

FOR LEASE ±17,000 SF RETAIL BUILDING FOR LEASE

410 STATE ST. | SANTA BARBARA, CA 93101



PROPERTY BRIEF

Location	Desirable downtown location with easy access to the 101 Freeway.
Lease Rate	\$2.50/SF NNN (\$0.50)
Building Size	±17,000 SF (100' x 170')
Year Built	1992
Ceiling Height	18' Clear
Parking	77 On-Site Parking Spaces Plus City Parking Lot 12
Roll-up Door	One (1) with Load Lifter
Zoning	C-2 General Commercial
Term	10-Year
Available	September 1, 2018
To Show	Contact Listing Agent

Demographics

2017 Estimates	3 Mile	5 Mile	10 Mile
Average Household Income:	\$113,612	\$121,320	\$119,859
2017 Population:	85,335	109,708	179,737
Estimated Population by 2022:	88,133	113,377	185,686
Adj. Daytime Demographics (16 Years +)	91,187	112,671	175,830

2017 Demographics from Applied Geographic Solutions 10/2017.

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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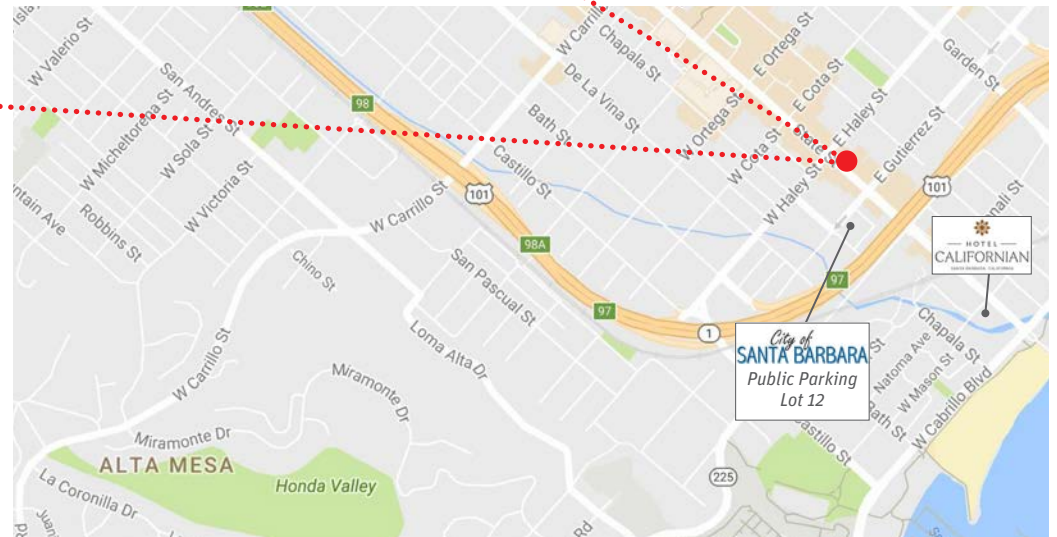
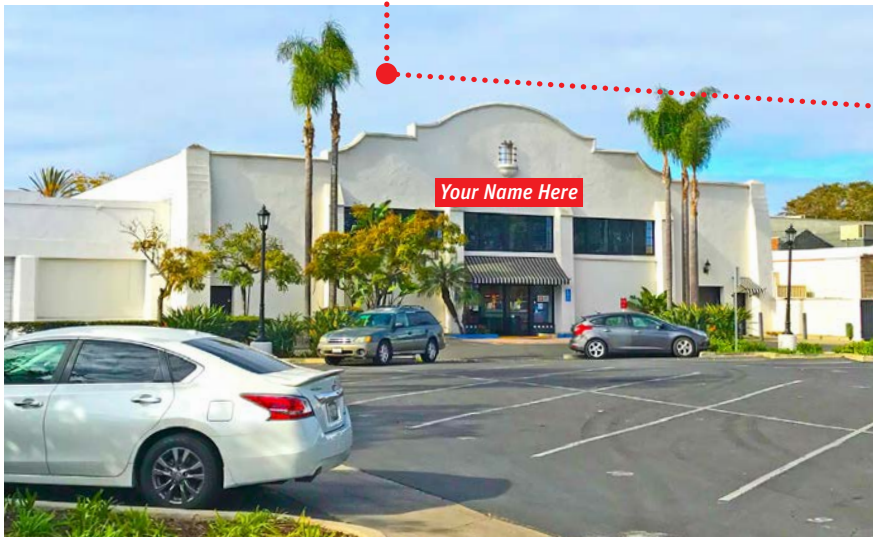
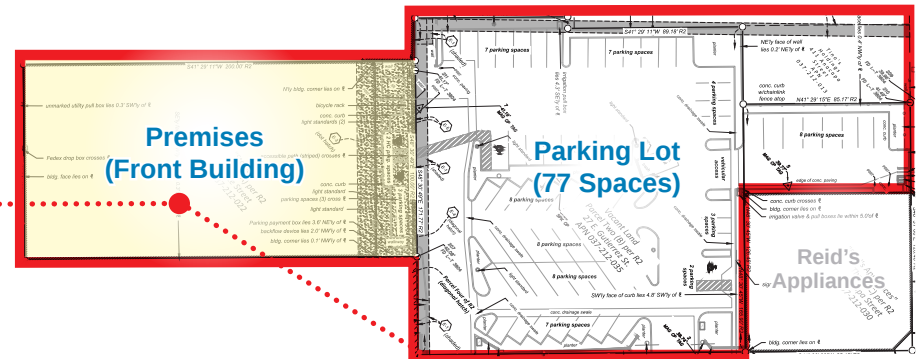
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SITE PLAN & LOCATION



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MAJOR RETAILERS | DOWNTOWN SANTA BARBARA



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NEIGHBORING DOWNTOWN SANTA BARBARA ATTRACTIONS

Mere footsteps from 410 State St. are many of Santa Barbara's favorite attractions, including the historic Granada and Arlington theaters, Santa Barbara Public Market, Santa Barbara Courthouse, Paseo Nuevo Mall, The Funk Zone, Stearns Wharf, and of course the wide variety of shops and restaurants that pepper downtown Santa Barbara's world-renowned State Street corridor.



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MARKET OVERVIEW

Economy

As a major travel destination, Santa Barbara's tourism and hospitality industry are vital components of the local economy, which also includes a very large service sector (nearly 35%), education, technology, health care, finance, agriculture, manufacturing, and local government. Education in particular is well-represented with five higher learning institutions including UCSB, Santa Barbara City College and Westmont College. Santa Barbara has a vibrant, growing tech industry, expanding hotels with over 500 new rooms coming online in the near future, and additional extensive development.

Rank	Employer	# Employees	Rank	Employer	# Employees
1	University of California, Santa Barbara	6,200	6	Raytheon	1,500
2	County of Santa Barbara	4,000	7	Sansum Clinic	1,500
3	Santa Barbara Cottage Hospital	2,500	8	City Of Santa Barbara	1,000
4	Santa Barbara City College	2,000	9	United States Postal Service	1,000
5	Santa Barbara School Districts	1,800	10	Union Bank	950



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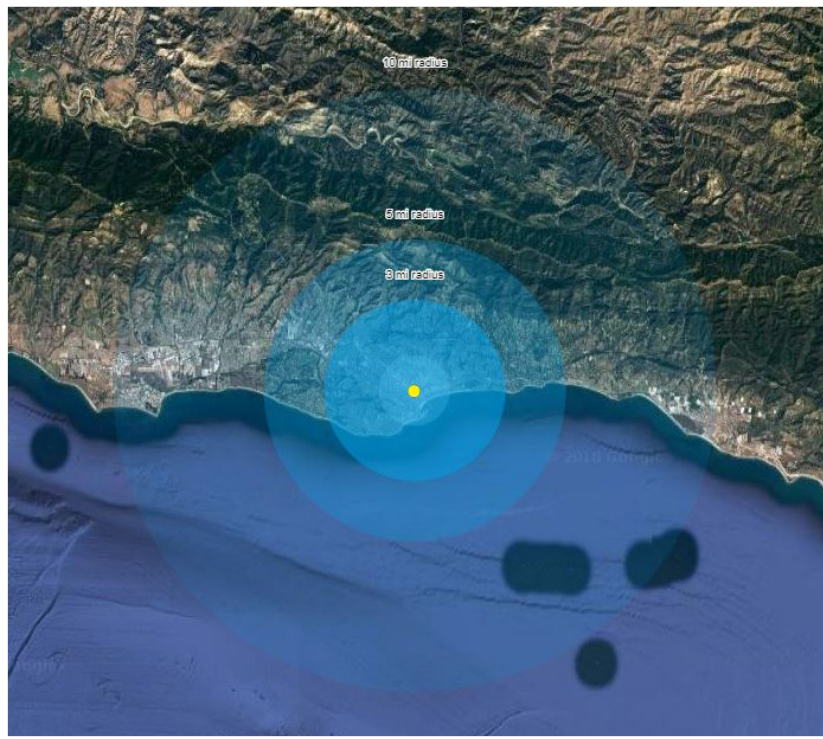
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410 State St Santa Barbara, CA 93101	3 mi radius	5 mi radius	10 mi radius
Total Annual Consumer Expenditure (2017)			
Total Household Expenditure	\$2.58 B	\$3.55 B	\$5.36 B
Total Non-Retail Expenditure	\$1.37 B	\$1.88 B	\$2.85 B
Total Retail Expenditure	\$1.22 B	\$1.67 B	\$2.52 B
Apparel	\$91.3 M	\$126 M	\$190 M
Contributions	\$130 M	\$182 M	\$274 M
Education	\$109 M	\$152 M	\$230 M
Entertainment	\$146 M	\$201 M	\$304 M
Food and Beverages	\$367 M	\$502 M	\$760 M
Furnishings and Equipment	\$91.7 M	\$126 M	\$191 M
Gifts	\$70.7 M	\$98.5 M	\$149 M
Health Care	\$196 M	\$268 M	\$404 M
Household Operations	\$80.0 M	\$111 M	\$168 M
Miscellaneous Expenses	\$37.0 M	\$50.6 M	\$76.3 M
Personal Care	\$33.3 M	\$45.6 M	\$69.0 M
Personal Insurance	\$21.2 M	\$29.4 M	\$44.5 M
Reading	\$5.79 M	\$7.97 M	\$12.0 M
Shelter	\$534 M	\$736 M	\$1.11 B
Tobacco	\$13.8 M	\$18.6 M	\$28.0 M
Transportation	\$471 M	\$644 M	\$974 M
Utilities	\$184 M	\$251 M	\$379 M
Monthly Household Consumer Expenditure (2017)			
Total Household Expenditure	\$6,386	\$6,701	\$6,637
Total Non-Retail Expenditure	\$3,381 52.9%	\$3,558 53.1%	\$3,521 53.1%
Total Retail Expenditures	\$3,005 47.1%	\$3,143 46.9%	\$3,116 46.9%
Apparel	\$226 3.5%	\$237 3.5%	\$235 3.5%
Contributions	\$321 5.0%	\$343 5.1%	\$339 5.1%
Education	\$270 4.2%	\$287 4.3%	\$285 4.3%
Entertainment	\$362 5.7%	\$380 5.7%	\$376 5.7%
Food and Beverages	\$908 14.2%	\$948 14.2%	\$940 14.2%
Furnishings and Equipment	\$227 3.5%	\$239 3.6%	\$236 3.6%
Gifts	\$175 2.7%	\$186 2.8%	\$184 2.8%
Health Care	\$485 7.6%	\$506 7.6%	\$500 7.5%
Household Operations	\$198 3.1%	\$209 3.1%	\$208 3.1%
Miscellaneous Expenses	\$91 1.4%	\$96 1.4%	\$94 1.4%
Personal Care	\$82 1.3%	\$86 1.3%	\$85 1.3%
Personal Insurance	\$52 0.8%	\$56 0.8%	\$55 0.8%
Reading	\$14 0.2%	\$15 0.2%	\$15 0.2%
Shelter	\$1,321 20.7%	\$1,389 20.7%	\$1,376 20.7%
Tobacco	\$34 0.5%	\$35 0.5%	\$35 0.5%
Transportation	\$1,164 18.2%	\$1,215 18.1%	\$1,205 18.2%
Utilities	\$456 7.1%	\$474 7.1%	\$469 7.1%

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