

RATE REDUCED

9 Ashley Ave
SANTA BARBARA, CA



For Lease | Standalone Office Building in Milpas Corridor | **1,988± SF**

Experience. Integrity. Trust.
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Dan Ferrick
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PROPERTY SUMMARY

Rare standalone office building in Santa Barbara's Milpas Corridor, with easy access to Hwy 101 and the area's shops and restaurants. This approximately 1,988 SF space includes a kitchenette, conference room, private offices, restroom with shower, and mezzanine area. Gated on-site parking lot provides extra security.

Size*	Ground floor	1,369± SF
	Mezzanine	619± SF
	Total	1,988± SF
Rate	\$4,500/mo NNN	
NNN	Approx. \$1,000/mo	
Utilities	Tenant to set up	
Term	5-7 years	
Availability	8/1/26	
Parking	Gated, 4 spaces	
HVAC	Yes	
Restrooms	One, with shower	
Kitchenette	Yes	
To Show	Call listing agent	

* Measurements are approximate — tenant to verify.



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Conference room



Kitchenette



Reception



Private Office

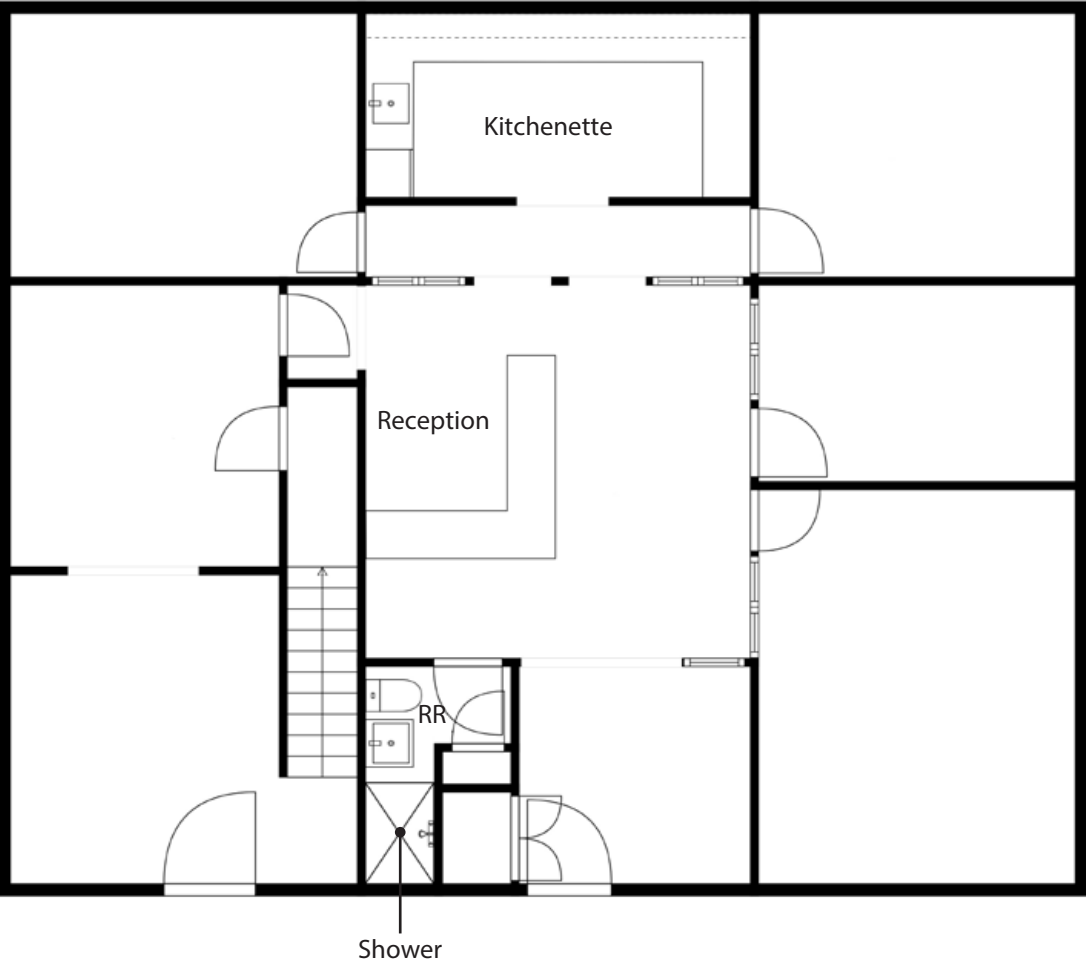
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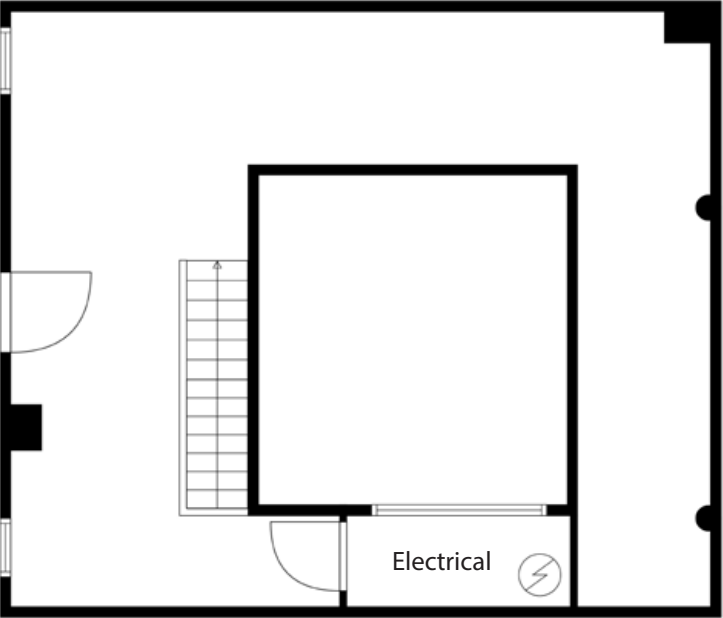
 **Hayes**
COMMERCIAL GROUP

FLOOR PLAN

Ground Floor



Mezzanine



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THE MILPAS CORRIDOR

Santa Barbara, CA

About a mile from Santa Barbara's upscale State Street shopping strip, Milpas Street is the heart of the dynamic neighborhood at the foot of the Riviera.

The street runs from the hills embracing the Santa Barbara Bowl amphitheater to a wide, white beach bordered by swaying palms.

The area has a mix of uses including retail, service retail, commercial office, industrial, single family residences and multi-family residential.

SANTA BARBARA BOWL

BOSSIE'S KITCHEN

THE SHOP/WINGMAN RODEO

SUPER-RICA

LOS AGAVES

DEUX BAKERY

BUENA ONDA

JAFFURS WINE CELLARS

RUSTY'S PIZZA

STARBUCKS

CVS

TRADER JOE'S

PETSMART

WELLS FARGO

SITE

YOUR PLACE THAI

MILPAS RENTAL

SPROUTS

RITE-AID

JACK'S BISTRO



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