

1020 State Street

SANTA BARBARA, CA

FLEXIBLE FLOOR PLAN

**NEAR DOWNTOWN'S
BUSIEST CORNER**

Retail/office space in the heart of downtown
Santa Barbara, with frontage on State Street



For Lease | Versatile Downtown Retail/Office Space | **2,713 - 17,000± SF**

Experience. Integrity. Trust.
Since 1993

Caitlin Hensel
805.898.4374
caitlin@hayescommercial.com
lic. 01893341

Greg Bartholomew
805.898.4395
greg@hayescommercial.com
lic. 01131126



Hayes
COMMERCIAL GROUP



PROPERTY SUMMARY

Retail/office space available in a high-identity building in downtown Santa Barbara. This prime location on the desirable 1000 block of State Street is a block from Paseo Nuevo Mall and steps from the busiest intersection in downtown Santa Barbara. The property features a striking common spiral staircase, kitchenette, and elegant finishes throughout. Owner is flexible regarding layout and demising, beyond what is depicted on pages 5 and 6.

Options:	Entire 1st floor	8,493 SF
	Entire 2nd floor	8,500 SF
	Entire building	17,000± SF
	Suite A (office)	3,033 SF
	Suite B (office)	3,456 SF
	Suite C (retail)	2,713-3,456 SF
Rate:	1st floor	\$2.50 NNN (.78)
	2nd floor	\$2.00 NNN (.78)
Term:	5-10 years	
Available:	60 days notice	
Frontage:	Approx. 100'	
Foot Traffic:	Approx. 12,000 pedestrians daily	
HVAC:	Throughout	
Restrooms:	Two sets	
Parking:	10 spaces for 1st floor, plus 6 public lots within one block with first 75 minutes free	
To Show:	Call listing agents	

Experience. Integrity. Trust.
Since 1993

Caitlin Hensel
805.898.4374
caitlin@hayescommercial.com
lic. 01893341

Greg Bartholomew
805.898.4395
greg@hayescommercial.com
lic. 01131126





Experience. Integrity. Trust.
Since 1993

Caitlin Hensel
805.898.4374
caitlin@hayescommercial.com
lic. 01893341

Greg Bartholomew
805.898.4395
greg@hayescommercial.com
lic. 01131126

 **Hayes**
COMMERCIAL GROUP



Experience. Integrity. Trust.
Since 1993

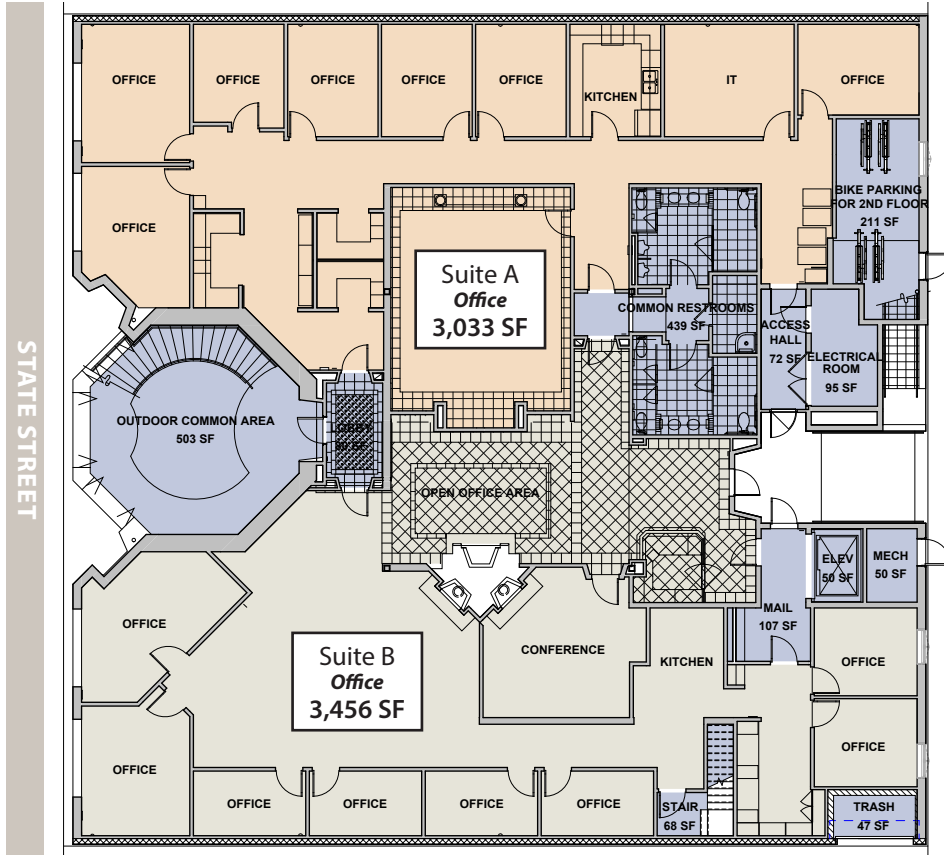
Caitlin Hensel
805.898.4374
caitlin@hayescommercial.com
lic. 01893341

Greg Bartholomew
805.898.4395
greg@hayescommercial.com
lic. 01131126

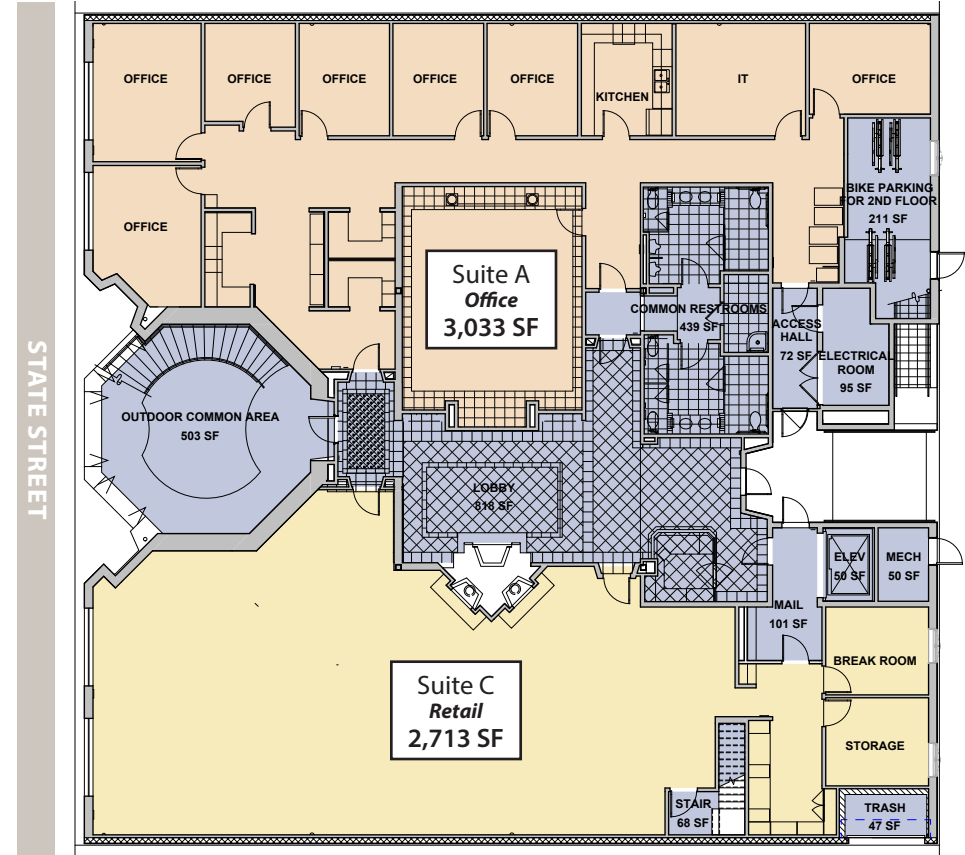
 **Hayes**
COMMERCIAL GROUP

FIRST FLOOR PLAN

Option 1 (Two office suites)



Option 2 (One office and one retail suite)



Entire first floor can be leased for a total of 8,493 SF

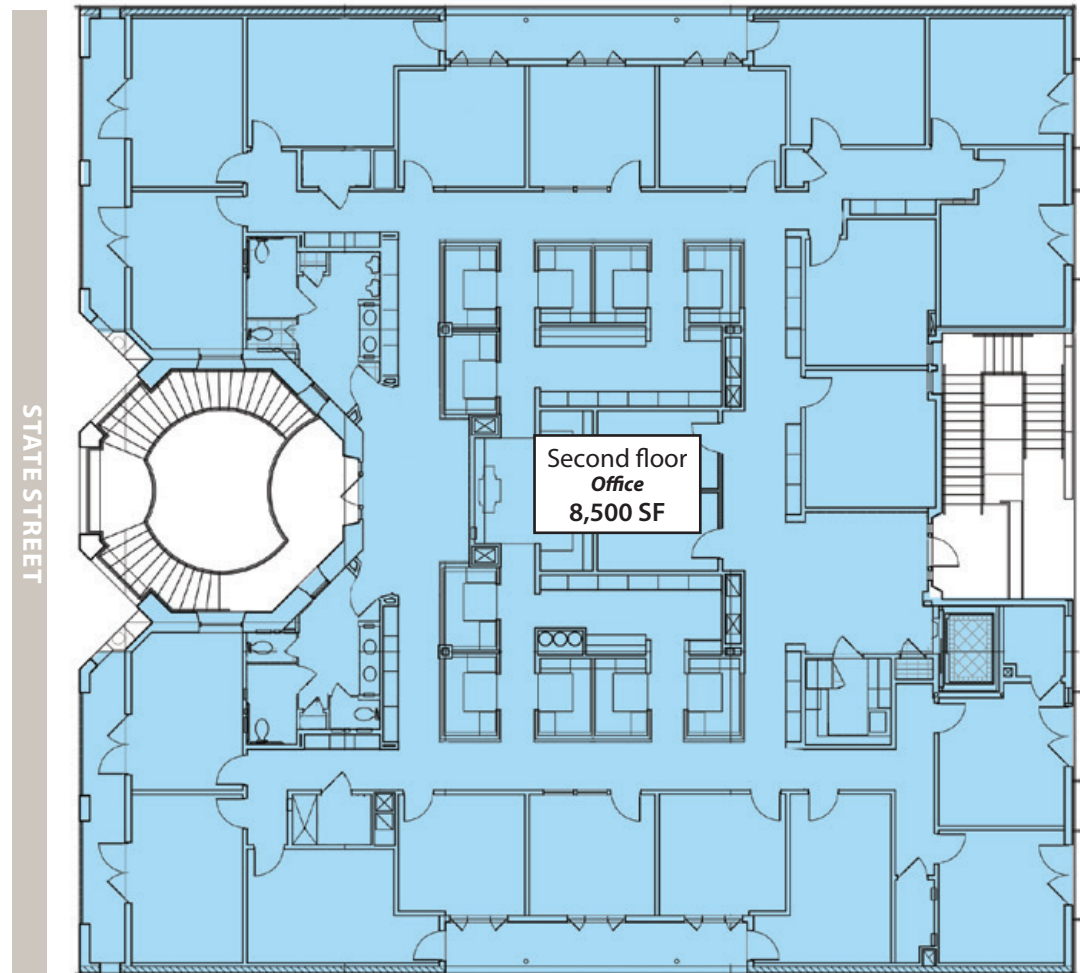
Experience. Integrity. Trust.
Since 1993

Caitlin Hensel
805.898.4374
caitlin@hayescommercial.com
lic. 01893341

Greg Bartholomew
805.898.4395
greg@hayescommercial.com
lic. 01131126

Hayes
COMMERCIAL GROUP

SECOND FLOOR PLAN





Experience. Integrity. Trust.
Since 1993

Caitlin Hensel
805.898.4374
caitlin@hayescommercial.com
lic. 01893341

Greg Bartholomew
805.898.4395
greg@hayescommercial.com
lic. 01131126



ADDITIONAL PARKING

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



Experience. Integrity. Trust.
Since 1993

Caitlin Hensel
805.898.4374
caitlin@hayescommercial.com
lic. 01893341

Greg Bartholomew
805.898.4395
greg@hayescommercial.com
lic. 01131126



AREA INFORMATION



SANTA BARBARA

The city is 90 miles north of Los Angeles and is served by 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.

5.5 million
visitors per year

92,034
current residents

\$115,737
Avg. household income



STATE STREET & DOWNTOWN

At the heart of Santa Barbara lies State Street, dense with countless options for food and drink, shopping, and entertainment. Stretching the entire length of downtown and eventually turning into Stearns Wharf, State Street serves as the retail hub and most sought-after tourist attraction in the city. Near the subject property, food & drink hotspots continue to thrive, pulling in locals and tourists alike.

1020 STATE STREET

Foot Traffic

12,000
pedestrians
per day

Auto Traffic

11,854
cars per day
(Carrillo & State)

Demographics

2023 - source: esri

	1 Mile	3 Mile	5 Mile
Residential Population	30,876	89,878	111,220
Avg. Household Income	\$123,108	\$153,787	\$159,514

THE 'RETAIL BULLSEYE'

With State Street as its central artery, downtown Santa Barbara is the geographic, cultural and business center for the greater South Coast metro area and its 210,000 residents. With several open-air malls and countless entertainment options for visitors, the State Street corridor is the location of choice for national tenants, including soft goods, food use, telecom, and banking.

The downtown area is a busy commercial hub far more cosmopolitan than Santa Barbara's population count would suggest. Business, shopping, arts, dining and leisure all intersect downtown, with sandy beaches at its doorstep and a backdrop of rugged coastal mountains.



Experience. Integrity. Trust.
Since 1993

Caitlin Hensel
805.898.4374
caitlin@hayescommercial.com
lic. 01893341

Greg Bartholomew
805.898.4395
greg@hayescommercial.com
lic. 01131126



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 |



Experience. Integrity. Trust.
Since 1993

Caitlin Hensel
805.898.4374
caitlin@hayescommercial.com
lic. 01893341

Greg Bartholomew
805.898.4395
greg@hayescommercial.com
lic. 01131126

 **Hayes**
COMMERCIAL GROUP