

12-14 E Carrillo St
SANTA BARBARA, CA



A+ LOCATION

Within **two blocks** of the property

EATERIES

Savoy
Los Arroyos Mexican
Dune Coffee
Chase Bar & Grill
Finch & Fork
South Coast Deli
Handlebar Coffee
Rudy's Mexican
Intermezzo Wine Bar
Three Pickles Deli
The Blue Owl

RETAIL

Marshalls
Apple Store
La Arcada
FedEx Office
T-Mobile

CONVENIENCE

Metro Transit Center
Montecito Bank & Trust
Gold's Gym
Post Office
Bank of America
24 Hour Fitness
County Courthouse

ENTERTAINMENT

Metropolitan Theaters
Lobero Theatre

For Lease | CBD Office/Retail Space with High Ceilings | **5,337 SF**

Experience. Integrity. Trust.
Since 1993

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

A “walker and biker’s paradise” in the heart of downtown

Ground-floor space is available for lease in this versatile office/retail building situated where the Carrillo Street business corridor meets State Street, the busiest intersection in downtown Santa Barbara. Potential for the full spectrum of office uses, including creative space for tech companies, or traditional office configurations for professional firms. Inviting storefront windows can also enable a service retail identity. In addition to providing convenient access to the freeway and the downtown transit center, the site is immediately adjacent to a multistory parking facility, and among myriad options for food, beverages, and other amenities.



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PROPERTY DETAILS

Size:	5,337 SF
Floor:	First
Rate:	\$2.25 NNN (.77)
Available:	Now
Term:	3-5 years
Zoning:	C-G (Commercial General)
Ceiling Height:	10' - 12'
Parking:	Several city parking lots nearby, including directly behind the building
Restrooms:	Two, private
HVAC:	Throughout
To Show:	CLA

First floor lobby

12 E Carrillo St

Downtown, Santa Barbara, 93101

Walk Score®

Walk Score
99

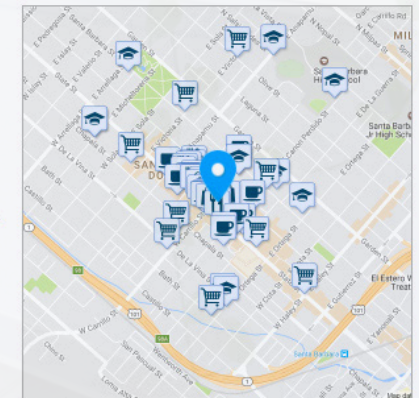
Walker's Paradise

Daily errands do not require a car.

Bike Score
98

Biker's Paradise

Flat as a pancake, excellent bike lanes.



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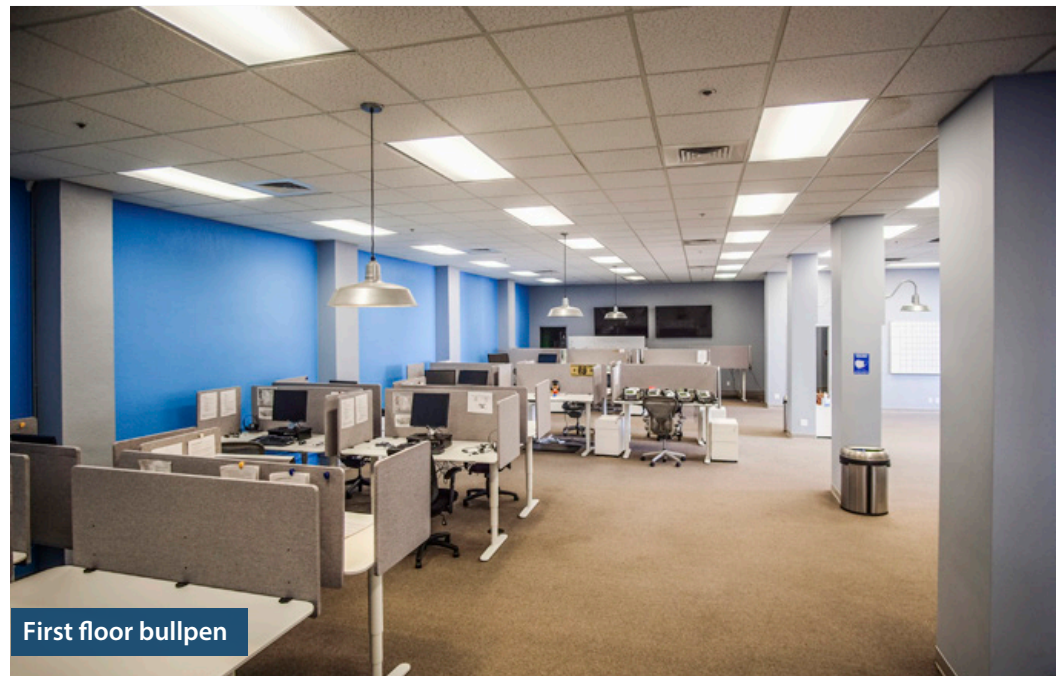
First floor lobby



First floor conference room



First floor office



First floor bullpen

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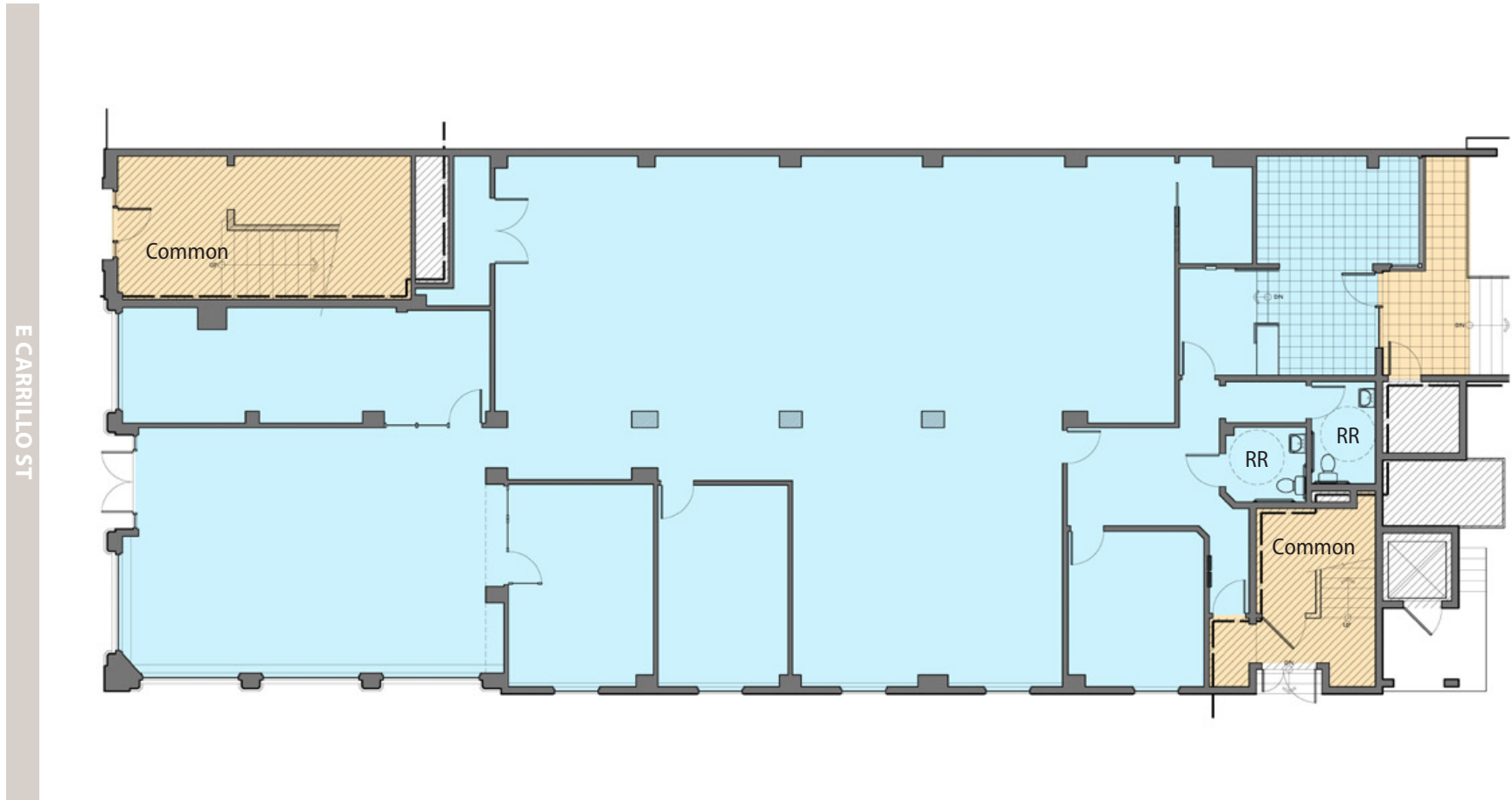


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The information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

10/11/23

FIRST FLOOR 5,337 SF



Not to scale. Square footages are approximate.

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PARKING WITHIN TWO BLOCKS

 Public parking lots (75 minutes free)



SITE

264 spaces

560 spaces

98 spaces

154 spaces

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AMENITIES WITHIN TWO BLOCKS

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



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