

820 State St

SANTA BARBARA, CA

LAST SUITE REMAINING



For Lease | Divisible Office Suite in El Paseo Building | 2,285 - 6,350 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.

5/11/26

PROPERTY SUMMARY

Divisible office suite in the iconic El Paseo Office Building offer an unbeatable location in the heart of downtown. Private offices, conference room, 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.

Building:	El Paseo Office Building		
Options:	<u>Suite 302</u>	<u>Suite 302-A</u>	<u>Suite 302-B</u>
Size:	6,350 SF	2,285± SF	4,075± SF
Rate:	\$2.25 NNN	\$1.75 NNN	\$2.50 NNN

NNNs:	\$0.80 psf
Available:	Now
Term:	2 - 5 years
Utilities:	\$0.35 psf
Floor:	Third
Restroom:	Common
Elevator:	Yes
HVAC:	Yes, throughout
Parking:	Multiple city lots nearby with 75 minutes free parking
Showings:	Call listing agents



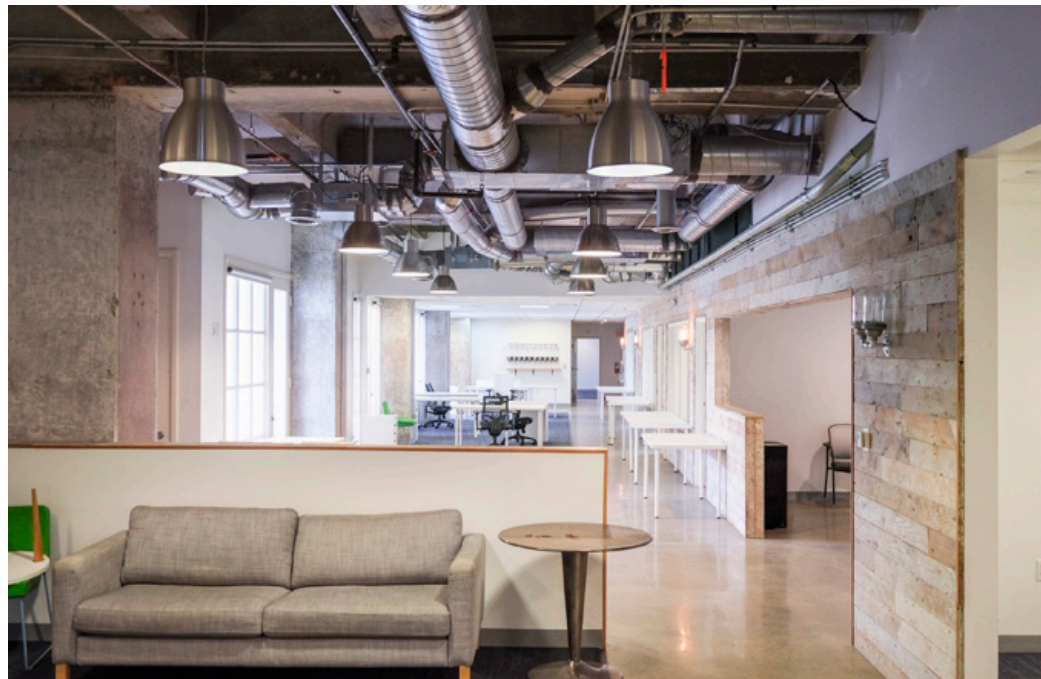
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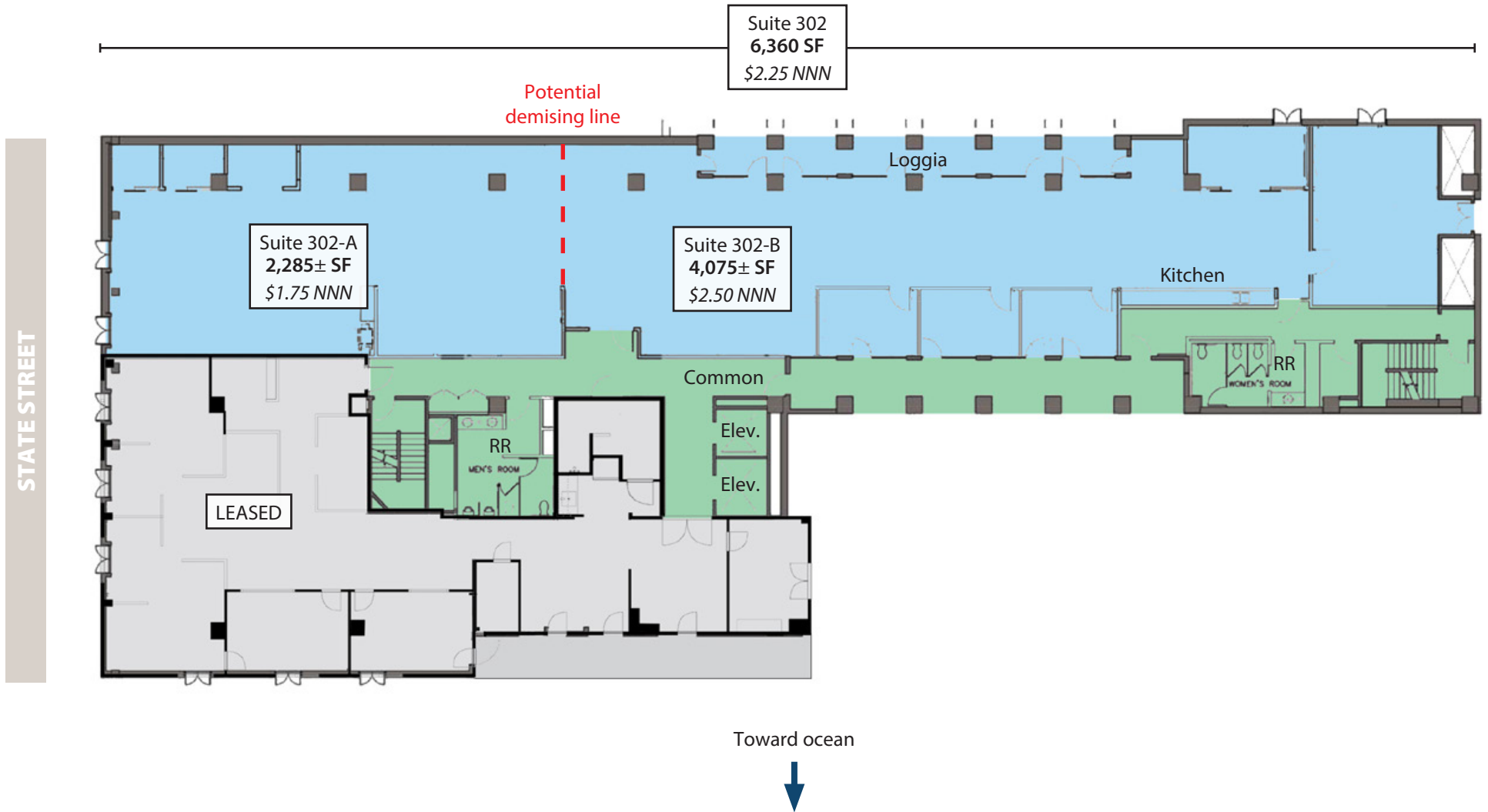
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THIRD FLOOR PLAN

Note: Suite 302 can be divided into two smaller suites.

Toward mountains
↑



Floor plan not to scale

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