

**MAJOR RATE  
REDUCTION**



**FOR LEASE**

**923 State St, Santa Barbara, CA | Prime Turnkey Retail Space | 1,673 SF**

*Experience. Integrity. Trust.  
Since 1993*

**Christos Celmayster**  
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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 turnkey space is stocked with fixtures and finished with a beautiful tile floor. The attractive, arched storefront has prominent signage to draw in local customers and the six million tourists who visit the Santa Barbara area every year.



<b>Size:</b>	1,673 SF
<b>Rental Rate:</b>	\$3.00 NNN (.43)
<b>Available:</b>	Now
<b>HVAC:</b>	Yes
<b>Restrooms:</b>	Two common restrooms
<b>Zoning:</b>	C-2
<b>Traffic Count:</b>	11,100 CPD
<b>Nearby Tenants:</b>	The Apple Store, Brandy Melville, Amazon, H&M, Forever 21, Tilly's, Marshalls
<b>Parking:</b>	Abundant parking available in nearby city lots, including the multi-level public garage directly behind the property
<b>To Show:</b>	CLA

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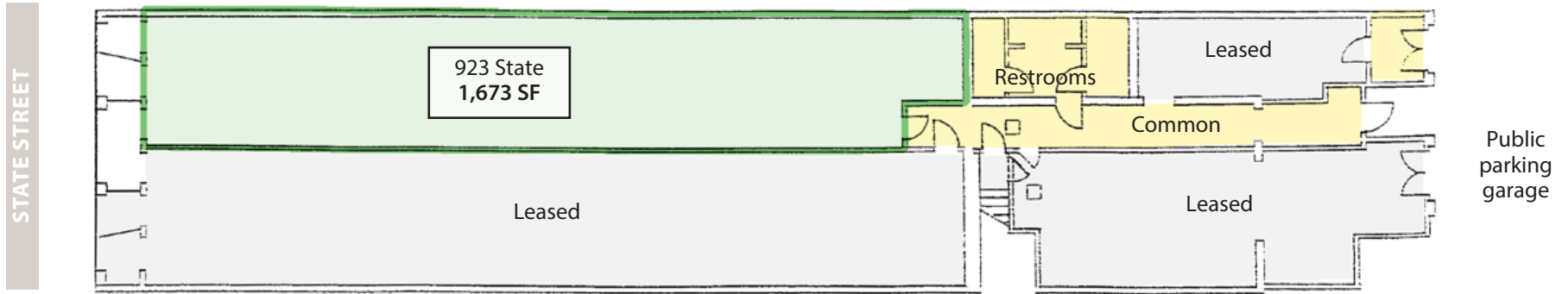
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**Floor Plan and Interior Photos**



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Nearby Retail Businesses and Restaurants

- 1. Montecito Bank & Trust
- 2. Amazon
- 3. US Bank
- 4. Brandy Melville
- 5. Apple Store
- 6. Creamistry
- 7. Tilly's
- 8. MTC Theaters
- 9. Marshalls
- 10. Forever 21
- 11. Bank of America
- 12. H&M
- 13. Sur La Table
- 14. Lucky Brand Designs
- 15. Starbucks
- 16. Zumiez
- 17. Cebada Wine
- 18. Lululemon
- 19. Banana Republic
- 20. Miniso
- 21. Blenders in the Grass
- 22. Goa Taco
- 23. Lole
- 24. Restoration Hardware
- 25. Abercrombie & Fitch
- 26. AT&T
- 27. Express
- 28. Victoria's Secret
- 29. Sephora
- 30. Nordstrom



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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 (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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**923 State Street, Santa Barbara**

**Traffic Count**

<b>State St (at Canon Perdido)</b>	<b>11,100 CPD</b>
<b>State St (at Carrillo St)</b>	<b>12,000 Pedestrians per Day</b>
<b>Busiest intersection on State Street.</b>	<b>60% of traffic on shady (odd) side.</b>

**Demographics**

2018 - source: esri

Demographics	1 Mile	3 Mile	5 Mile
<b>Residential Population</b>	<b>31,649</b>	<b>92,334</b>	<b>114,688</b>
<b>Avg. Household Income</b>	<b>\$81,325</b>	<b>\$112,625</b>	<b>\$118,778</b>
<b>Avg. Home Value</b>	<b>\$1,186,889</b>	<b>\$1,291,641</b>	<b>\$1,310,638</b>

