



FOR LEASE

Multiple Parcels
+ Industrial Building

M1 Zoned

Up To ±81,457 SF

Easy Access To Hwy. 101

N. NOPAL & E. MASON ST.

MULTIPLE PARCELS & BUILDINGS | SANTA BARBARA, CA 93103

Brad Frohling

805.879.9613

bfrohling@radiusgroup.com

CA LIC. 01323736



FOR LEASE | ±10,000–±81,457SF INDUSTRIAL LOTS

N. Nopal St. & E. Mason St. | Santa Barbara, CA 93103



PROPERTY OVERVIEW

Rare assemblage of 14 industrial parcels currently utilized for building materials. The ±4,000 SF commercial building makes this a functional scenario for a single tenant or multiple tenants. Fenced, paved yards are available for \$0.45/SF and the ±4,000 SF building is available for \$2.50/SF Gross for a total monthly rent of \$39,905. Current property ownership occupies the properties and will soon be phasing out of the site. Please do not disturb current occupant. Contact Listing Agent for details.

Offering Specifics

Lease Rate	Yard Space: \$0.45/SF Gross Building Space (± 4,000 SF): \$2.50/SF Gross Total Monthly Rent: \$39,905/Month Gross
Land Sizes	±10,000 SF – ±81,457 SF of M1 zoned land with various commercial buildings
Building Size	±4,000 SF + Large Overhang
Term	3–10 Years
Available	Summer 2021
Zoning	M1

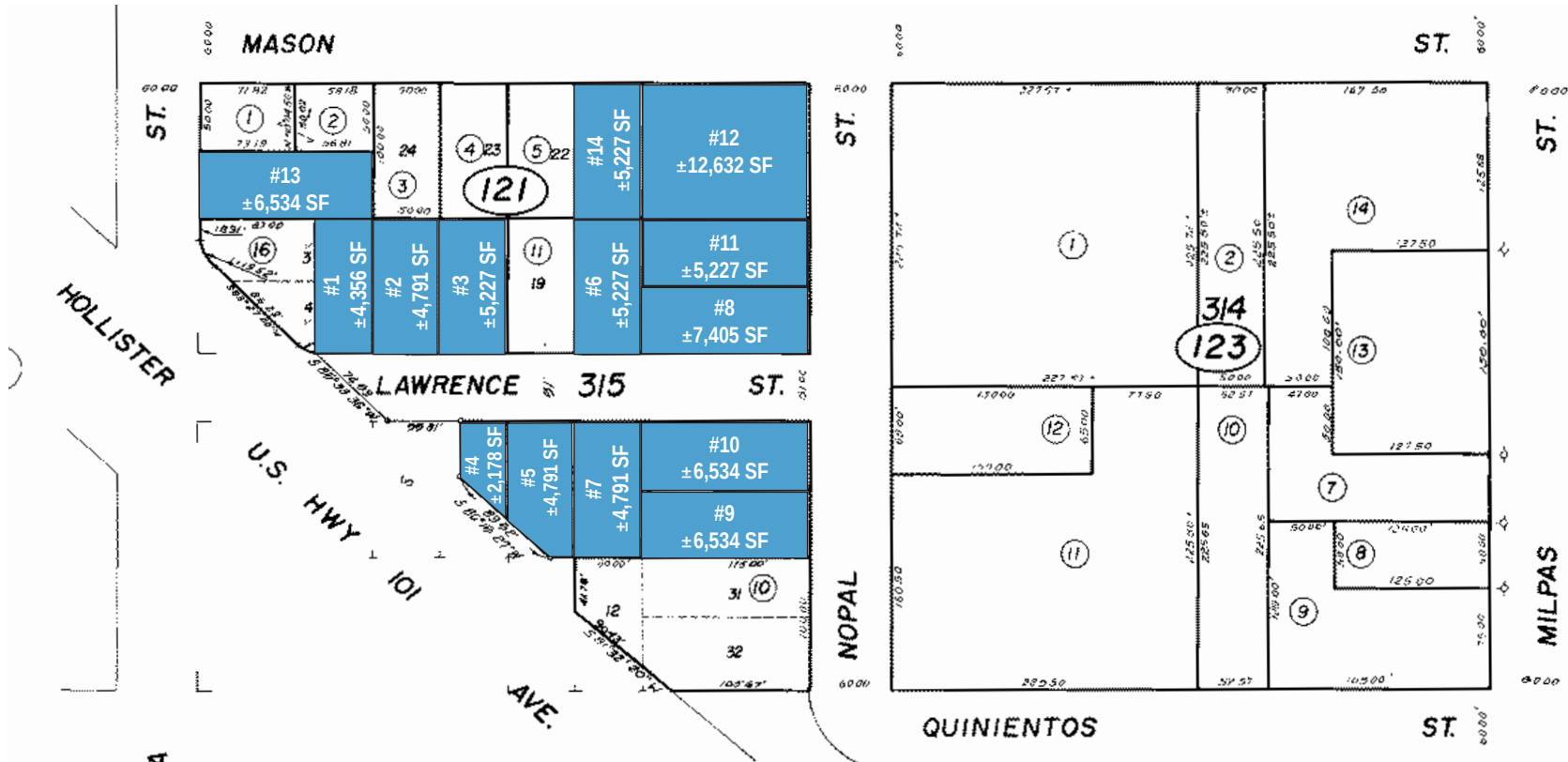
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Parcel Sizes

	Address	APN	Lot Size		Address	APN	Lot Size
1	707 Lawrence St.	017-121-014	±4,356 SF (±0.1 Acre)	8	727 Lawrence St.	017-121-009	±7,405.2 SF (±0.17 Acre)
2	711 Lawrence St.	017-121-013	±4,791.6 SF (±0.11 Acre)	9	11 N. Nopal St.	017-122-005	±6,534 SF (±0.15 Acre)
3	715 Lawrence St.	017-121-012	±5,227.2 SF (±0.12 Acre)	10	19 N. Nopal St.	017-122-004	±6,534 SF (±0.15 Acre)
4	718 Lawrence St.	017-121-011	±2,178 SF (±0.05 Acre)	11	27 N. Nopal St.	017-121-008	±5,227.2 SF (±0.12 Acre)
5	720 Lawrence St.	017-122-012	±4,791.6 SF (±0.11 Acre)	12	31 N. Nopal St.	017-121-0007	±12,632 SF (±0.29 Acre)
6	725 Lawrence St.	017-121-010	±5,227.2 SF (±0.12 Acre)	13	30 N. Quarantina St.	017-121-015	±6,534 SF (±0.15 Acre)
7	726 Lawrence St.	017-122-003	±4,791.6 SF (±0.11 Acre)	14	726 E. Mason St.	017-121-006	±5,227.2 SF (±0.12 Acre)

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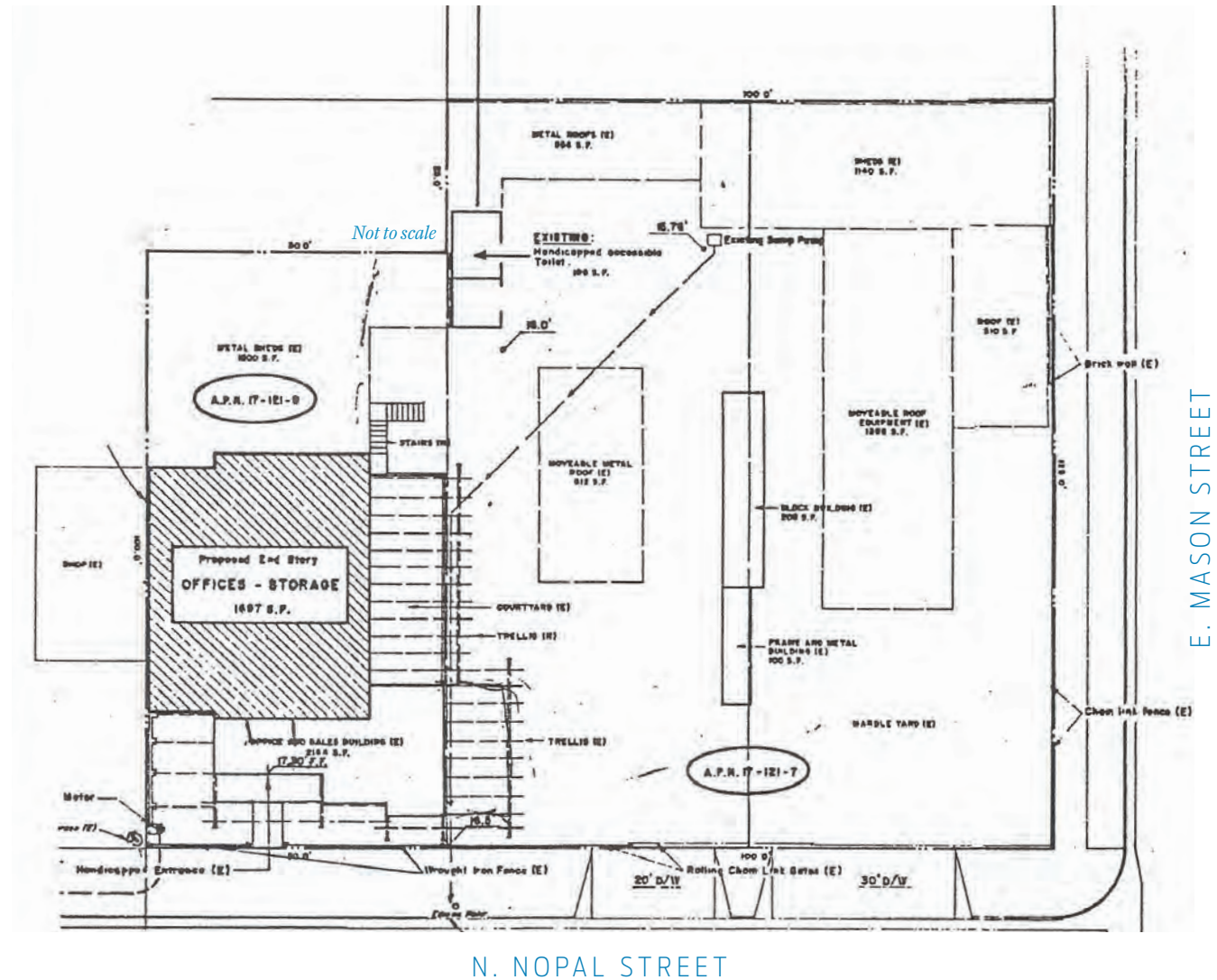


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SITE PLAN

Portion of property with Retail/
Offices + Large Overhang



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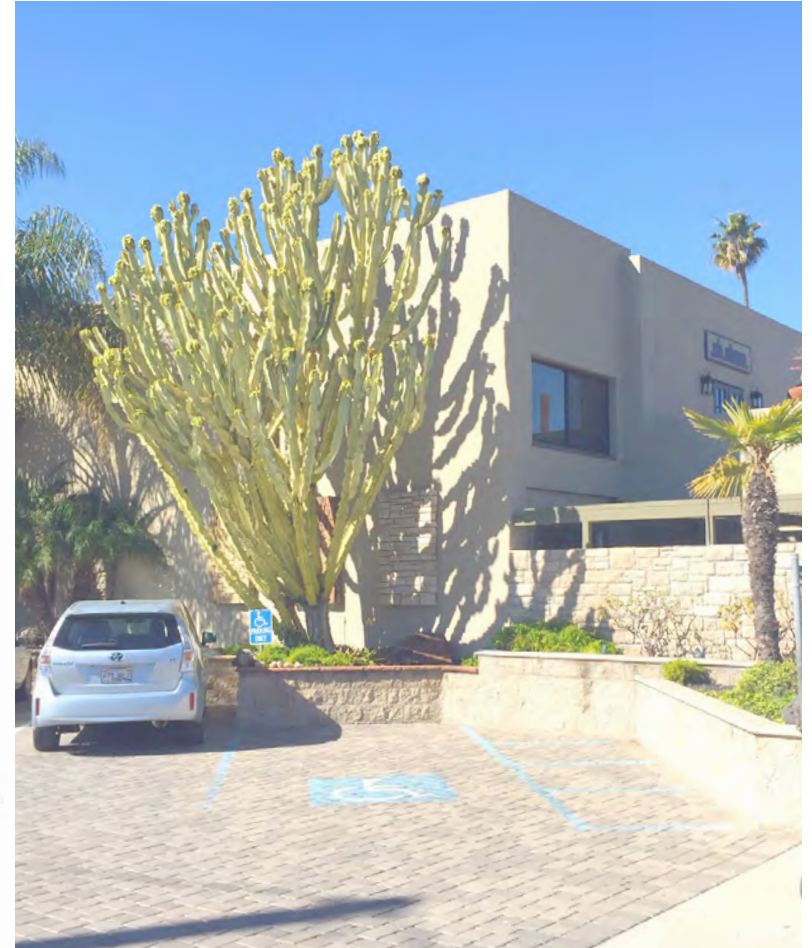
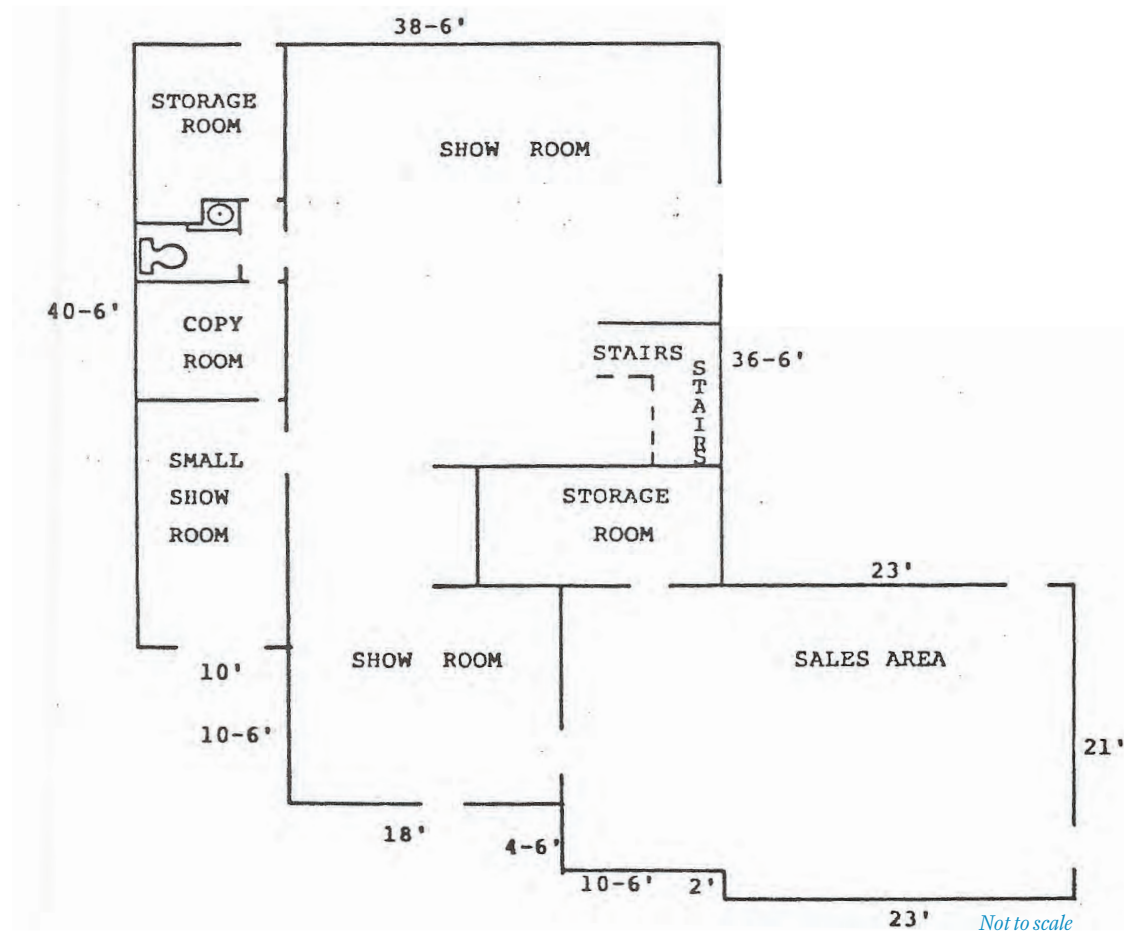


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FLOOR PLAN | 1ST FLOOR

N. Nopal St. & E. Mason St.



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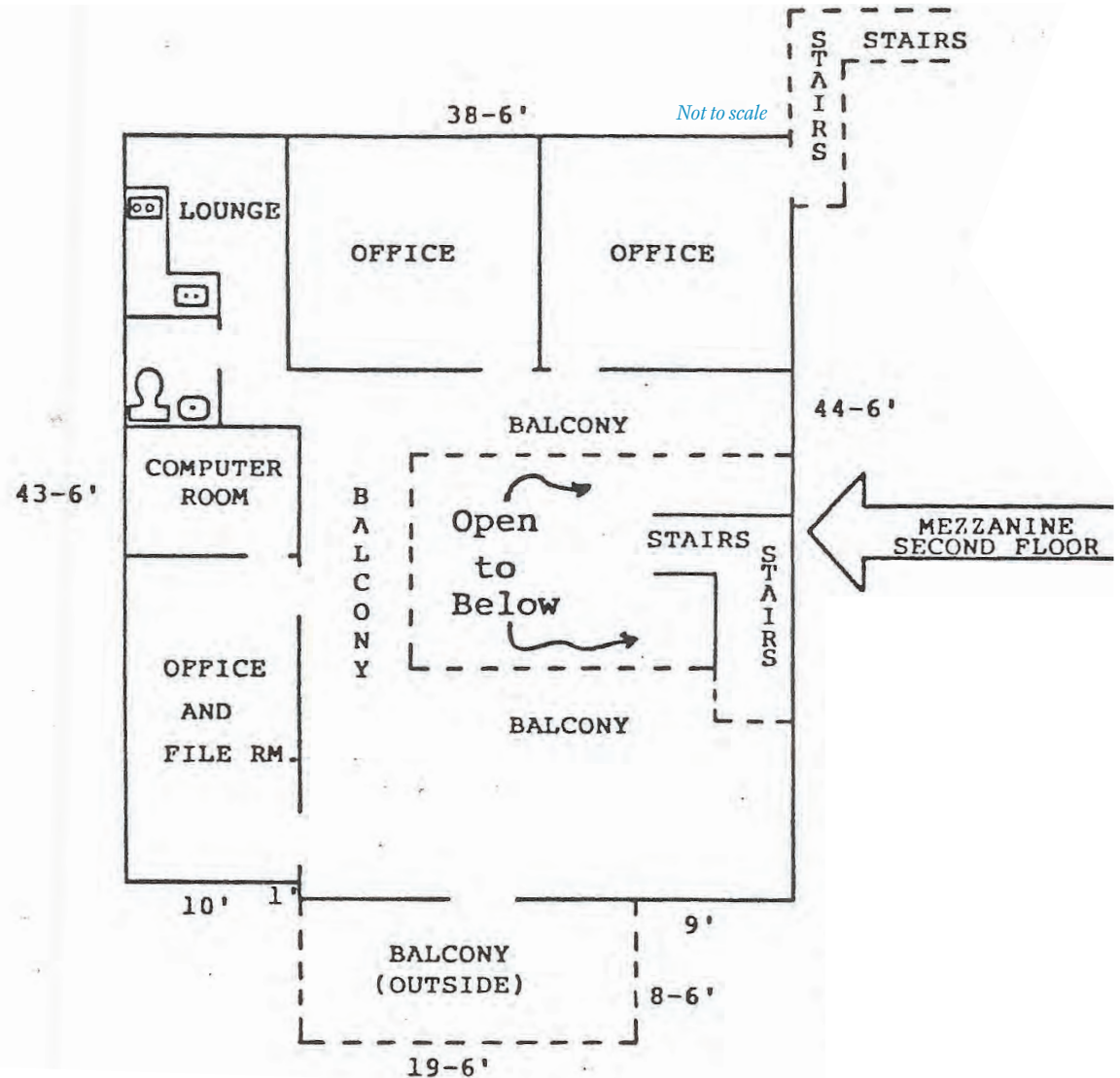


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FLOOR PLAN | 2ND FLOOR

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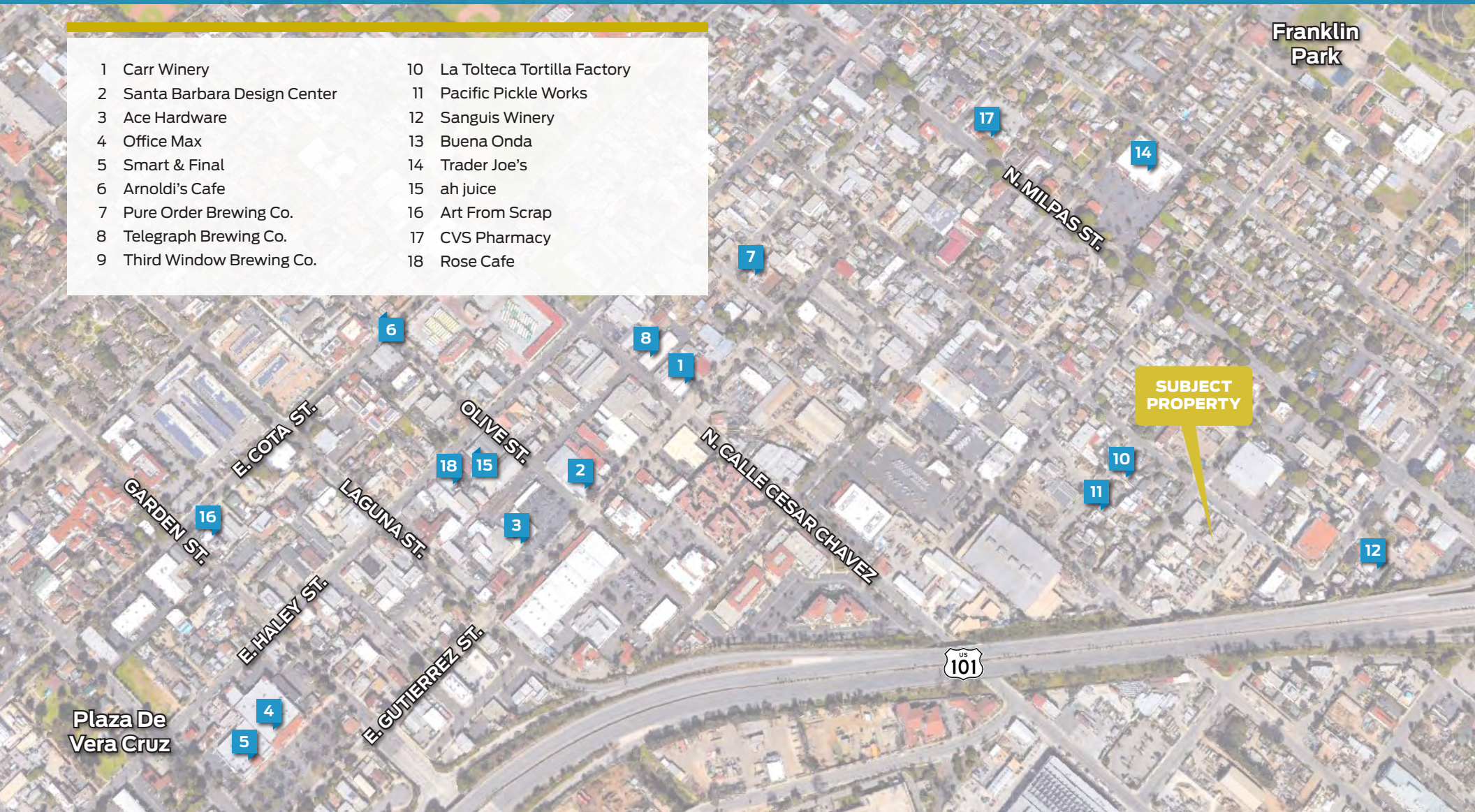
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- | | |
|-------------------------------|--------------------------------|
| 1 Carr Winery | 10 La Tolteca Tortilla Factory |
| 2 Santa Barbara Design Center | 11 Pacific Pickle Works |
| 3 Ace Hardware | 12 Sanguis Winery |
| 4 Office Max | 13 Buena Onda |
| 5 Smart & Final | 14 Trader Joe's |
| 6 Arnoldi's Cafe | 15 ah juice |
| 7 Pure Order Brewing Co. | 16 Art From Scrap |
| 8 Telegraph Brewing Co. | 17 CVS Pharmacy |
| 9 Third Window Brewing Co. | 18 Rose Cafe |



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PROPERTY PHOTOS



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