

FOR LEASE

PRIME DOWNTOWN RETAIL/OFFICE SPACE | ±4,700 SF



**FIRST YEAR RENT
\$1.00/SF/MONTH
GROSS!!**

Property Information	
Lease Price	\$2.00/SF/Mo., Gross
Space Size	±4,700 SF
Parking	City Lot
Available	Immediately
High traffic location	
Prime downtown retail/office space	

1107 State Street | Santa Barbara, CA

Great open plan located in Downtown Santa Barbara. 4,000 square feet on the ground floor with a 700 square foot mezzanine. Great parking in a city lot directly in rear of building. Neighboring tenants include CVS, Anthropologie, Old Navy, Peet's Coffee and several others. No rent charge for the mezzanine.

Chris Garner
805.928.2800 ext. 104
CGarner@pacificacre.com
Lic #01010310



2520 Professional Parkway | Santa Maria, CA 93455 | PacificaCommercialRealty.net

Information contained herein 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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1107 State Street, Santa Barbara, CA



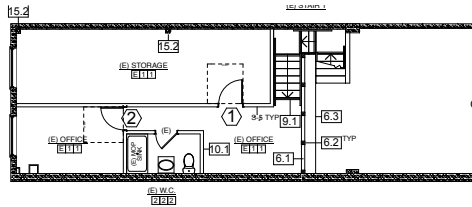
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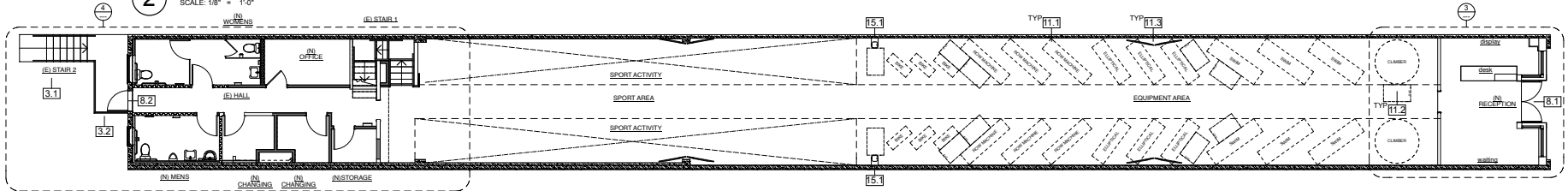


2 MEZZANINE FLOOR PLAN

SCALE: 1/8" = 1'-0"

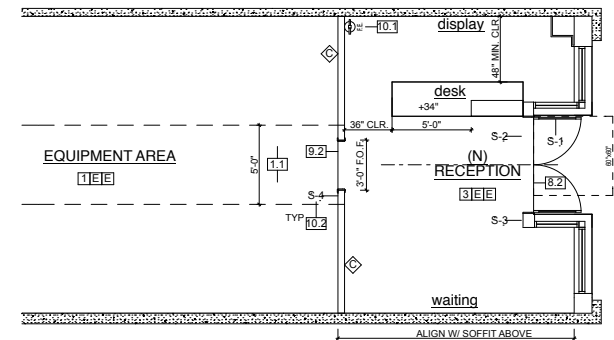
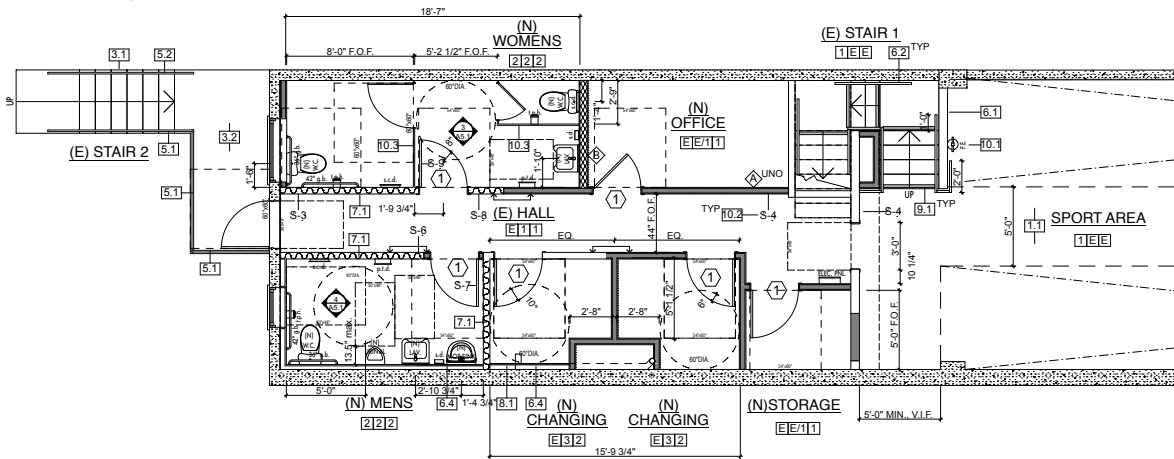
FLOOR PLAN NOTES

- 3.1 (E) STAIR TO REMAIN
- 3.2 (E) LANDING TO REMAIN
- 6.1 RAISE (E) GUARDRAIL WALL TO +42" A.F.F. SEE DTL.
- 6.2 (N) K&K POSTS @ 48" O.C. MAX. SEE DTL.
- 6.3 (E) SOFFIT W/ NEW TRIM & FINISH. SEE DTL.
- 8.1 (N) PANIC EXIT HARDWARE THESE DOORS. SEE DOOR HARDWARE SCHEDULE SHT. A-0.2
- 8.2 (E) PANIC EXIT HARDWARE THIS DOOR. NO CLOSER. SEE DOOR HARDWARE SCHEDULE SHT. A-0.2
- 9.1 (N) VISUAL WARNING STRIP, 2" WIDE & 1" FROM EDGE OF TREAD/LANDING, TYP. WHERE SHOWN.
- 10.1 (N) PORTABLE FIRE EXTINGUISHER, RATED 2A10BC. SURFACE MOUNTED.
- 11.1 EXERCISE EQUIPMENT, N.I.C.
- 11.2 EXERCISE EQUIPMENT CELAR 30" X 48" ACCESS SPACE PER C.B.C. SEC. 11B-1004
- 11.3 WALL MOUNTED FLAT SCREEN TV, N.I.C.
- 15.1 (N) WATER STATION, N.I.C.
- 15.2 (N) PLUMB'G. VENT FROM BELOW AS REQUIRED - PROVIDE FURRING FOR CHASE.



1 FIRST FLOOR PLAN / EQUIPMENT PLAN

SCALE: 1/8" = 1'-0"



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