

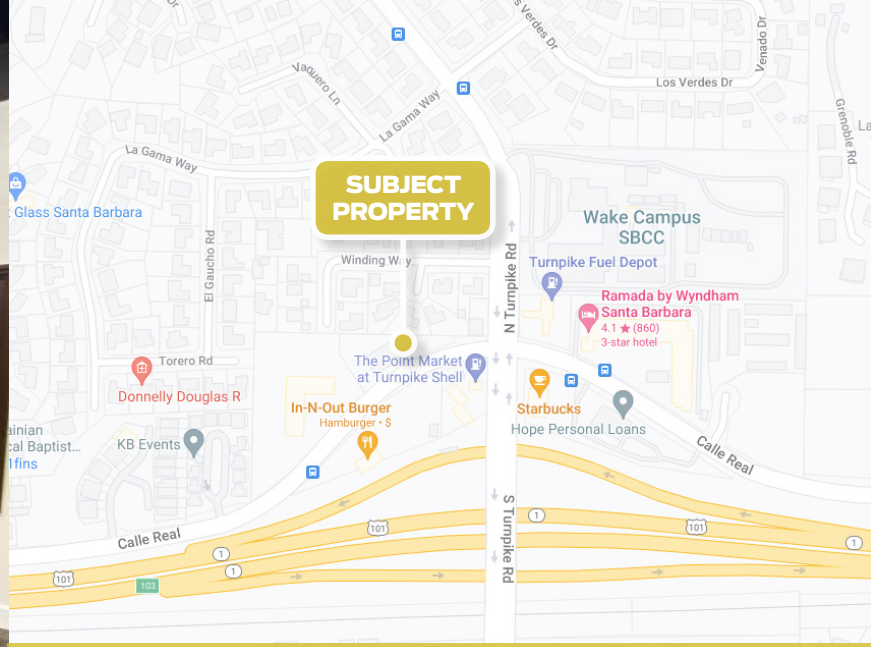
FOR LEASE - OFFICE/RETAIL SPACE
± 5,011 SF



4860 SANTA BARBARA CA 93111
CALLE REAL

BRAD FROHLING
805.879.9613
bfrobling@radiusgroup.com
CA LIC. 01323736





Lease Specifics

Rate	\$2.35/SF NNN (\$0.70/SF)
Size	±5,011 SF
Available	Now
Term	3 – 10 years
Parking	25 spaces
Roll-up Door	One (1) Roll-up Dock High Loading
Zoning	C-2
HVAC	Throughout
Restrooms	2 Common

FOR LEASE · ±5,011 SF Freestanding Office/Retail Bldg.

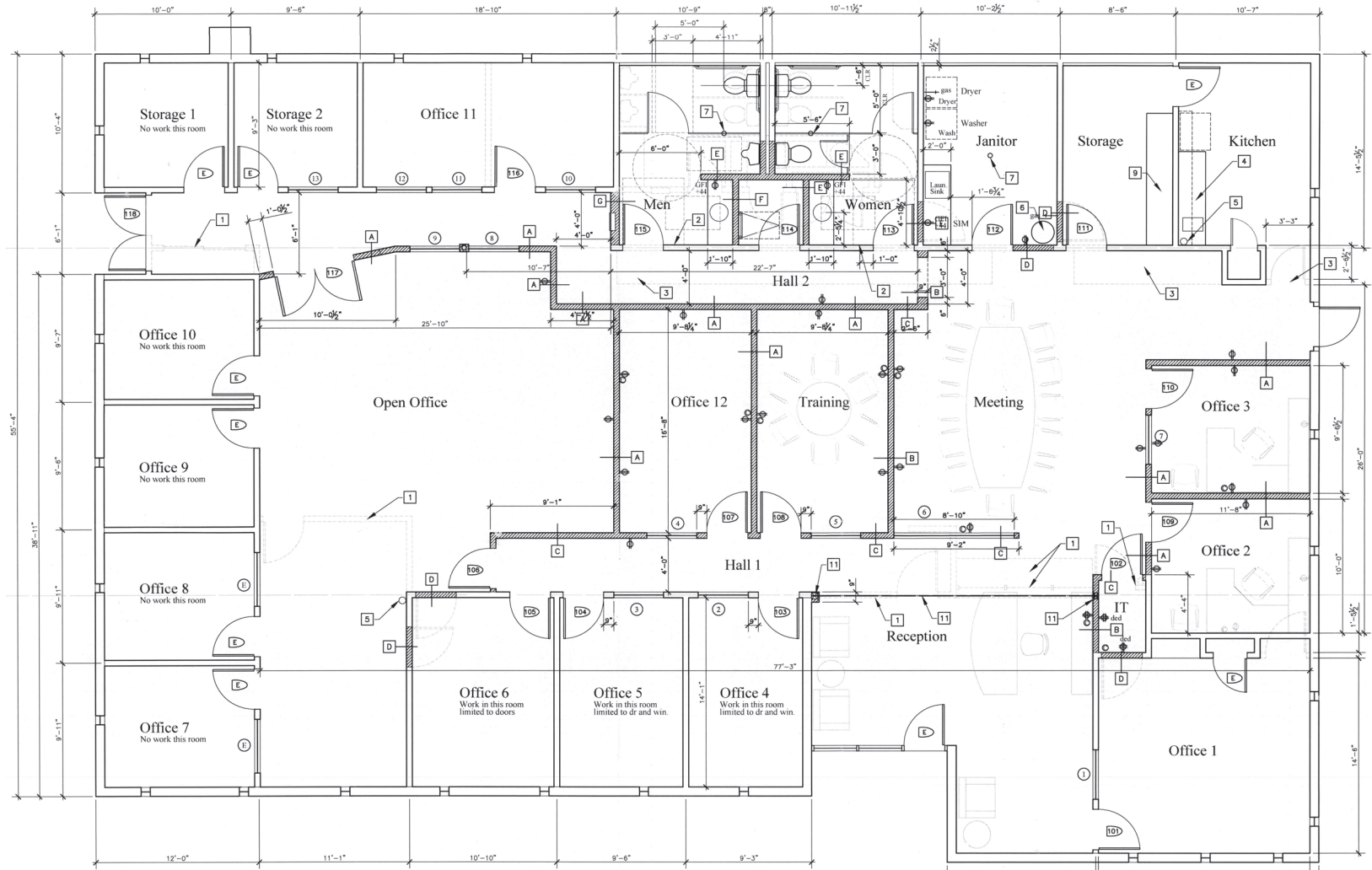
Rare freestanding commercial building with 5/1000 parking. The ownership will be replacing the parking lot, enhancing landscaping and the building will be delivered in good condition along with a \$10 per square foot improvement allowance for a qualified tenant. The building features high ceilings, a mix of private and open space, two restrooms, kitchenette and patio area all with excellent parking. The building is available now.

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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FLOOR PLAN



Not to Scale

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SITE PLAN



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4860 CALLE REAL

SANTA BARBARA CA 93111

±5,011 SF Freestanding Office/Retail
Building with 25 Parking Spaces
& right off the 101 Freeway



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**SUBJECT
PROPERTY**

Turnpike Fuel Depot
Ramada by Wyndham
Santa Barbara
4.1 (843)
3-star hotel

The Point Market
at Turnpike Shell
Car Wash

In-N-Out Burger
Hamburger & S

Starbucks

Hope Personal Loans

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