



FOR SALE or LEASE

1013 State St, Santa Barbara, CA | Prominent Downtown Retail Storefront Building

*Experience. Integrity. Trust.
Since 1993*

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 **Hayes**
COMMERCIAL GROUP

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

Property Overview

This prime storefront on the desirable 1000 block of State Street is two doors down from the future home of Amazon and 130 feet from the busiest intersection in downtown Santa Barbara. The space includes high ceilings and good frontage to draw in the heavy foot traffic on the busier, shaded side of State Street.



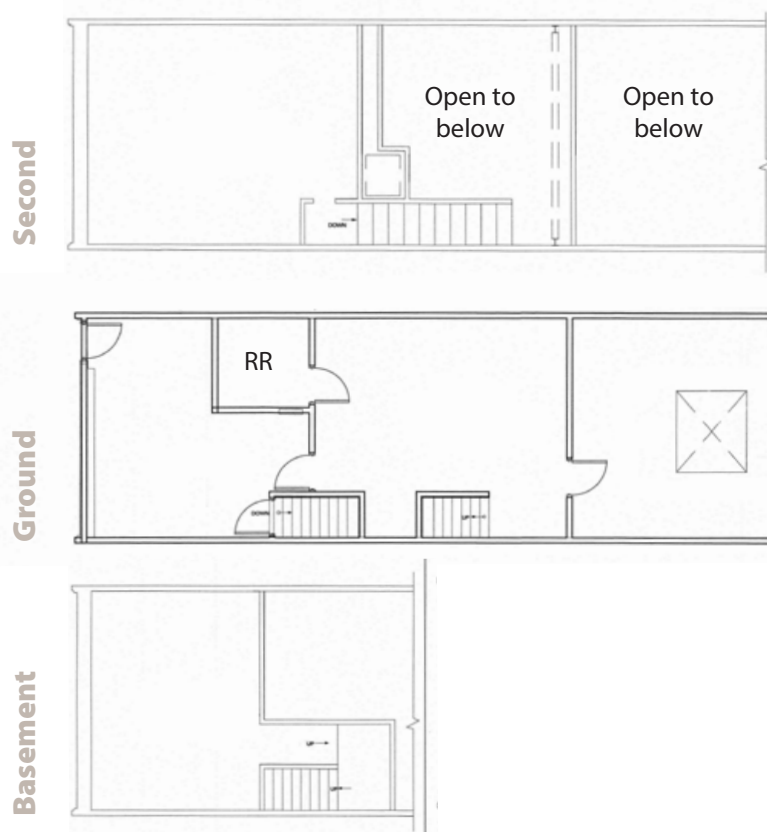
Size:	Ground floor	2,335 SF
	2nd floor office	455 SF
	Basement storage	230 SF
		3,020 SF
	<i>(Building SF is gross building area)</i>	
Sale Price:	\$1,775,000	\$1,675,000
New Lease Rate:	\$2.95 NNN (-.58)	\$2.50 NNN (.58)
	<i>(Rent is paid on ground floor only)</i>	
Term:	2-3 years	
Available:	Now	
HVAC:	Throughout	
Restroom:	Private	
Zoning:	C-2	
Parking:	6 public lots within one block, including one directly behind the space	
Access:	Both front and rear access	
Nearby Retailers:	Apple Store, Anthropologie, Forever 21, Tilly's, Amazon (coming 2019)	
To Show:	CLA	

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Floor Plan**Building systems**

Many of the building systems have been completely replaced within the last 4 years:

- New roof and skylights installed in 2014
- New storefront installed in 2014
- New HVAC system installed in 2016
- New tankless water heater installed in 2016

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- | | |
|---------------------------|---------------------------|
| 1. The French Press | 17. H&M |
| 2. Fedex Office | 18. Sur La Table |
| 3. Bank of the West | 19. MAC Cosmetics |
| 4. Rocket Fizz | 20. Lucky Brand |
| 5. Charleston Shoe Co | 21. Starbucks |
| 6. Montecito Bank & Trust | 22. Nordstrom |
| 7. Sprint Store | 23. Zumiez |
| 8. Amazon (coming 2019) | 24. Banana Republic |
| 9. US Bank | 25. Sephora |
| 10. Apple Store | 26. Abercrombie & Fitch |
| 11. Creamistry | 27. Victoria's Secret |
| 12. MTC Theaters | 28. Eureka Burger |
| 13. Tilly's | 29. Bluemercury |
| 14. Marshalls | 30. Lululemon |
| 15. Forever 21 | 31. Blenders in the Grass |
| 16. Bank of America | 32. Restoration Hardware |



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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.

1013 State Street, Santa Barbara

Traffic Count

State Street (at Carrillo)	10,500 CPD
State Street (at Carrillo) Busiest intersection on State Street.	12,000 Pedestrians per day 60% of traffic on shady (odd) side.

Demographics

2018 - source: esri

Demographics	1 Mile	3 Mile	5 Mile
Residential Population	33,366	92,693	116,260
Avg. Household Income	\$83,603	\$112,786	\$118,768



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