

FOR LEASE

1014 STATE STREET #B



PREMIER RETAIL OR OFFICE SPACE | 1,150 S.F.

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PROPERTY OVERVIEW



- **Square ft:** +/-1,150 square feet
- **Rate:** \$3.75 MG + utilities
- **Parking:** City lot located behind building
- **Available:** Now
- **Restroom:** 3 common restrooms
- **HVAC:** Heat & Air Conditioning
- **CSO:** 3%

Prime retail opportunity on the highly visible 1000 block of State Street in the heart of Downtown Santa Barbara. Ideally positioned near the corner of Carrillo and State Streets, this location is surrounded by popular restaurants, boutique shops and Saturday's farmers market—ensuring steady foot traffic and high visibility.

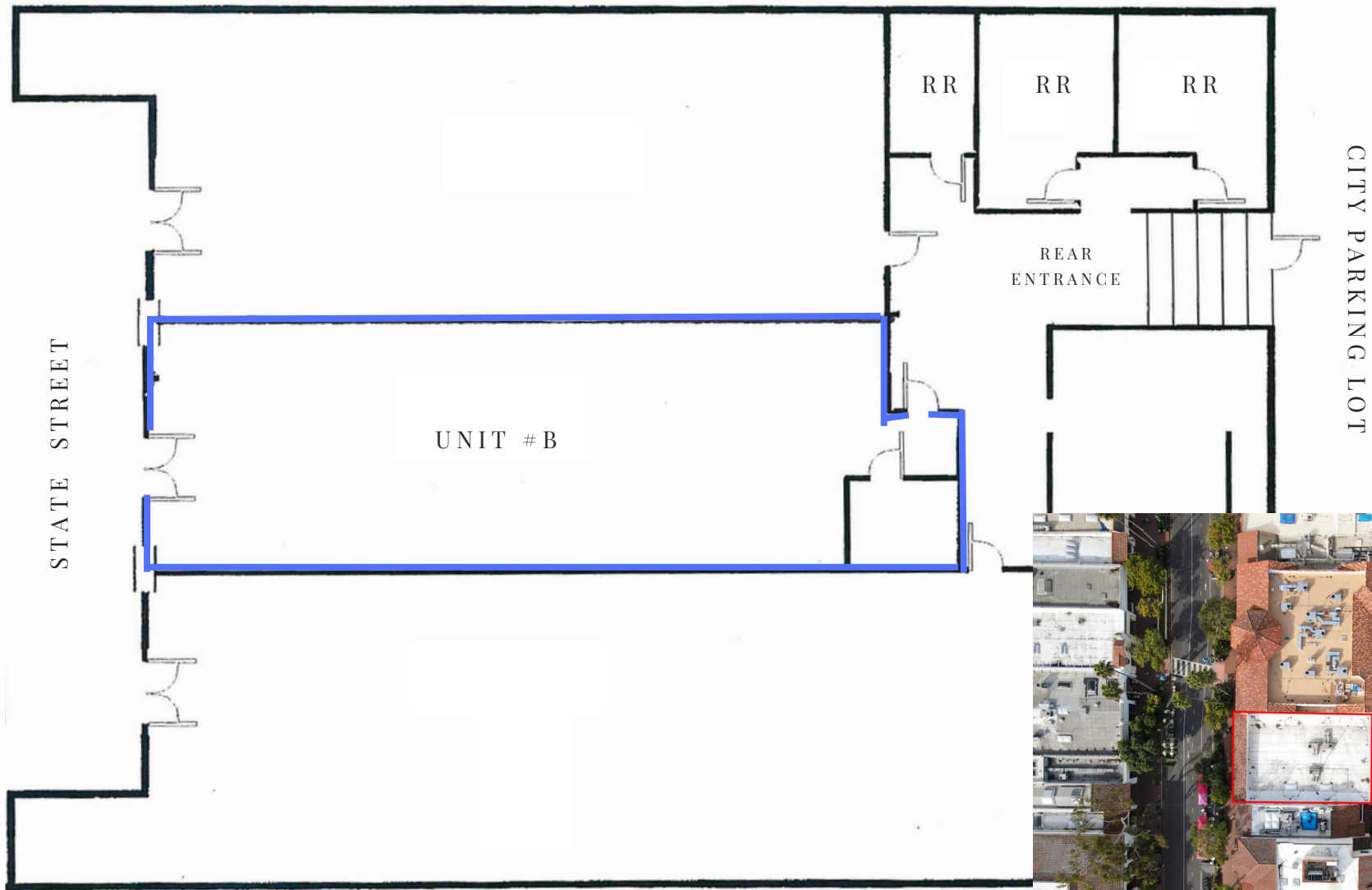
The interior features a clean, functional layout with expansive storefront glass, soaring ceilings, and shared access to common area restrooms. The space is equipped with air conditioning, a new roof, and is in excellent condition—ready for immediate occupancy.

STATE STREET RETAILERS



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FLOORPLAN



LOCATION HIGHLIGHTS

- **Prominent Downtown Location:** 1014 State Street is ideally situated near the corner of State and Carrillo—one of the the busiest intersections in Downtown Santa Barbara—and just 1.5 blocks from Paseo Nuevo Mall. This high-visibility area serves as a natural focal point in the city's thriving core.
- **Conveniently Situated:** : Located in the active 1000 block of State Street, with a mix of local and national retailers and diverse dining options.
- **Major Tourism Hub:** Santa Barbara welcomes over 7 million annual visitors, drawn by its coastal beauty, historic sites, celebrated culinary scene, and Mediterranean lifestyle.
- **Steady Pedestrian Traffic:** With over 10,000 pedestrians passing daily, this location offers exceptional exposure and consistent engagement with both locals and tourists.



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