



**FOR LEASE**

**1014 State St, Santa Barbara, CA | Downtown Retail Space | 1,150± SF**

*Experience. Integrity. Trust.  
Since 1993*

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

**Property Overview**

In the heart of the downtown retail district between the Paseo Nuevo and La Arcada malls, this desirable State Street location features an adjacent public parking lot and a beautiful arched storefront. Close to Saks OFF 5th, Nordstrom, Old Navy, Marshalls, CVS, FedEx Office, The Apple Store, local and national banks, Brandy Melville, and many more prominent retailers.



<b>Size:</b>	Approximately 1,150 SF (rentable)
<b>Rate:</b>	\$2.75 MGR
<b>Tenant Expense:</b>	Interior janitorial and utilities
<b>Term:</b>	3-5 years
<b>Available:</b>	Now
<b>Zoning:</b>	C-G
<b>HVAC:</b>	Yes
<b>Parking:</b>	City lots adjacent
<b>To Show:</b>	Call listing agent

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- |                           |                           |
|---------------------------|---------------------------|
| 1. The French Press       | 16. Starbucks             |
| 2. Fedex Office           | 17. Zumiez                |
| 3. Montecito Bank & Trust | 18. Pinkberry             |
| 4. Saks Off 5th           | 19. Lululemon             |
| 5. US Bank                | 20. Banana Republic       |
| 6. Apple Store            | 21. Blenders in the Grass |
| 7. Heavenly Couture       | 22. MAC Cosmetics         |
| 8. Tilly's                | 23. Lole                  |
| 9. MTC Theaters           | 24. Restoration Hardware  |
| 10. Marshalls             | 25. Abercrombie & Fitch   |
| 11. Forever 21            | 26. Dargan's              |
| 12. Bank of America       | 27. Eureka Burger         |
| 13. H&M                   | 28. Victoria's Secret     |
| 14. Sur La Table          | 29. Sephora               |
| 15. Lucky Brand           | 30. Nordstrom             |



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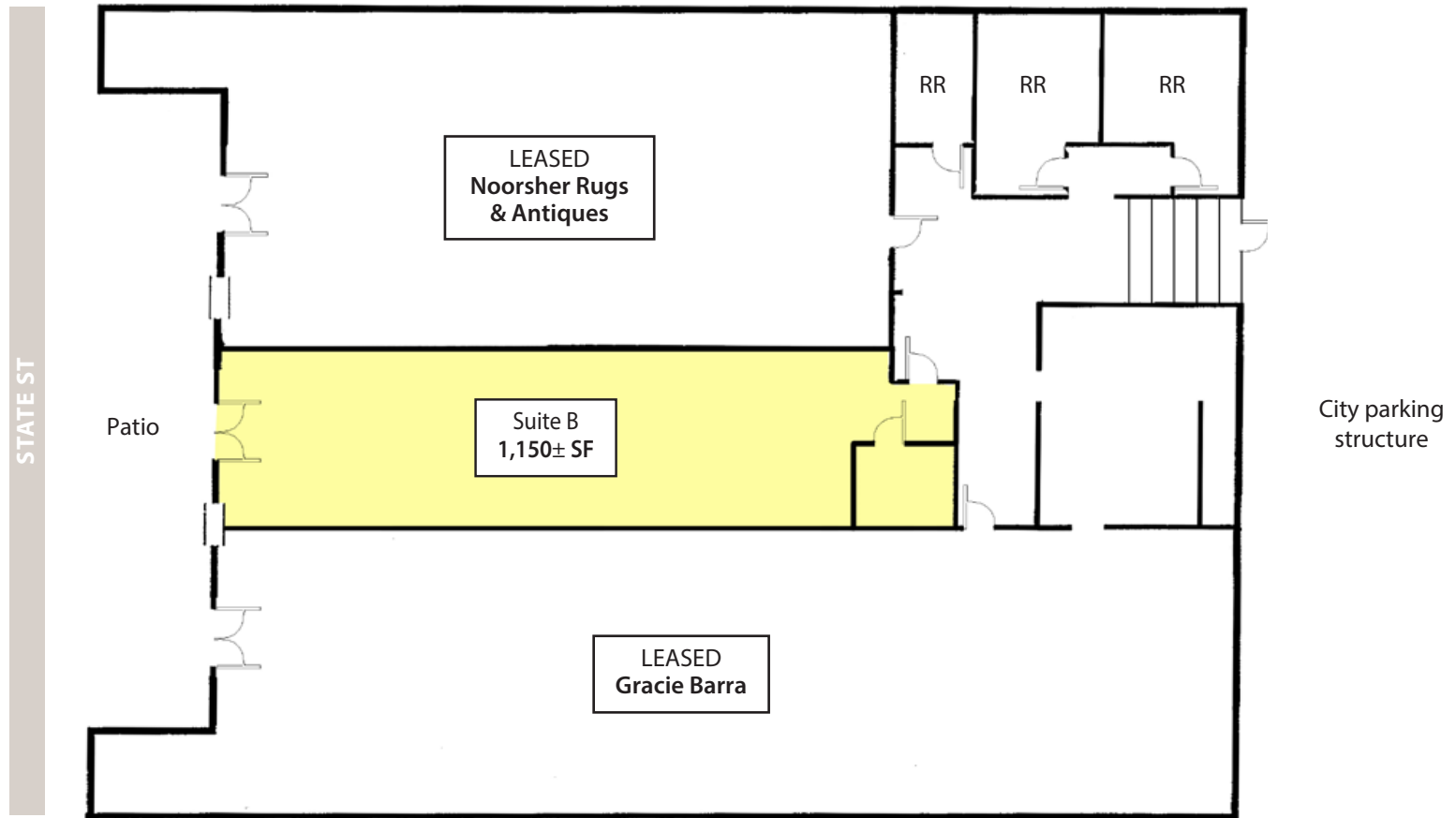
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*Floor Plan*



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Area Information

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 (21,100 students), Santa Barbara City College (12,000 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.



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