

**NOW AVAILABLE
FOR SALE**
RATE REDUCED

9 Ashley Ave
SANTA BARBARA, CA



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

Experience. Integrity. Trust.
Since 1993

Dan Ferrick
805.898.4371
dferrick@hayescommercial.com
lic. 01936711



PROPERTY SUMMARY

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

Sale Price \$1,200,000

Lease Rate \$3,850/mo NNN

NNN Approx. \$1,000/mo

Size*	Ground floor	1,369± SF
	Mezzanine	619± SF
	Total	1,988± SF

Utilities Tenant to set up

Term 5-7 years

Availability Now

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

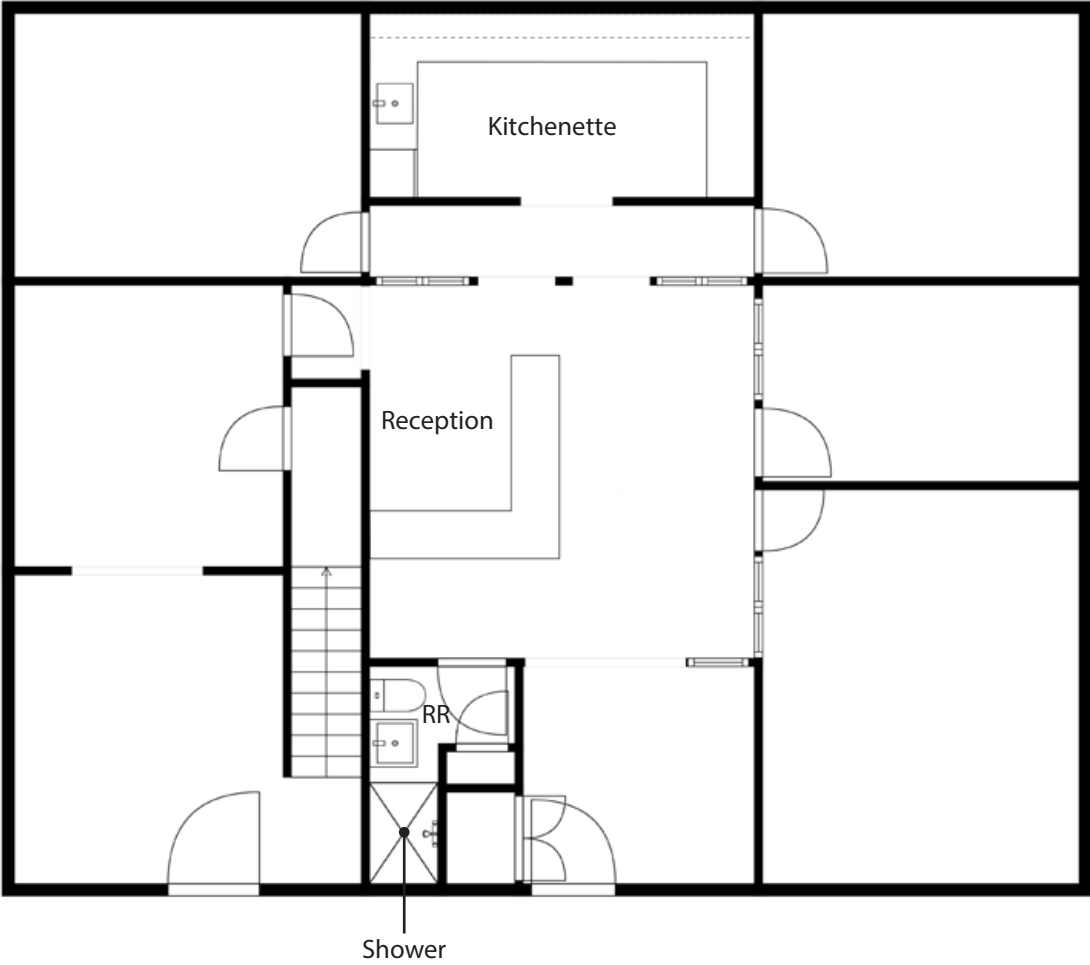
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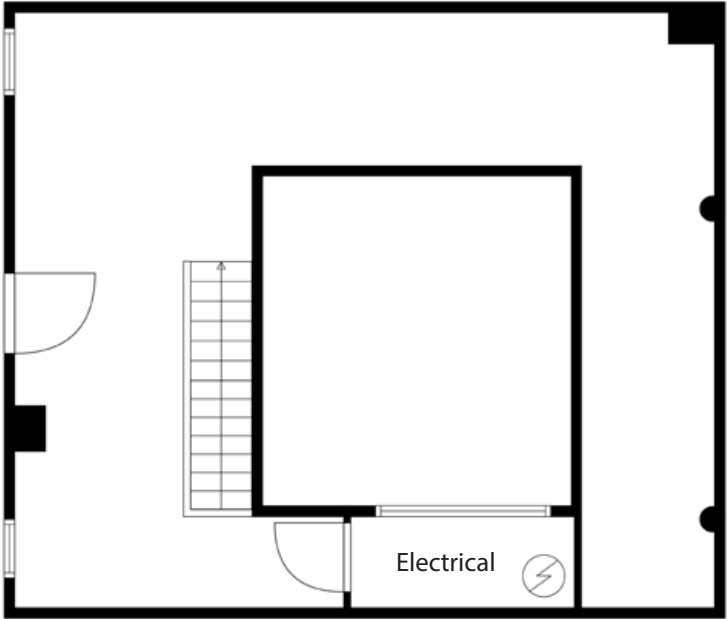
 **Hayes**
COMMERCIAL GROUP

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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