



HIDDEN OAKS RANCH

GOLF COURSE & CLUBHOUSE



4760 CALLE CAMARADA | SANTA BARBARA CA 93110

9-hole golf course & clubhouse/residence on more than 12 acres
near Santa Barbara's secluded More Mesa Beach

OFFERED AT • \$6,850,000

OFFERING MEMORANDUM



4760 CALLE CAVIARADA



AMENITY-RICH ESTATE

Par 3 Golf Course Designed by Billy Casper • 7,000 SF Clubhouse
Sparkling Swimming Pool & Spa • Outdoor Guest Bar • Pool Lanai



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.

Hidden Oaks Ranch Golf Course & Clubhouse

EXECUTIVE SUMMARY | Hidden Oaks Ranch Golf Course & Clubhouse is unlike any property that has hit the market. This stunning estate feels as if you have your own personal country club. The property is located in Santa Barbara just off the 101 freeway and 1.3 miles from the Pacific Ocean. The property is situated just outside of Hope Ranch and is in close proximity to downtown Santa Barbara restaurants, shopping, and entertainment. The asset is just a 10-minute walk to the scenic bluffs of More Mesa and its gorgeous secluded beach. The property is surrounded by miles of walking, biking and horse-riding trails to satisfy every enthusiast. Built in 1952, the Clubhouse/Residence is approximately 7,000 SF on 1.92 acres and has recently undergone an extensive renovation, featuring all high-end fixtures and finishes.

The residence boasts 6 ensuite bedrooms that can accommodate 12 guests for destination weddings, corporate retreats, family reunions, or unforgettable gatherings with friends. The ample yard and terrace evoke the lifestyle of the American Riviera all year-

round. Walk across the Great Lawn onto our Pool Deck and plunge into the sparkling 25 foot swimming pool or unwind with family or friends in the large hot tub. Hidden Oaks Ranch is one of Santa Barbara's newest and most beautiful event venues. Sprawling over 12 acres, distinct spaces have been designed throughout the estate to cater to special events of all sizes. This asset could be used as an income producing property operating as an executive Par 3 golf course, and has a Conditional Use Permit that allows for various types of events. Hidden Oaks Ranch Clubhouse has hosted weddings, fundraisers, corporate and wellness retreats, team building seminars, and family reunions.

The Golf Course is a 9-hole, Par 3 on 10.14 acres, which has been a local favorite since its inception in 1969. Designed by Billy Casper, this Executive Par 3 Golf Course can typically be played in just 1.5 hours and is perfect for players of all caliber. Hidden Oaks Ranch Golf Course and Clubhouse presents an incredible opportunity to own a very unique asset with endless possibilities.



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THE OFFERING

PRESENTED BY RADIUS COMMERCIAL REAL ESTATE | [RADIUSGROUP.COM](https://radiusgroup.com)

Hidden Oaks Ranch Golf Course & Clubhouse

Conditional Use Permit | Use: Private recreational country club while retaining a portion of the structure as a legal non-conforming single family residence.

Recreational uses would be categorized as either “day uses” or “special events.” Day uses would consist of recreational or hobby activities that occur frequently or on a daily basis. Day-use facilities would consist of the pool, spa, decks, rear lawns, lanai & recreational room.

- + Special events would consist of events that occur on a one time non regular basis. Special event facilities would include all day-use facilities plus the formal dining room and main lounge. Special events would include but not be limited to, weddings, receptions, birthday/holiday parties, meetings/seminars or classes. Special events would be limited to a maximum attendance of 100 people at any one time. (125 including staff)
- + Special events with 76–100 persons limited to twelve (12) events a year.
- + Limited to a maximum of two such events in any one month.
- + Special events with 50–75 people would be limited to 48 events per calendar year with no more than six events in any one month.
- + Special events with a fewer than 50 people would not be limited in frequency.

\$6,850,000



PROPERTY SPECIFICS

Features

Golf Course
Clubhouse
Courtyard
Grand Room
Lanai Room
Pool Deck
Great Lawn
Flagstone Terrace

Amenities

±7,000 SF Clubhouse
Banquet Bar
Ample Event Parking
25' Swimming Pool & Spa
Two Master Wings
6 Ensuite King-Size Bedrooms

Building Size

Approx. 7,000 SF

Land Size

Approx. 525,333 SF (12.06 AC)

Zoning

Recreational

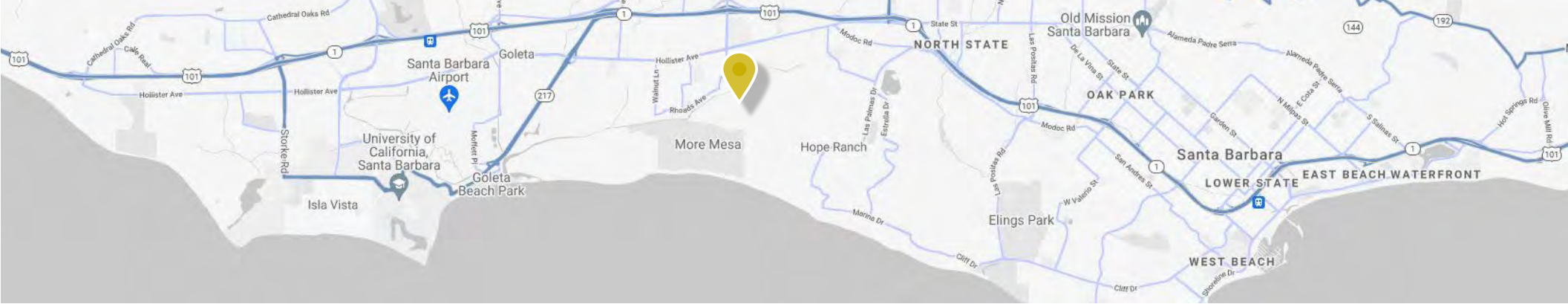
APN

065-590-083; 065-590-077

Parking

Ample





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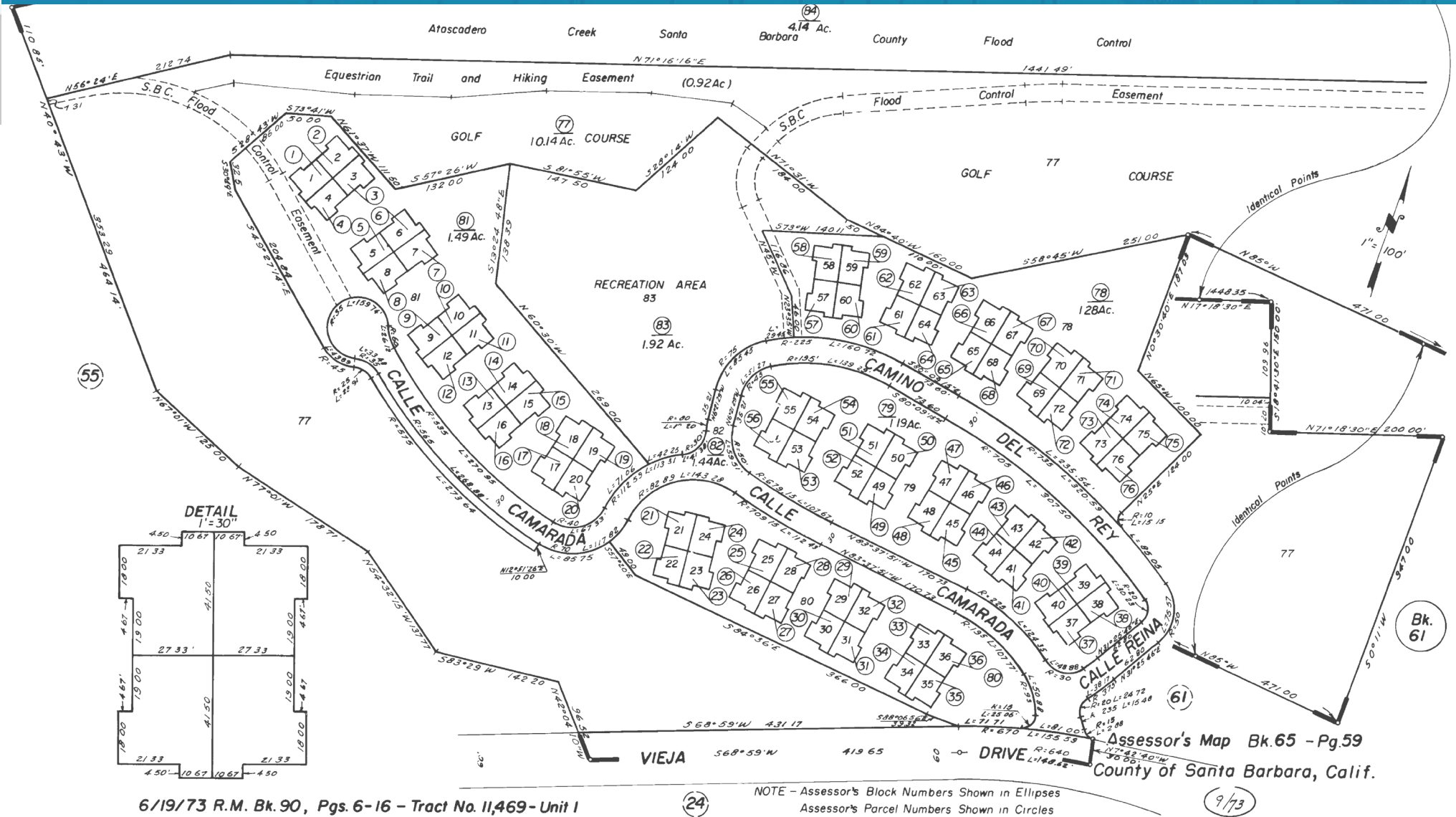
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More Mesa Beach & Trail

Photo Credit: The Santa Barbara Independent

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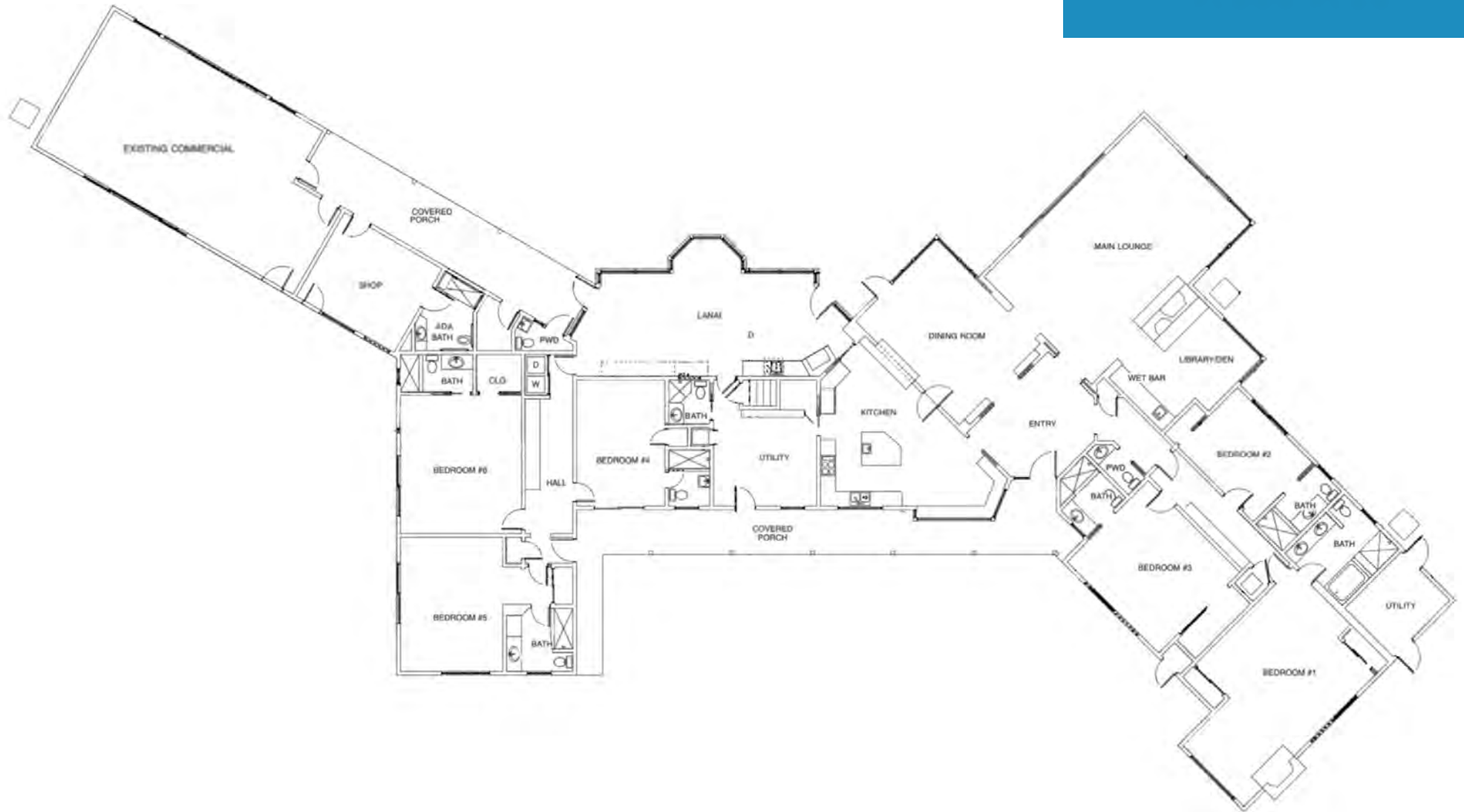
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FLOOR PLAN



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MORE MESA

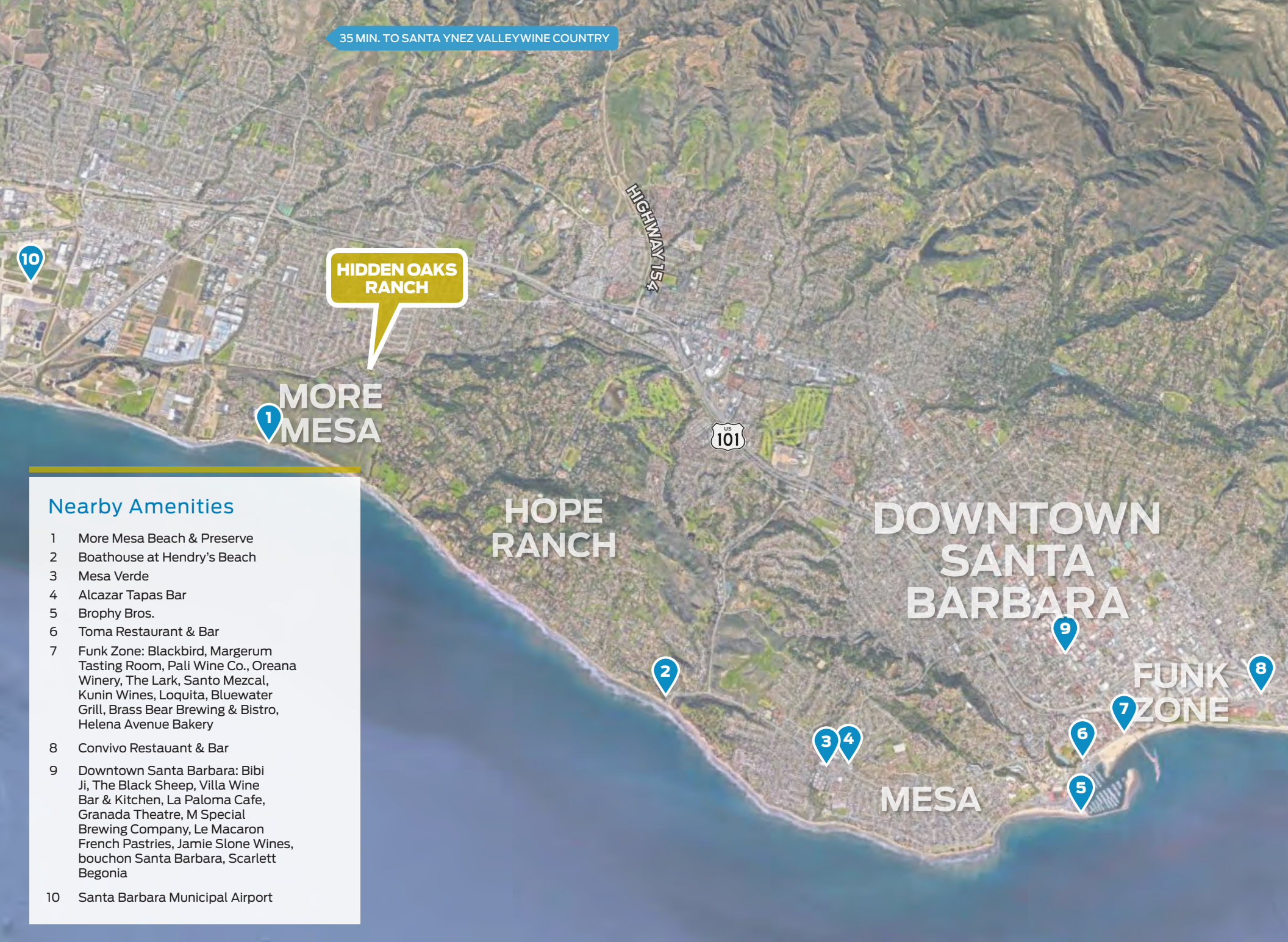
More Mesa offers more: defacto nature preserve, network of walking-hiking, access to Santa Barbara's most isolated beach, and breathtaking views of the Pacific Ocean and the Channel Islands. A mile-long walk up a residential street, across the bluffs, and down the cliffs on a combo stairs-pathway leads to a clean, mellow and sandy beach. More Mesa is a great walk without going down to the beach. The property is honeycombed with trails.

The South Coast region's central location, year-round mild climate, proximity to the University of California, Santa Barbara (UCSB), high quality of living, bustling technology industry and wealth of outdoor amenities are but a few of the reasons Santa Barbara and Goleta are regularly selected among the best places to live and work by numerous sources including livability.com, Money Magazine and Sunset Magazine.



The More Mesa Loop Trail





Nearby Amenities

- 1 More Mesa Beach & Preserve
- 2 Boathouse at Hendry's Beach
- 3 Mesa Verde
- 4 Alcazar Tapas Bar
- 5 Brophy Bros.
- 6 Toma Restaurant & Bar
- 7 Funk Zone: Blackbird, Margerum Tasting Room, Pali Wine Co., Oreana Winery, The Lark, Santo Mezcal, Kunin Wines, Loquita, Bluewater Grill, Brass Bear Brewing & Bistro, Helena Avenue Bakery
- 8 Convivo Restaurant & Bar
- 9 Downtown Santa Barbara: Bibi Ji, The Black Sheep, Villa Wine Bar & Kitchen, La Paloma Cafe, Granada Theatre, M Special Brewing Company, Le Macaron French Pastries, Jamie Slone Wines, bouchon Santa Barbara, Scarlett Begonia
- 10 Santa Barbara Municipal Airport

“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

THE AMERICAN

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



RIVIERA

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.



THE MARKET

7.2MM

Over 7 million visitors to the South Coast in 2017

1.9B

Annual visitor spending accounts for about \$1.9 billion

PLUS

The region is home to 220 vineyards and 23,000 acres of vineyards.

Tourism & Hospitality Industry supports roughly 18,341 jobs.

Visitor split — 67.4% California Travelers, 17% Other US States, 17% International.

24% of visitors spend at least 1 night in area hotels.

Average trip length 3 days / 2.4 nights.

Source: 2016/2017 Destination Analysts & Visit Santa Barbara

Tourism

Annually, Santa Barbara welcomes more than 7.2 million tourists and approximately 30 cruise ships which generate over \$1.9 billion in visitor spending.

Santa Barbara is sometimes referred to as the American Riviera. Its beautiful beaches, majestic mountains, and colorful culture make Santa Barbara a premier resort destination as well as an attraction for neighbor counties such as Ventura County (Population 854,223), San Luis Obispo County (Population 252,631) and Los Angeles County (Population 10,163,507). World-class accommodations and dining await many visitors. From the City, you are just minutes away from Santa Barbara wine country. The gorgeous Santa Ynez Valley, with its breath-taking vistas, is home to such notable attractions as Solvang and the Chumash Reservation.

The travel and tourism sector continues to be a driving force behind Santa Barbara County’s economy. In 2019, leisure and hospitality workers totaled 28,614, according to UCSB’s Economic Forecast Project. (Compare that to 4,009 workers in the tech industry, 18,341 in retail and 23,035 in farming.) Annual spending by travelers to the South Coast totals more than \$1.9 billion and generates more than \$45 million in yearly tax revenues, according to Destination Analysts, a tourism market research firm.

FOR SALES INQUIRIES

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