

# 214-220 Anacapa St

SANTA BARBARA, CA

Capitalize on a highly trafficked area of the Funk Zone, surrounded by well-established shops, restaurants & hotels

All creative and compatible uses considered

OUTDOOR SPACE | ROLL-UP DOORS | READY FOR BUILDOUT

**For Lease** | Retail/Restaurant Property in the Funk Zone | **2,097 - 4,647 SF**

*Experience. Integrity. Trust.*  
Since 1993

**Liam Murphy, CCIM**  
805.898.4385  
[liam@hayescommercial.com](mailto:liam@hayescommercial.com)  
lic. 01439777

**Rob Adams, CCIM**  
805.898.4386  
[rob@hayescommercial.com](mailto:rob@hayescommercial.com)  
lic. 01344315





# PROPERTY SUMMARY

214 and 220 Anacapa St will be delivered in warm vanilla shell condition, awaiting a tenant to finish the spaces to their needs. With Funk Zone charm, the buildings offer original concrete floors, cinderblock perimeter walls, and open-truss ceilings, combined with brand-new upgrades including new glass-panel garage doors, and new steel pedestrian doors. Landlord will reduce hedge height to dramatically increase the property's visibility. Spaces available separately or together.



	<u>214 Anacapa</u>	<u>220-A Anacapa</u>	<u>220-B Anacapa</u>	<u>220 Anacapa</u>	
<b>Size</b>	2,097 SF	750 SF (w/ mezzanine)	1,800 SF	2,550 SF	
<b>Rate</b>	\$5.00 NNN (2.00)	\$5.35 NNN (2.00)	\$5.00 NNN (2.00)	\$5.00 NNN (2.00)	
<b>Roll-ups</b>	One	None	Three	Three	
<b>Restrooms</b>	One	One	One	Two	
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<b>Lot Size</b>	11,328 SF	<b>Parking</b>	Shared	<b>TI Allowance</b>	Negotiable

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 **Hayes**  
COMMERCIAL GROUP



# SITE PLAN



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# THE FUNK ZONE

Much like Cannery Row in Monterey, the Funk Zone in Santa Barbara was once a booming fish processing center with big bustling warehouses between the beach and the train tracks. As large-scale fish processing moved out in the late '80s and early '90s, artists starting moving in, finding affordable studio space and creating murals and street art in this forgotten industrial zone. The affordability and artsy grit of the neighborhood also attracted new wine-tasting rooms and off-beat restaurants. Eventually, the combination of unique character, waterfront location, and depressed property values brought a renaissance of developer investment starting about 20 years ago, which has continued to date. Once an insider hipster moniker, the "Funk Zone" has become a household term in the area, and a must-do attraction listed in travel guides all over the world.

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