities:	\$0.30 psf
Elevator:	Yes
HVAC:	Yes, throughout
Parking:	Multiple city lots nearby with 75 minutes free parking
Showings:	Call listing agents

Suite:	<u>301</u>	<u>302-A</u>	<u>302-B</u>	<u>302</u>
Size:	3,410 SF	2,285± SF	4,075± SF	6,360 SF
Rate:	\$2.50 NNN (.80)	\$1.75 NNN (.80)	\$2.50 NNN (.80)	\$2.25 NNN (.80)
Floor:	Third	Third	Third	Third
Restroom:	Common	Common	Common	Common
Available:	4/15/26	Now	Now	Now



Suite 302 bullpen area

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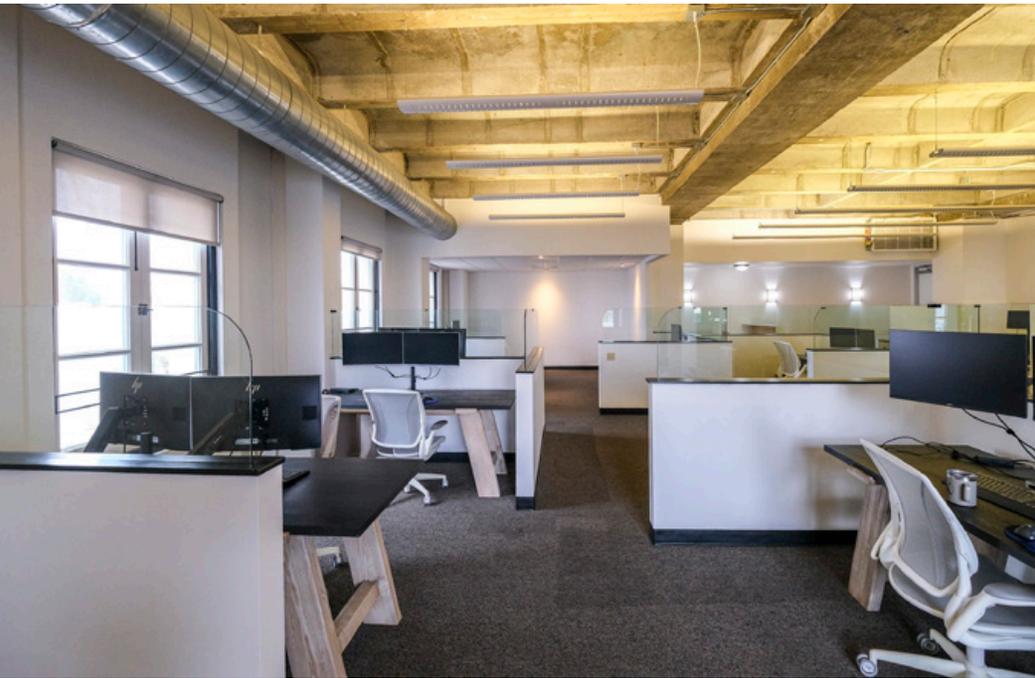
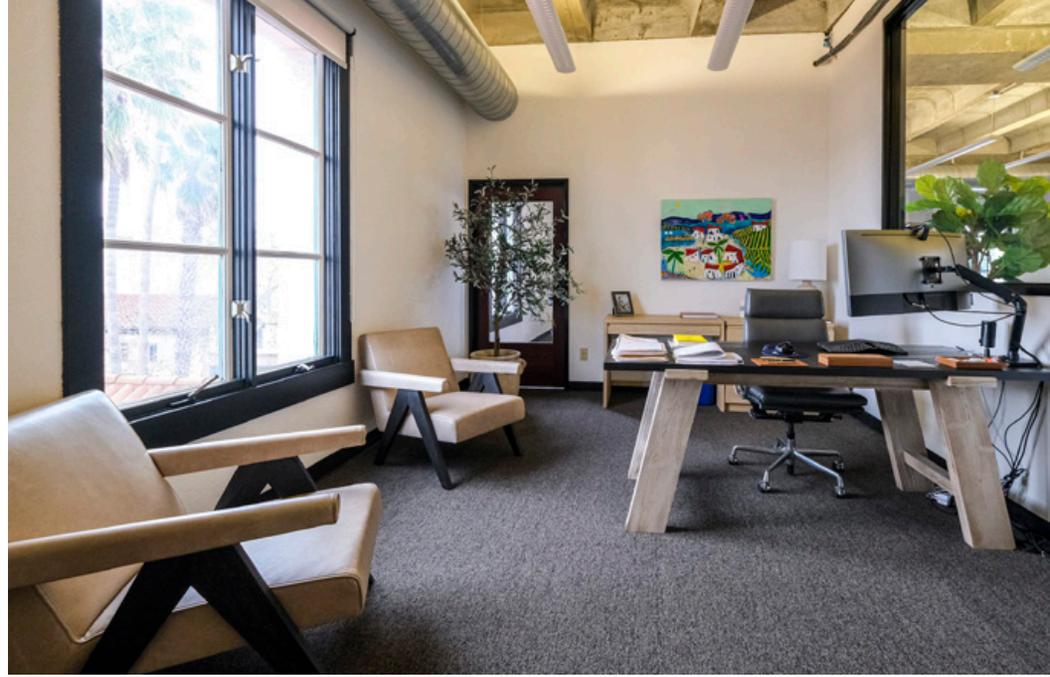
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SUITE 301 PHOTOS



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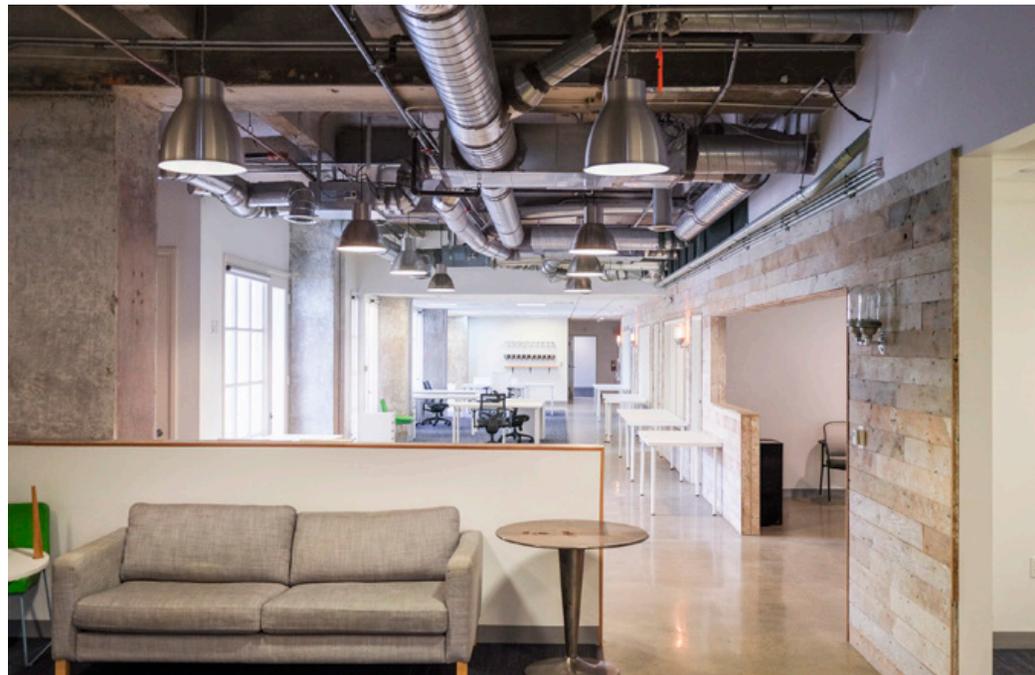


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SUITE 302 PHOTOS



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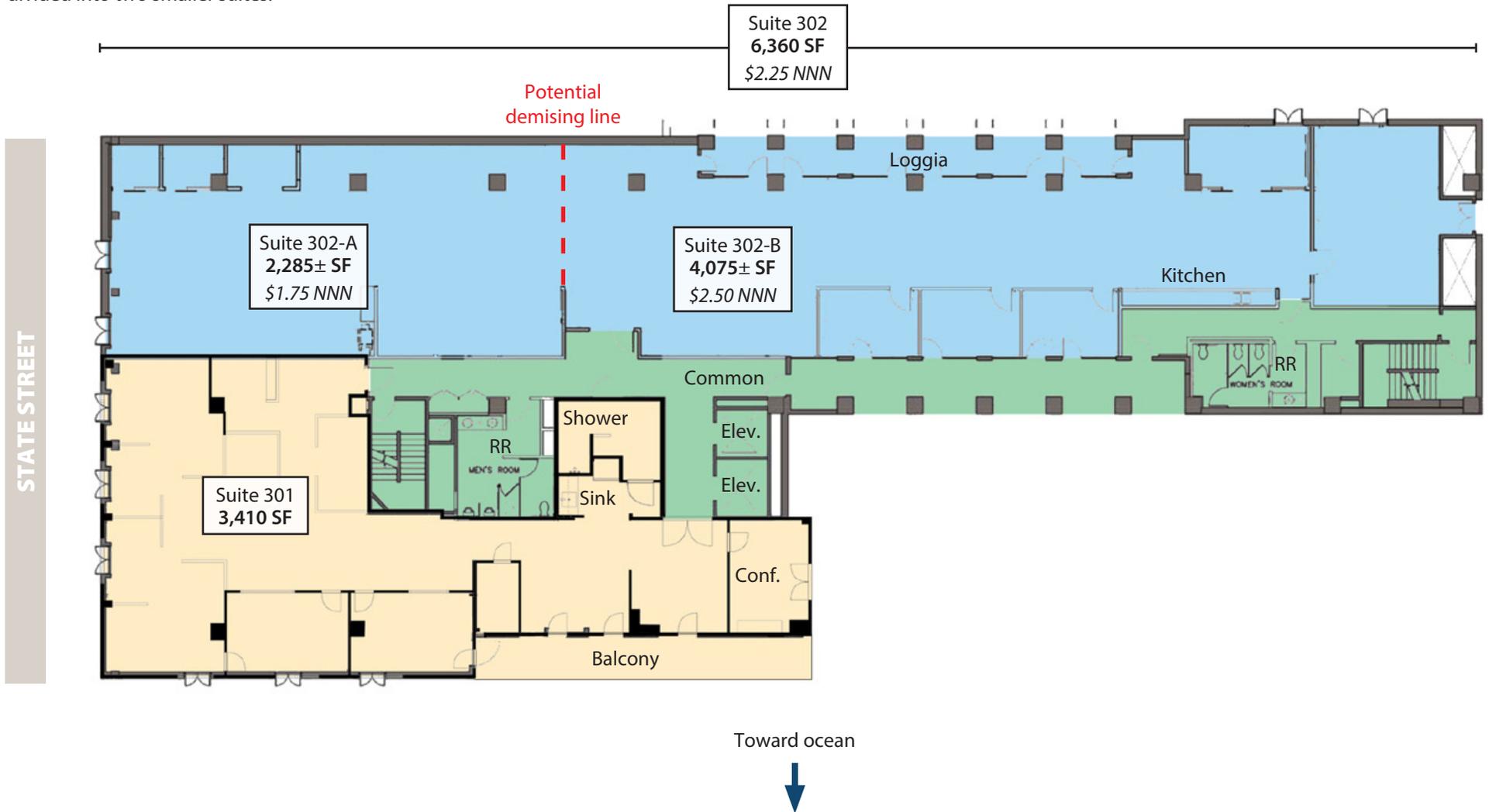


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SUITE 301 & 302 FLOOR PLAN

Note: Suites 301 & 302 can be leased together to occupy the entire third floor. Suite 302 can be divided into two smaller suites.

↑
Toward mountains



Floor plan not to scale

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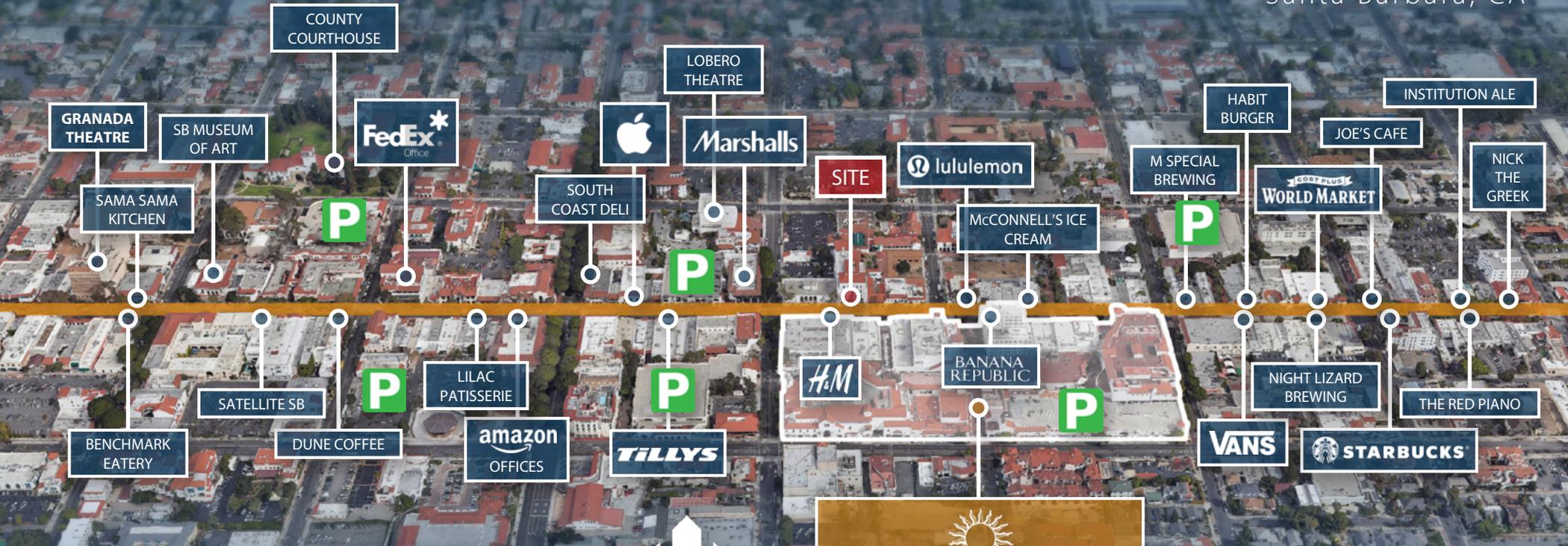


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STATE STREET

BUSTLING RETAIL CORRIDOR

Santa Barbara, CA



DOWNTOWN'S RETAIL CORE

State Street serves as the geographic, cultural, and business center for the greater South Coast metro area and its 210,000 residents. With several open-air malls and countless entertainment options for visitors, it is the location of choice for national tenants and local staples alike. The area is a busy commercial hub far more cosmopolitan than Santa Barbara's population count would suggest. Business, shopping, arts, dining and leisure all intersect here, with a backdrop of rugged coastal mountains.



PASEO NUEVO

SEPHORA	PRESSED
THE GAP	EUREKA BURGER
VICTORIA'S SECRET	BRUXIE
T-MOBILE	PANDA EXPRESS
PAC SUN	CA PIZZA KITCHEN

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