

SANTA BARBARA  
CA 93101

# 740 STATE STREET



**SUITE 203 · NEW LEASE RATE · \$2,750/Mo. Gross**  
**±682 SF Office Space in the heart of amenity-rich downtown Santa Barbara**

**AUSTIN HERLIHY**  
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# 740 STATE STREET

SUITE 203  
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## Premier 2nd Floor office space For Lease, located directly across from the Paseo Nuevo Mall in the heart of downtown Santa Barbara

This well-located office space boasts large glass windows overlooking the Paseo Nuevo Mall and is conveniently surrounded by the numerous great restaurants and amenities that downtown Santa Barbara has to offer. Please contact Listing Agents for details.

*The information provided here 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.*

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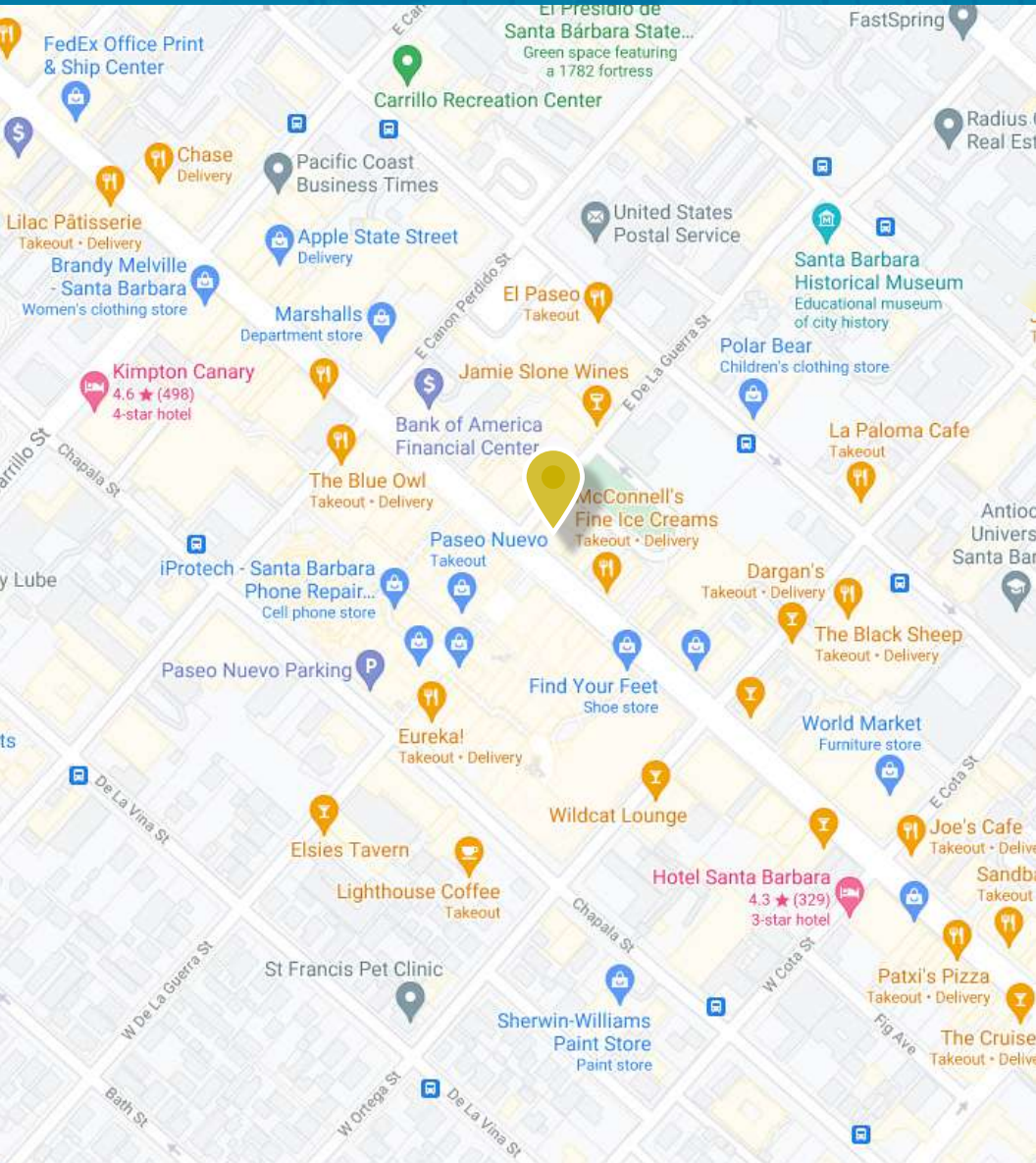
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Lease Rate	\$2,750/Mo. Gross
Size	±682 SF
Floor	2nd
Term	3-5 Years
Restrooms	Shared
Parking	Public Lots
Zoning	C-2 (General Commercial)
Available	Now
CSO	3.0%



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## Key Downtown Area Merchants, Businesses & Attractions

- 1 Paseo Nuevo Mall
- 2 Chase Bar & Grill
- 3 Apple Store
- 4 The Granada Theatre
- 5 Arlington Theater
- 6 Santa Barbara Public Market
- 7 Historic Santa Barbara Courthouse
- 8 New Vic Theater
- 9 Lobero Theater
- 10 Starbucks
- 11 Santa Barbara Museum of Art
- 12 Casa De La Guerra Historic Adobe
- 13 Santa Barbara Historical Museum
- 14 MOXI Wolf Museum of Exploration
- 15 Stearns Wharf
- 16 The Californian Hotel
- 17 The Funk Zone
- 18 SONOS
- 19 AMAZON ALEXA HQ
- 20 Impact Hub
- 21 lululemon
- 22 Restoration Hardware
- 23 Urban Outfitters
- 24 REI
- 25 McConnell's Fine Ice Cream
- 26 East Beach
- 27 West Beach
- 28 Dune Coffee
- 29 Victoria's Secret & PINK
- 30 Patxi's Pizza Santa Barbara
- 31 Marshall's
- 32 H&M
- 33 Lucky Brand
- 34 Jill's Place
- 35 Brandy Melville

### PASEO NUEVO MALL

**PAC SUN**    **VICTORIA'S SECRET**  
**SEPHORA**  
**H&M**    **EXPRESS**  
**Bath & Body Works**    **BANANA REPUBLIC**  
**GAP**    **AMERICAN EAGLE OUTFITTERS**  
**MEN'S WEARHOUSE®**

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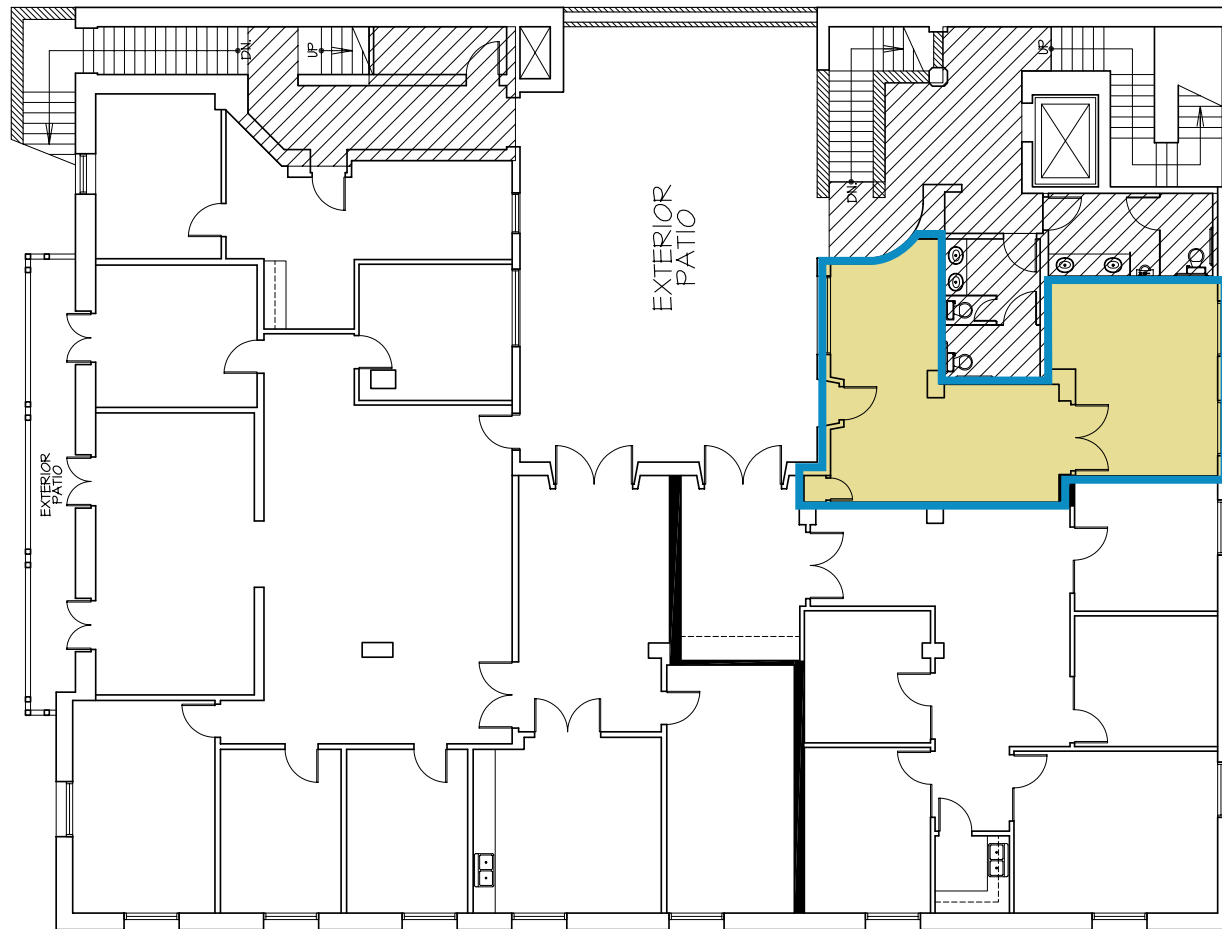
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## FLOOR PLAN



Not to scale

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THE MARKET | SANTA BARBARA

## THE AMERICAN RIVIERA

Symbolizing the ultimate in casual California lifestyle, Santa Barbara is undoubtedly one of America's most desirable destinations to live and travel.



Located on a pristine coastline approximately 337 miles south of San Francisco and 93 miles north of Los Angeles, Santa Barbara is nestled between the Pacific Ocean and the Santa Ynez Mountains. This stretch of coast is known as the "American Riviera" because of its mild Mediterranean climate.

With a population of approximately 92,101, Santa Barbara is both small and vibrant. Locals and visitors are drawn to the city's charming downtown and picturesque State Street with its rich Spanish architecture and historical sites, wide variety of shops and galleries, numerous Zagat-rated restaurants and thriving open-air shopping centers like the famed Paseo Nuevo Mall. Pristine, sunny beaches, an expansive harbor and countless outdoor attractions including the Santa Barbara Zoo, Santa Barbara Mission, Stearns Wharf and Santa Barbara Museum of Natural History all add to the area's appeal. And with nearly 220 vineyards within a short drive, Santa Barbara County is a renowned wine region offering an array of some of the finest labels in the world.

### "Best Beach Town"

*Sunset Magazine's 2015 Inaugural Travel Awards*

### "The 12 Best Cities for a Weekend Getaway"

*U.S. News & World Report*

### "30 Best Small Cities in America"

*Condé Nast Traveler's Readers' Choice Awards*

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