

936 State Street

SANTA BARBARA, CA

LOCATED ON CBD'S BUSIEST CORNER

Customizable office/retail in the heart of downtown Santa Barbara, overlooking State and Carrillo, adjacent to the Apple Store and among restaurants, cafes, parking and other amenities.



For Lease | Versatile Downtown Office/Retail Building | **1,907 - 14,220 SF**

Greg Bartholomew
805.898.4395
greg@hayescommercial.com
lic. 01131126

Dan Moll
805.898.4380
dan@hayescommercial.com
lic. 00885073

Dylan Ward
805.898.4392
dylan@hayescommercial.com
lic. 01472452





PROPERTY SUMMARY

One of Santa Barbara's most prominent buildings, in the heart of the Business District, features flexible office/retail space on two floors (plus basement storage). Ground floor offers excellent visibility and access from both State Street and Carrillo Street, providing great potential for retail, service retail, or office uses. Previously a bank, the existing improvements are ideal for banking or service retail use. The second floor of office space overlooks the most highly trafficked intersection in downtown Santa Barbara. Six on-site parking spaces and several public and private lots nearby (see page 6 for details). Join neighboring tenants Amazon, Apple, Montecito Bank & Trust, US Bank and more, steps from numerous other retailers, restaurants, hotels, and theaters.

Size	1,907 - 14,220 SF (see floor plans)
Rate	\$2.65 - \$3.95 Modified Gross (see floor plans)
Basement	Up to 1,700 SF bonus storage space
Available	Now
Term	5 to 10 years
TIA	Negotiable
Zoning	C-G
Parking	Up to 6 on-site tandem spaces
Elevator	Yes
CSO%	2.5%
To Show	Call listing agent

Square footages are estimates. Tenant to verify.

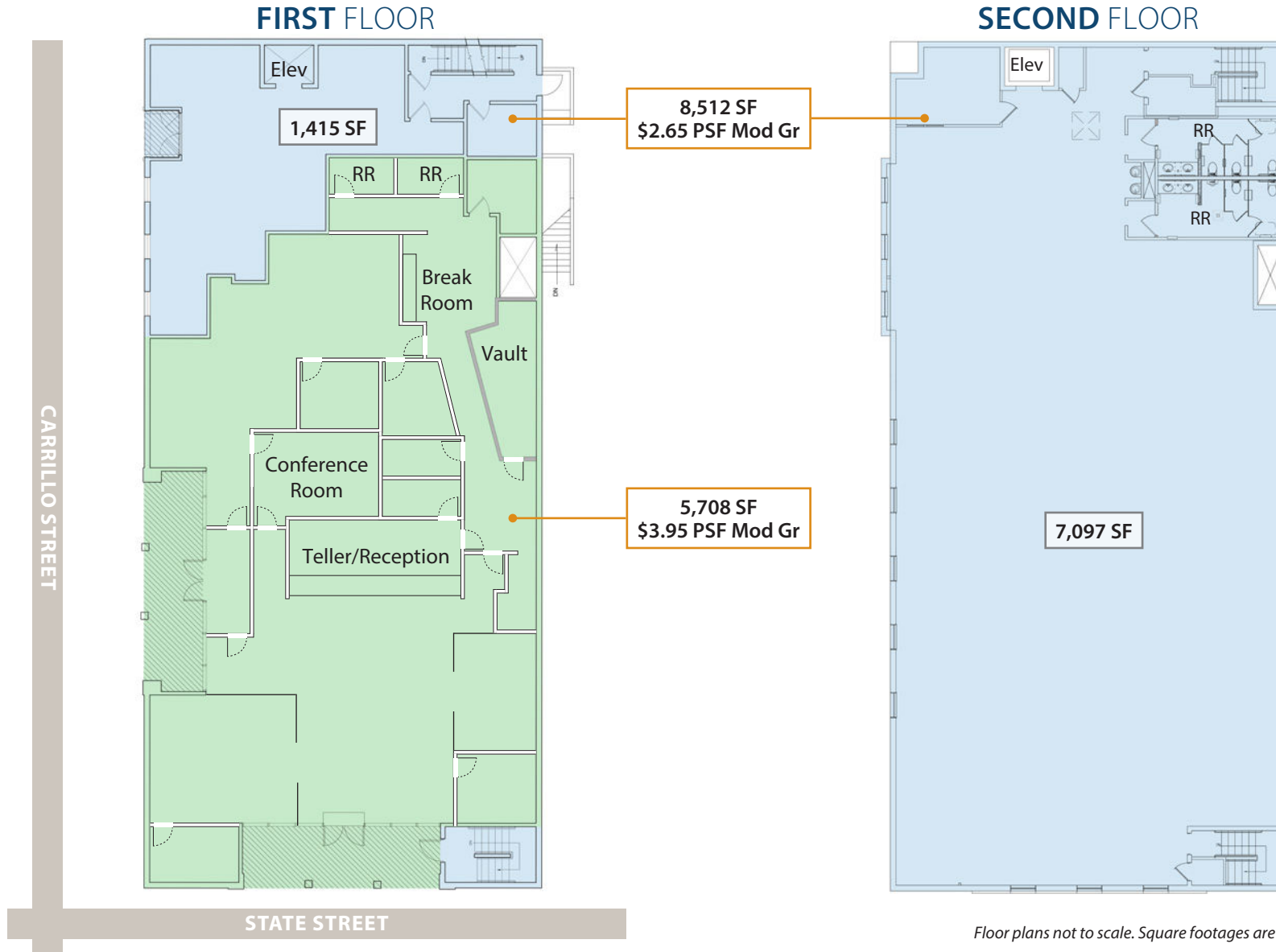
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EXISTING TWO-TENANT FLOOR PLAN



Floor plans not to scale. Square footages are estimates. Tenant to verify.

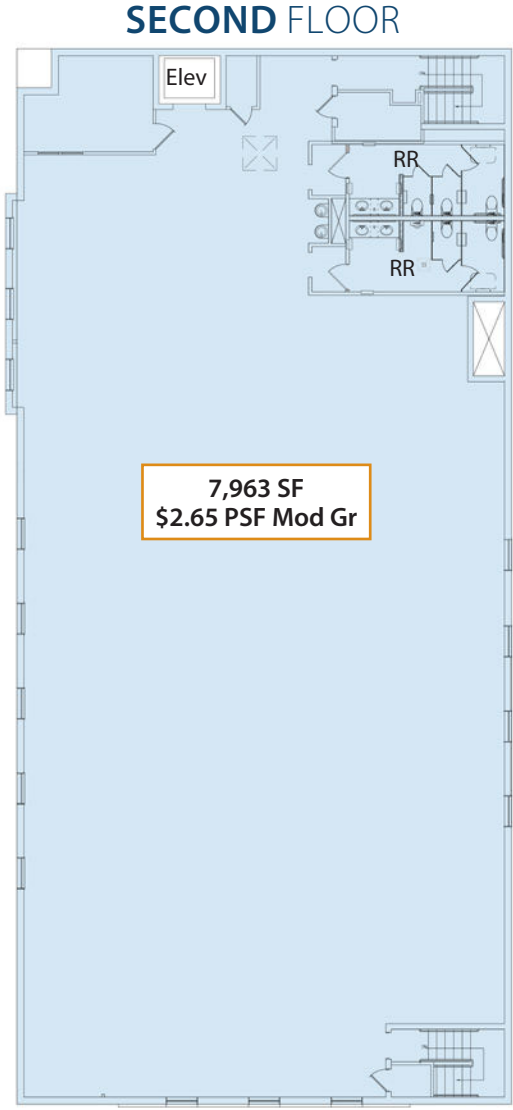
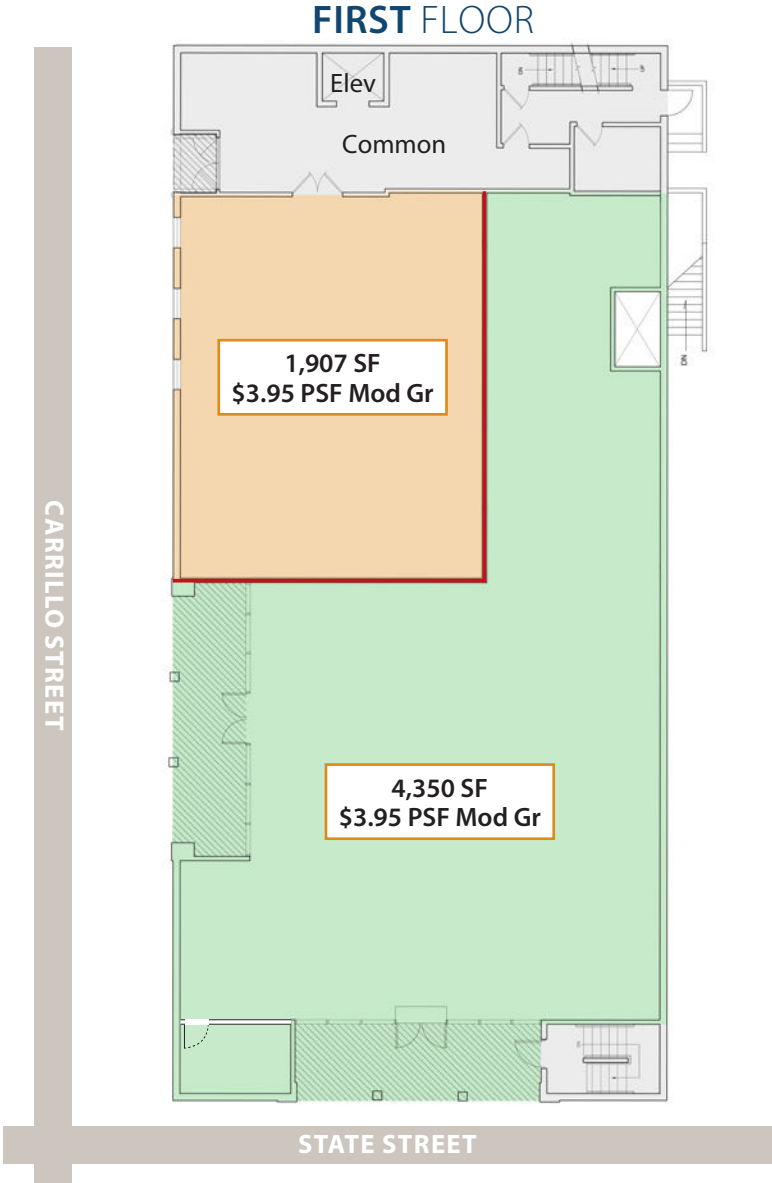
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CONCEPTUAL THREE TENANT FLOOR PLAN



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First floor open area



First floor conference room



Second floor open office (conceptual rendering)



Second floor conference room (conceptual rendering)



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 **Hayes**
COMMERCIAL GROUP

ADDITIONAL PARKING

-  Public parking lots (75 minutes free)
-  Private lots with spaces for rent



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AMENITIES WITHIN TWO BLOCKS

- | | | | | |
|------------------------|----------------------------|--------------------------|---------------------------|-------------------------|
| 1. Savoy Cafe & Deli | 7. FedEx Office | 13. US Bank | 19. Apple Store | 25. Marshalls |
| 2. Los Arroyos Mexican | 8. Metro Transit Center | 14. South Coast Deli | 20. Metropolitan Theaters | 26. Cali-Forno Pizza |
| 3. Dune Coffee | 9. Lilac Patisserie | 15. Restaurant Roy | 21. Lobero Theatre | 27. Bank of America |
| 4. La Arcada | 10. Chase Restaurant | 16. Gold's Gym | 22. Handlebar Coffee | 28. Intermezzo Wine Bar |
| 5. County Courthouse | 11. Montecito Bank & Trust | 17. Finch & Fork | 23. Three Pickles Deli | 29. 24 Hour Fitness |
| 6. L'Antica Pizzeria | 12. Amazon (offices) | 18. Kimpton Canary Hotel | 24. Post Office | 30. The Blue Owl |



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