



FOR LEASE

506 Chapala St, Santa Barbara | Freestanding Retail/Office | 6,282 SF (divisible)

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

Property Overview

The Funk Zone. Paseo Nuevo. The Mill. This prominent Art Deco building is virtually a stone's throw from each, located on the corner of Chapala and Haley Streets in downtown Santa Barbara. The ample parking, versatile layout, high ceilings and several upgrades make this the area's preeminent retail/office location.



	<i>Space</i>	<i>Size</i>	<i>Rate</i>
Space:	1st Floor	5,586 SF	\$3.00 NNN
	2nd Floor	696 SF	\$1.50 NNN
	Total	6,282 SF	
NNNs:	Estimated to be \$0.75		
Available:	Now		
Term:	5-10 years		
Parking:	21 spaces on-site, street parking, and several city parking lots nearby		
Patio:	Potential to add; CLA		
Zoning:	C-M		
HVAC:	Throughout		
To Show:	Call listing agent		
CSO:	3%		
Upgrades:	New storefronts, windows, roof, upgraded building systems, parking lot, landscaping, and exterior paint		

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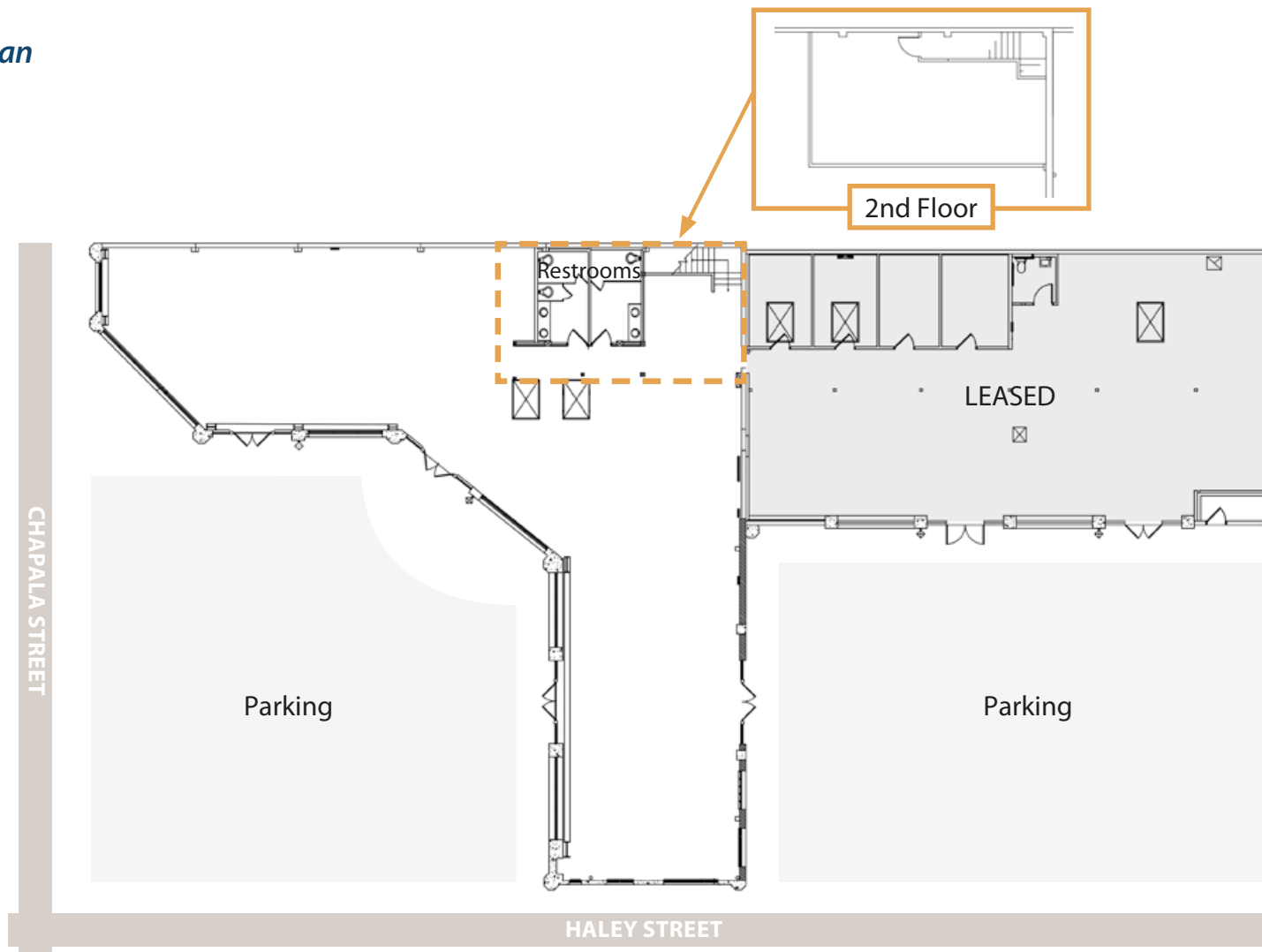
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Floor Plan



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