



**LEASE INCENTIVES
OFFERED**

FOR LEASE

923 State St, Santa Barbara, CA | Prime Downtown Retail/Office Space | 1,673 SF

*Experience. Integrity. Trust.
Since 1993*

Christos Celmayster
805.898.4388
christos@hayescommercial.com
lic. 01342996



222 E. Carrillo Street, Suite 101, Santa Barbara, California 93101 | HayesCommercial.com

Property Overview

This prime storefront is on the shaded side of the highly desirable 900 block of State Street, across the street from the Apple Store and half a block from Paseo Nuevo Mall and Amazon. The space is finished with a beautiful tile floor and features an attractive, arched storefront with prominent signage to draw in local customers and the six million tourists who visit the Santa Barbara area every year.



Size:	1,673 SF
Rental Rate:	\$2.75 NNN (.43)
Incentives:	Introductory rates of: • \$1.75 NNN for the first 18 months of a 5-year lease • \$2.00 NNN for the first 12 months of a 3-year lease
Available:	Now
HVAC:	Yes
Restrooms:	Two common restrooms
Zoning:	C-G
Nearby Tenants:	The Apple Store, Brandy Melville, Amazon, H&M, Tilly's, Marshalls
Parking:	Abundant parking available in nearby city lots, including the multi-level public garage directly behind the property
To Show:	CLA

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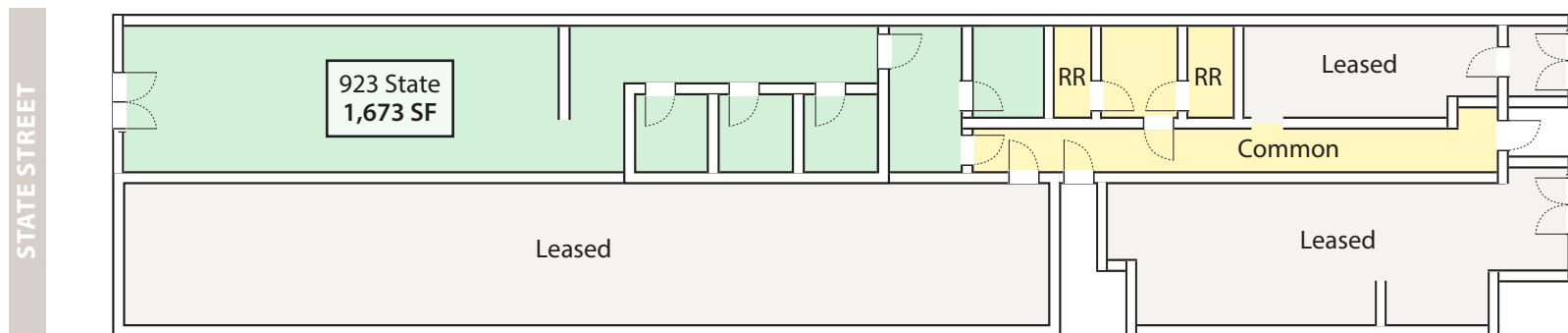
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Floor Plan and Interior Photos



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Potential Office Redesign



These images were virtually staged, created by combining photos of the actual space with digital manipulation to imagine the finishes, fixtures, and furniture that a new office tenant might pursue.



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NEARBY RETAIL BUSINESSES AND RESTAURANTS

- | | | | | |
|------------------------------|--------------------------|----------------------|-------------------------|---------------------------|
| 1. Bank of the West | 7. Brandy Melville | 13. MTC Theaters | 19. 24 Hour Fitness | 25. Zumiez |
| 2. FedEx Office Print Center | 8. Apple Store | 14. Marshalls | 20. T-Mobile | 26. Bluemercury |
| 3. Sprint Store | 9. Creamistry | 15. Persona Pizzeria | 21. MAC Cosmetics | 27. Lululemon |
| 4. Montecito Bank & Trust | 10. Lobero Theatre | 16. Bank of America | 22. Pickles & Swiss | 28. Banana Republic |
| 5. Amazon | 11. Kimpton Canary Hotel | 17. The Blue Owl | 23. Lucky Brand Designs | 29. Francesca's |
| 6. US Bank | 12. Tilly's | 18. H&M | 24. Starbucks | 30. Blenders in the Grass |



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Area Information and Site Demographics

Santa Barbara

Santa Barbara combines the art and culture of a big city with the heart and hospitality of a small coastal town.

Location. The city is 90 miles north of Los Angeles and 330 miles south of San Francisco and is served by the Santa Barbara Airport and Amtrak. Tucked between the Santa Ynez Mountains and the Pacific Ocean, Santa Barbara enjoys a mild, Mediterranean climate averaging 300 sunny days a year. Santa Barbara's beaches, parks and mountains provide a playground for a wide array of activities enjoyed by residents and visitors alike.

Economy. Renowned internationally for its fine restaurants, shopping, hotels and architecture, the tourism industry is the region's main economic driver. In addition, the city economy includes a large service sector, education, technology, health care, finance, agriculture, manufacturing and local government. Education in particular is well-represented with several world-class higher learning institutions including the University of California, Santa Barbara (24,300 students), Santa Barbara City College (17,600 students), Westmont College (1,200 students), and Antioch University.

Culture. The city's history is evident in its Spanish architecture, emanating from the majestic Mission Santa Barbara. The downtown is brimming with restaurants, theaters, museums and hosts an international film festival. Wine lovers can sample the Urban Wine Trail downtown or take a short drive to the world-class vineyards of Santa Ynez Valley.

923 State Street, Santa Barbara

Traffic Count

State Street (at Canon Perdido)	11,100 CPD
State Street (at Carrillo) Busiest intersection on State Street.	12,000 Pedestrians per day 60% of traffic on shady (odd) side.

Demographics

2019 - source: esri

Demographics	1 Mile	3 Mile	5 Mile
Residential Population	33,510	92,385	115,832
Avg. Household Income	\$85,387	\$119,999	\$126,554



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