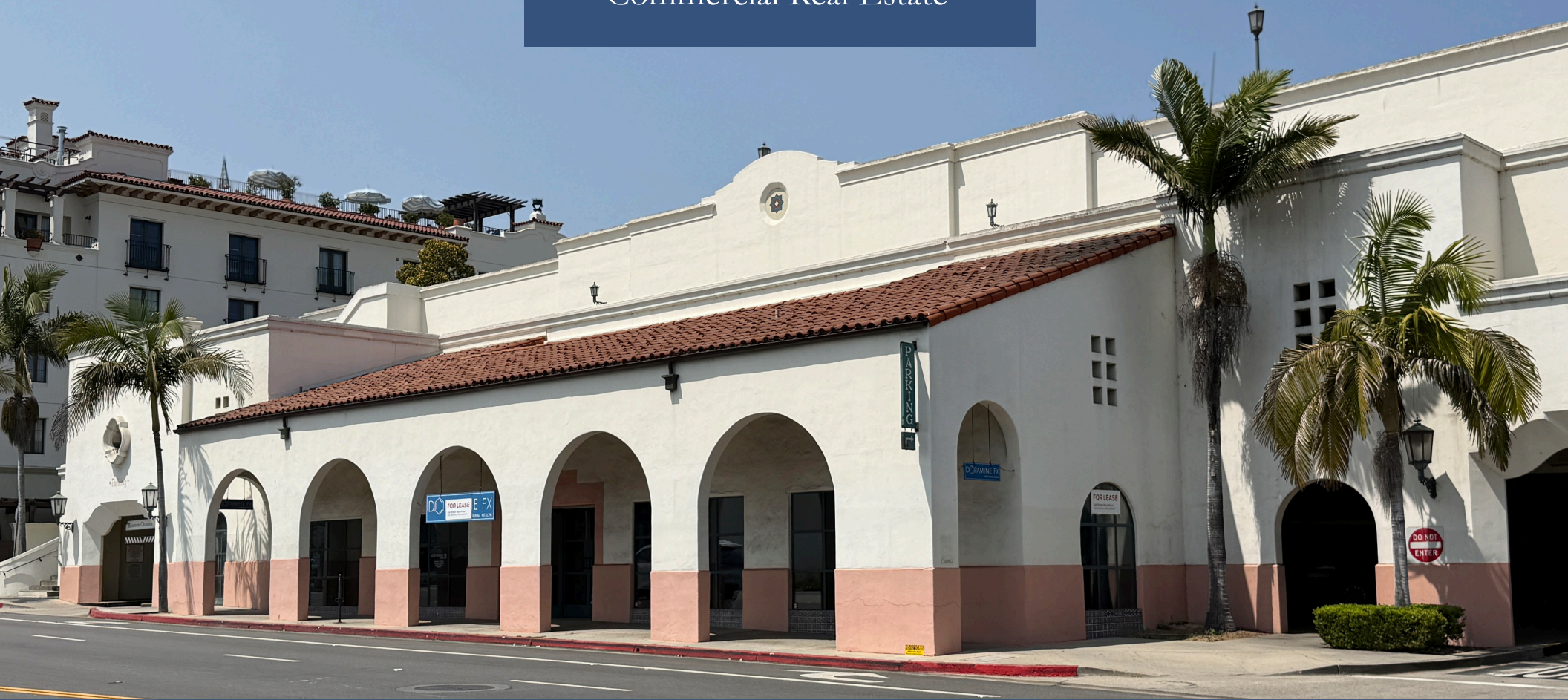


Robert Rauchhaus

Commercial Real Estate



COMMERCIAL DIVISIONSM

918 CHAPALA STREET | SANTA BARBARA, CA 93101




Downtown Gem • Near Paseo Nuevo • Great Parking







**BERKSHIRE
HATHAWAY**
HOMESERVICES

CALIFORNIA
PROPERTIES



PROPERTY OVERVIEW

-  **Lease Rate**
\$2.85 SF or \$4,850/month
-  **Year Built**
1993
-  **Type**
Retail/Gym/Office
-  **Building Size**
±1,700 SF
-  **NNN**
\$646/mo (\$0.38)
-  **Term/Options**
3-5 years

-  **Parking**
Large Public Lot +
1 Reserved Space
-  **Restrooms**
One (ADA Compliant)
-  **Signage**
3 (north, south and
west facing)
-  **APN**
039-321-046
-  **HVAC**
Yes (Central)
-  **CSO**
3%

ABOUT 918 CHAPALA STREET

Well-situated in the heart of downtown Santa Barbara is this ~1,700 sf recently remodeled corner suite. Located one block from Paseo Nuevo mall on a busy, pedestrian-friendly corridor near the intersection of Carrillo and Chapala streets.

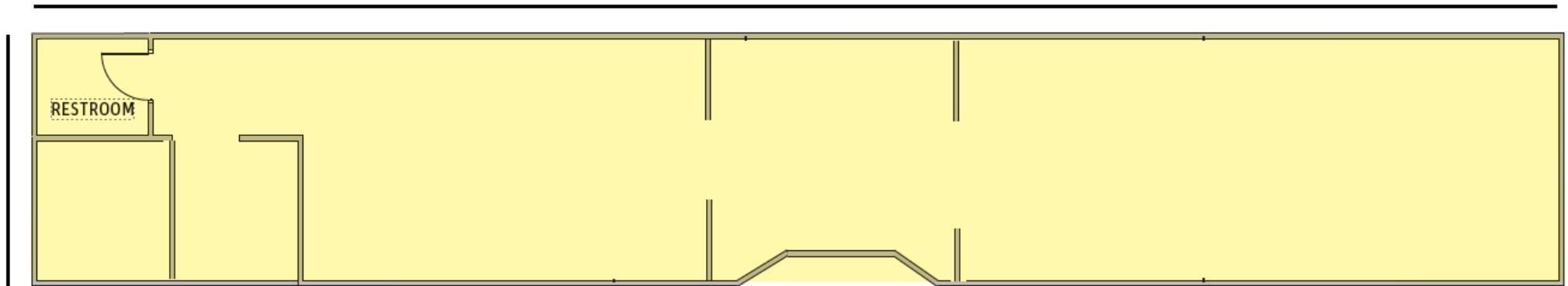
This retail/office space features large windows, one small office and high-visibility signage. Ample parking behind building in Lot #2. This space is currently configured as a pilates/exercise studio. Please contact Listing Agent for more information.





FLOOR PLAN

FLOORPLAN



CHAPALA ST.

Not to scale





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ABOUT ROBERT

Robert Rauchhaus is a licensed real estate broker who specializes in commercial real estate and business brokering. Robert has helped clients buy, sell, and lease commercial real estate in all asset classes, including retail, industrial, office, medical, multi-family, assisted living, hospitality, ranch, and raw land. He has worked with clients in a variety of industries including hotel/hospitality, assisted living/senior care, defense-aerospace, energy, telecom, entertainment, food, transportation, agriculture, and retail. While Robert works across asset classes and industries, he is especially committed to commercial real estate in the Santa Ynez Valley, and hospitality realty statewide.



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