

1013 STATE ST. SANTA BARBARA, CA 93101

LEASE RATE REDUCTION
\$2.10/SF NNN (\$0.51)

±2,790 SF High Visibility Storefront
located in Downtown Santa
Barbara, footsteps from the high
traffic corner of State &
Carrillo Streets.

1013
STATE ST.

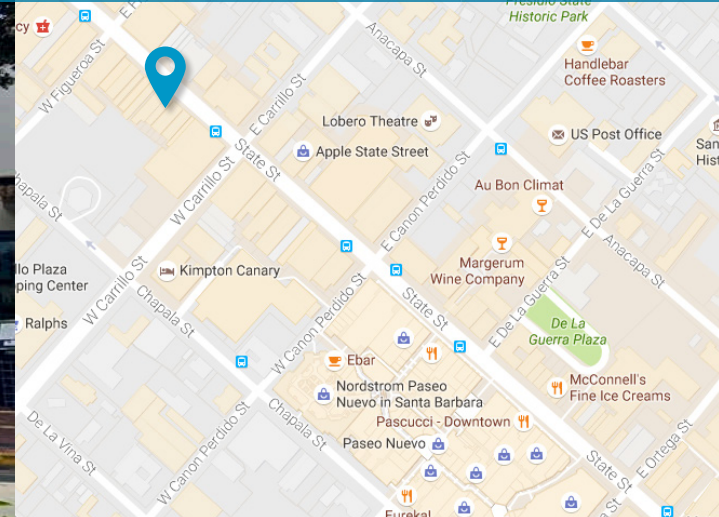
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1013 STATE ST. | SANTA BARBARA, CA 93101

For Lease | ±2,790 SF Prime Downtown Storefront With High Foot Traffic



Lease Rate Reduction!

Prime downtown storefront offers an unparalleled retail position on one of the most coveted blocks on State Street, Santa Barbara's quintessential commercial corridor. Mere footsteps from the intersection of State and Carrillo Streets with downtown's highest vehicle and foot traffic. The space offers high ceilings, front and rear access, ample parking options, and numerous restaurants, shops and amenities within walking distance.

Property Highlights

- Approx. 130 feet from downtown Santa Barbara's busiest intersection at Carrillo and State Streets
- Excellent frontage, high windows and superior location on shaded side of State Street
- Recently remodeled in 2014

2019 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	TRAFFIC COUNTS	
Average HHI:	\$86,273	\$121,273	\$128,921	ADT (State & Carrillo)	10,500
Population:	32,993	92,922	116,979	Foot Traffic (State & Carrillo)	12,000
Daytime Population:	44,565	97,802	120,612		

2019 Estimates from Sites USA

Traffic Counts from City of Santa Barbara

Offering Specifics

New Lease Rate	\$2.10/SF NNN (\$0.51)
Size	Approx. 2,790 SF
Available	Immediately
Parking	6 public lots within one block, including one right behind the space
HVAC	Yes
Zoning	C-2
CSO	3%

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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High ceilings and high windows with excellent frontage on State Street

Improvements since 2014 include new roof and skylights, new storefront, new HVAC system and new tankless water heater

Second floor and basement areas for convenient office and storage options



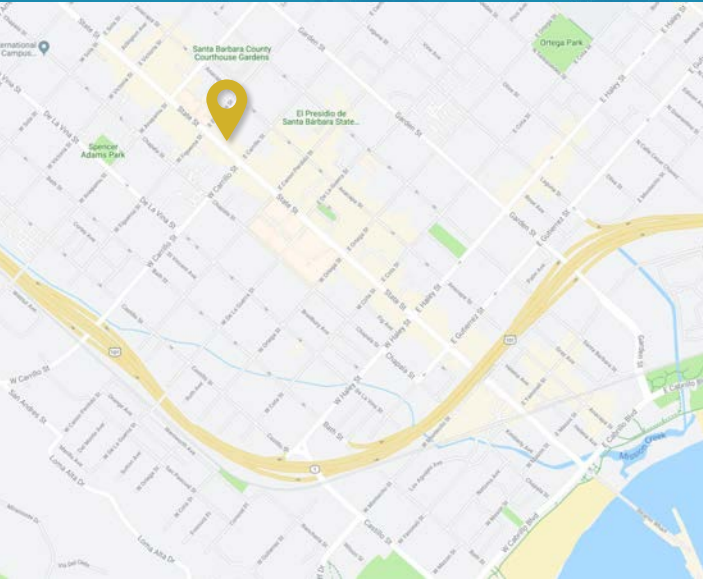
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Approx. 1,197 Public Parking Spaces within 2 blocks of 1013 State St. which are 75 minutes free and \$1.50/hr. thereafter

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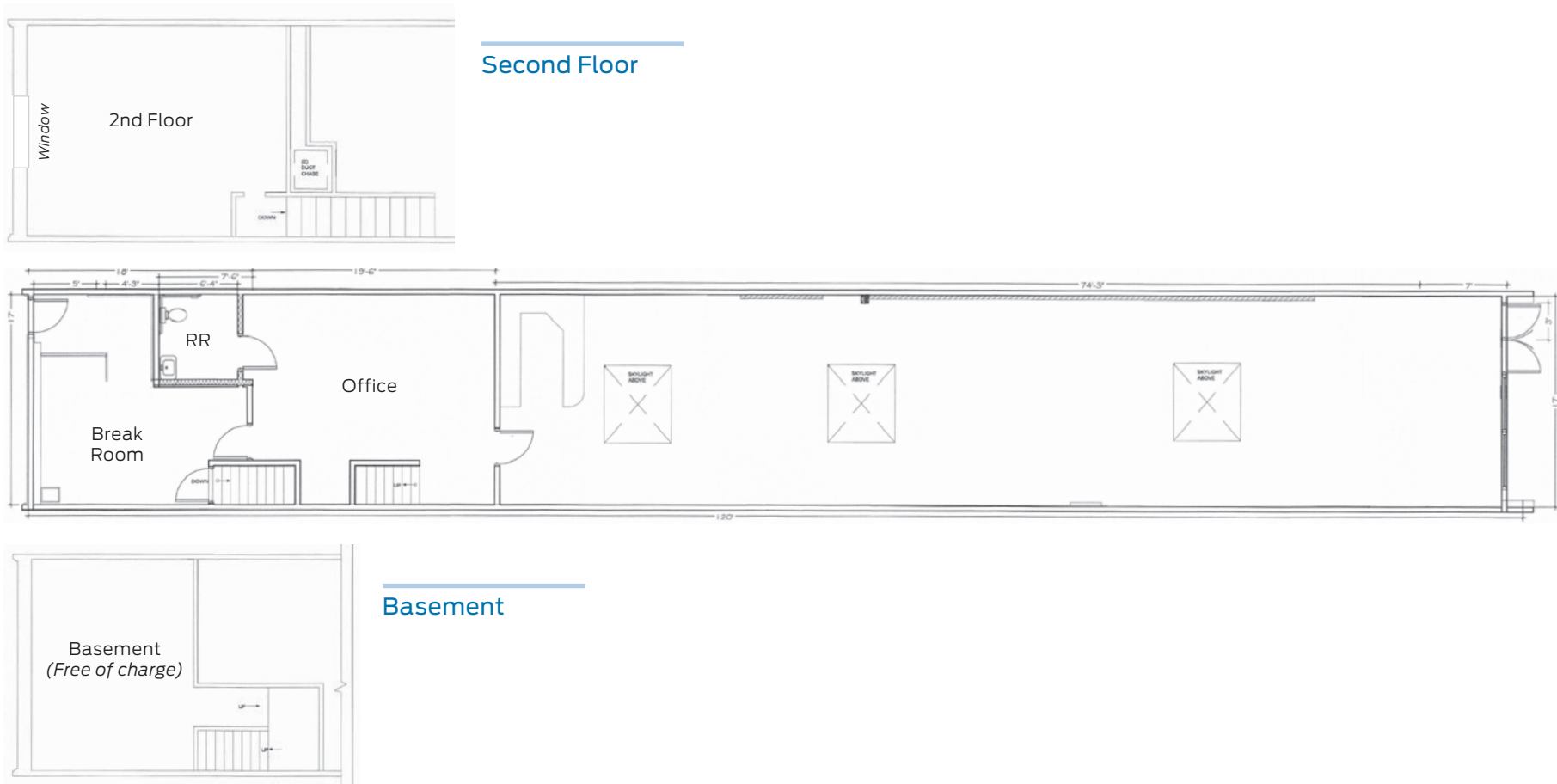
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FLOOR PLAN



Not to scale

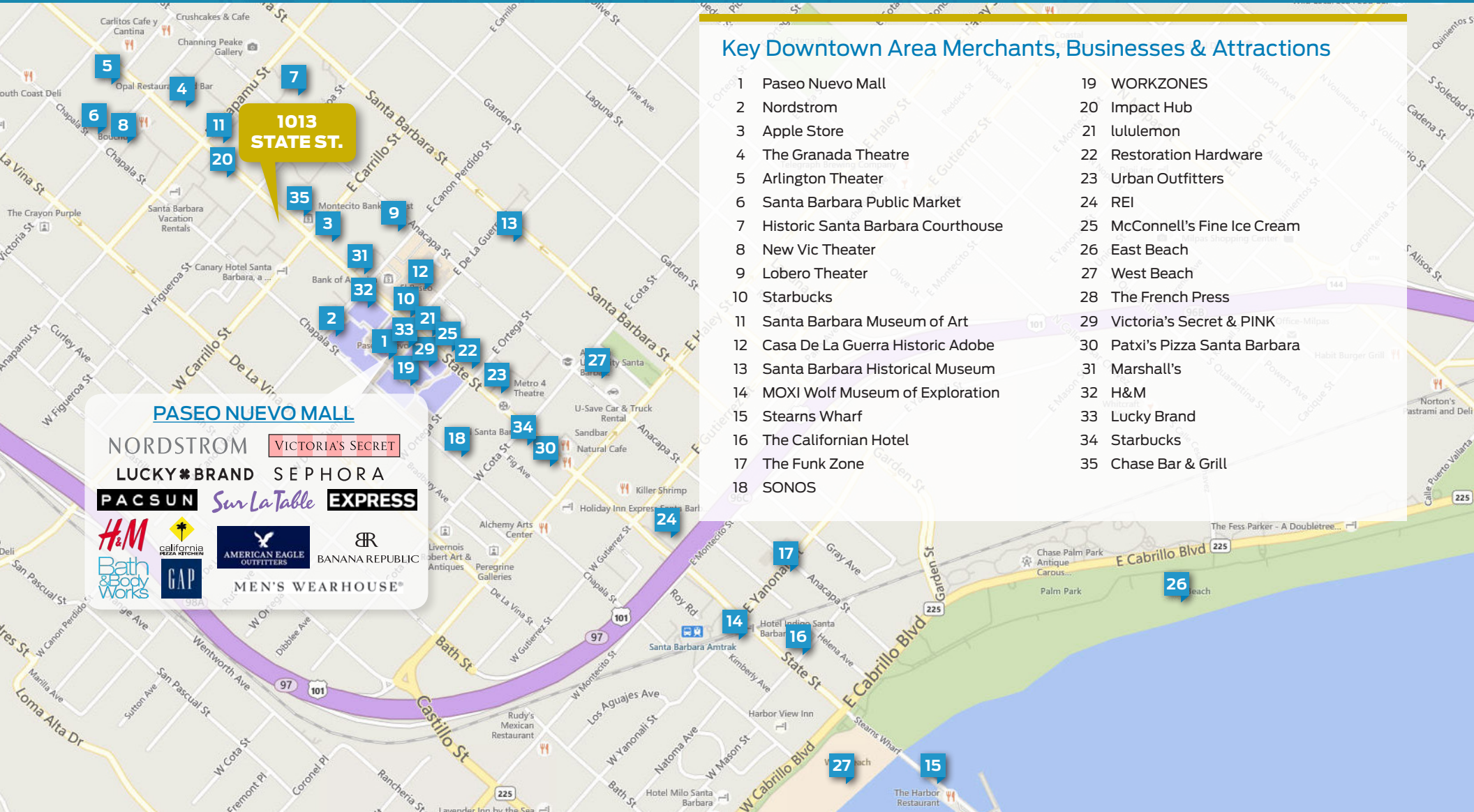
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PASEO NUEVO MALL

- NORDSTROM
- VICTORIA'S SECRET
- LUCKY BRAND
- SEPHORA
- PAC SUN
- Sur La Table
- EXPRESS
- H&M
- california MEZA KITCHEN
- AMERICAN EAGLE OUTFITTERS
- BANANA REPUBLIC
- Bath & Body Works
- GAP
- MEN'S WEARHOUSE

Key Downtown Area Merchants, Businesses & Attractions

- 1 Paseo Nuevo Mall
- 2 Nordstrom
- 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 WORKZONES
- 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 The French Press
- 29 Victoria's Secret & PINK
- 30 Patxi's Pizza Santa Barbara
- 31 Marshall's
- 32 H&M
- 33 Lucky Brand
- 34 Starbucks
- 35 Chase Bar & Grill

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MARKET OVERVIEW

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 on a stretch of coast known as the “American Riviera” because of its favorable Mediterranean climate.

With a population of approximately 92,000, Santa Barbara is both small and vibrant. Locals and visitors alike are drawn to the city's charming downtown and picturesque State Street with its rich Spanish architecture and historical sites, and wide variety of shops and galleries, numerous Zagat-rated restaurants, thriving open-air shopping centers like the famed Paseo Nuevo, pristine, sunny beaches and harbor, and countless other outdoor attractions including the Santa Barbara Zoo, Santa Barbara Mission, Stearns Wharf and Santa Barbara Museum of Natural History, to name just a few. Plus, with nearly 100 wineries within a short drive, Santa Barbara County is a world renowned wine region.

“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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