

Retail/creative office building on a highly trafficked corner

FOR SALE  
OR LEASE

530 Chapala St  
SANTA BARBARA

CHECK  
OUT THE  
VIDEO  
TOUR!



[vimeo.com/432164444](https://vimeo.com/432164444)



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Since 1993

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 **Hayes**  
COMMERCIAL GROUP

# 530 CHAPALA ST SANTA BARBARA, CA

## PROPERTY SUMMARY

Unique building at the busy corner of Cota and Chapala Streets in the heart of downtown Santa Barbara. The recently constructed building features a state-of-the-art build-out with high ceilings, open floor plans, and distinctive architecture, as well as generous on-site parking. Formerly "Dal Pozzo Tires," its Spanish Revival architecture pays homage to the rich history of this building. Adjacent 13,971 SF building at 25 W Cota Street also for sale and lease. Can be purchased or leased together.

**SALE PRICE:** \$4,825,000

<b>Building Size:</b>	First floor	4,221 SF	\$3.15 NNN
	Second floor	2,816 SF	\$2.75 NNN
	Total	7,037 SF	

**Site Area:** 9,168 SF

**Parking:** 11 spaces

**Tenant:** Sonos sublease to Paypal exp. 10/27/25

**Available:** CLA

**NOI:** Approx. \$18,275 NNN per month

**Frontage:** 100± ft along Chapala Street  
and 100± ft along Cota Street

**Year built:** 2017

**APN:** 037-171-01

**Zoning:** M-C



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SANTA BARBARA, CA

**PROPERTY SUMMARY**



**TROPHY INVESTMENT**

Santa Barbara is among the most sought after destinations in the country for its inviting Mediterranean climate, red-tiled Spanish architecture, picturesque waterfront, restaurants, wine tasting, outdoor recreation and pristine beaches. Located one block from the Hotel Santa Barbara, the Paseo Nuevo regional mall, and central to a downtown core brimming with shopping, dining and arts, the property offers unmatched access to the area's 6.5 million annual visitors.

**NEW, MODERN CONSTRUCTION**

The newly constructed building features distinctive architecture, natural light throughout, tech-friendly infrastructure, and on-site parking. 530 Chapala is positioned to command strong rental income for the foreseeable future while keeping costs of ownership low due to the newness of construction and the quality of its buildout.

**HIGH BARRIERS TO ENTRY**

Due to geographic constraints and a stringent government approval process, commercial development in the market is very limited protecting a buyer's downside. However, residential development continues to see strong support and active projects, with over 500 residential units in the planning and processing stages within a few blocks of the property which will add to the potential patrons and employee base in the surrounding area.

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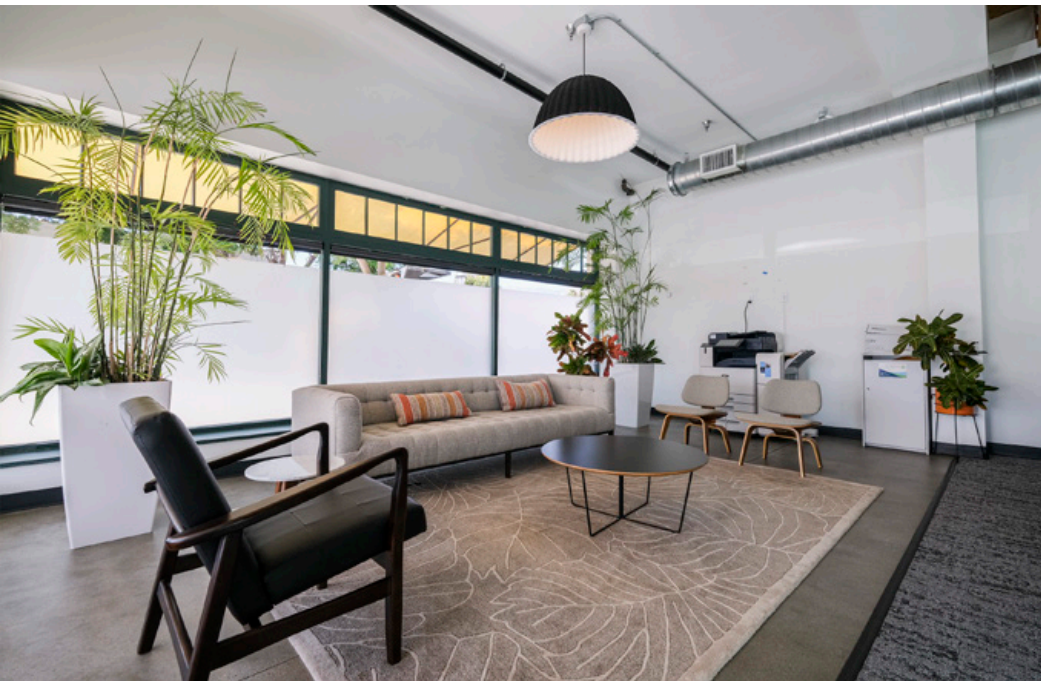
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9/17/24



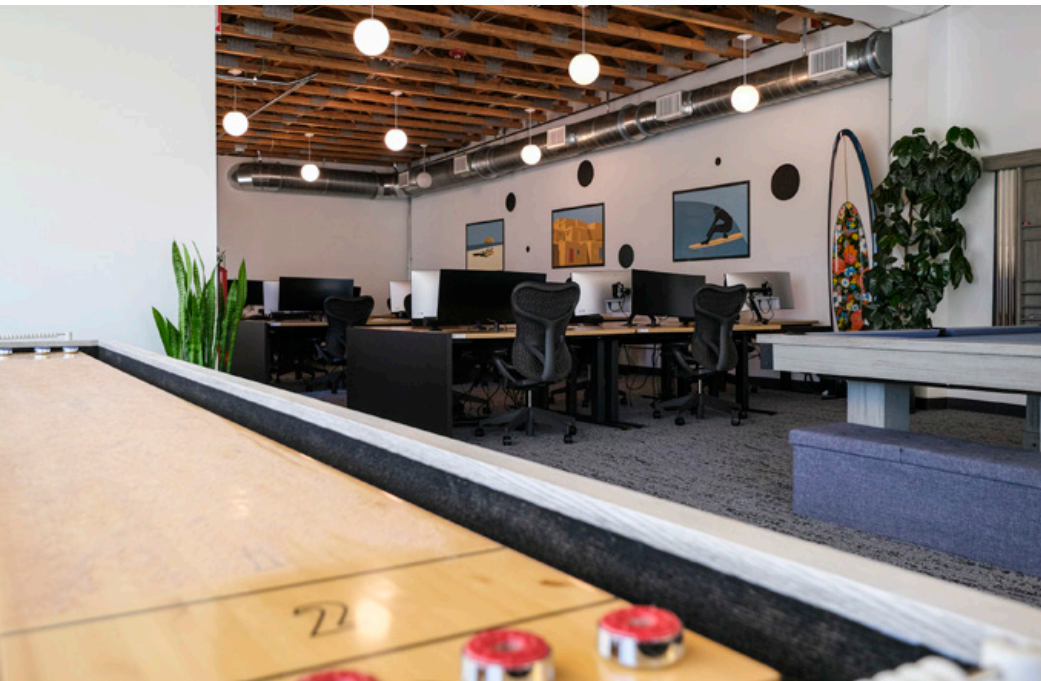
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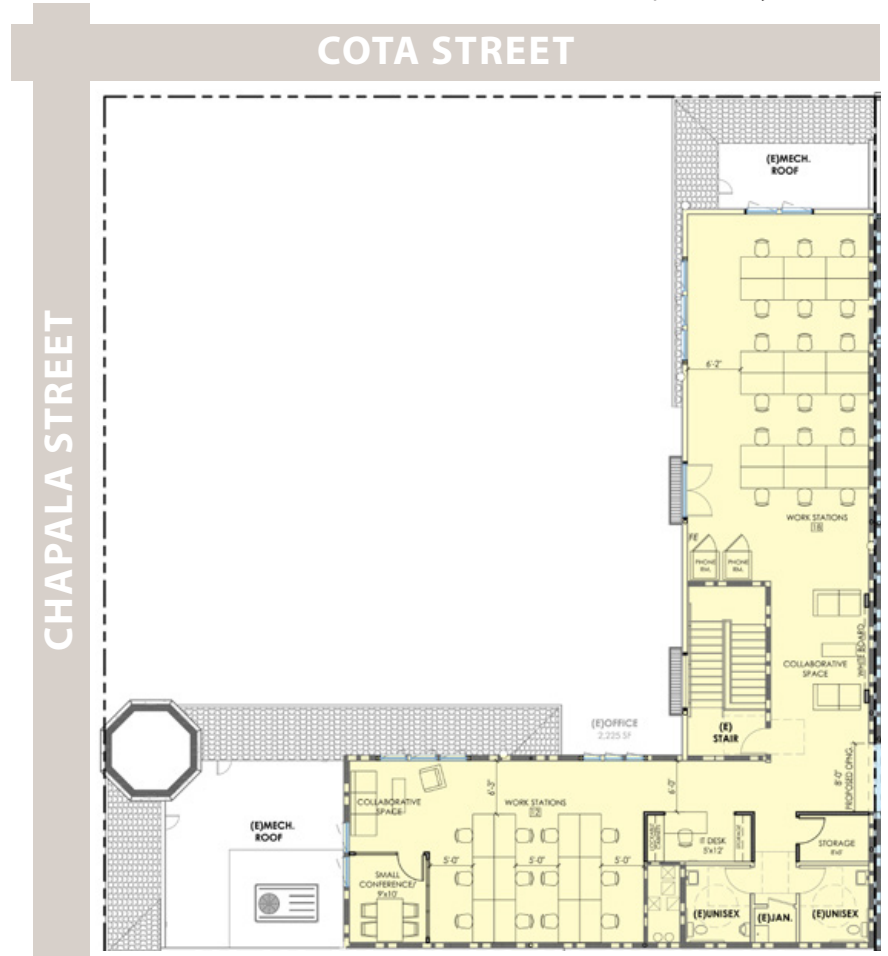
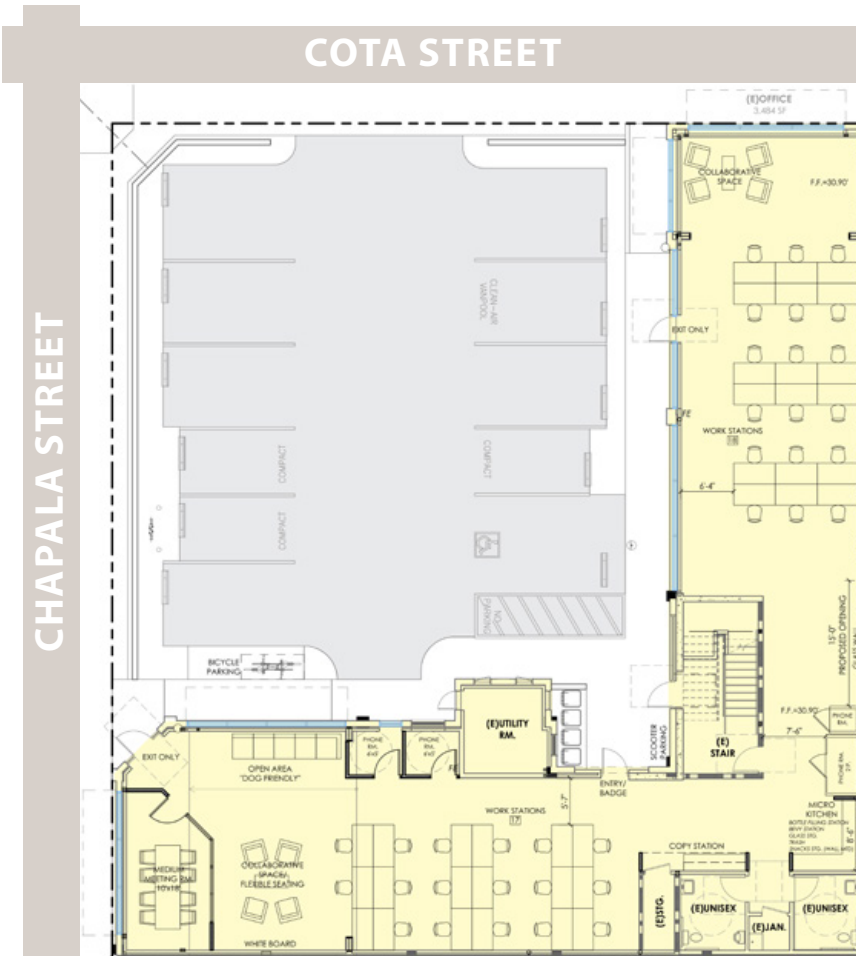
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**FLOOR PLAN**

FIRST FLOOR (potentially divisible)

SECOND FLOOR (potentially divisible)



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## NEIGHBORHOOD



Kimpton Canary

Gold's Gym

**Paseo Nuevo Mall DEVELOPMENT**  
City of Santa Barbara will enter into negotiations to develop 450 residential units

De La Guerra Plaza

McConnell's

M Special

Lighthouse Coffee

P

World Market

Night Lizard Brewing

Starbucks

Hotel Santa Barbara

**Mixed-Use Project DEVELOPMENT**  
39-unit adaptive reuse project designed by architect Tom Meaney

**SITE**

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Tucked between the Santa Ynez Mountains and the Pacific Ocean, **Santa Barbara** offers much more than its renowned beaches and cuisine. The “American Riviera” is a diverse playground for a wide array of sights and activities enjoyed by residents and visitors alike.

## RETAIL

### FUNK ZONE

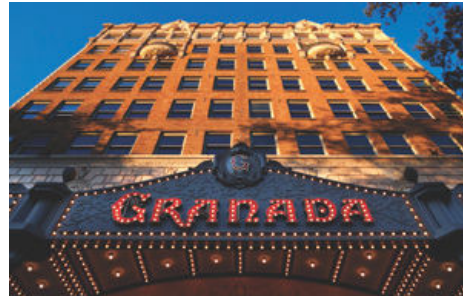
The Funk Zone has become a haven for the city’s artists and artisans. Its unique history and prime location has recently attracted an influx of new tenants including wine tasting rooms, restaurants, tech companies, and art galleries.

### THE PUBLIC MARKET

Contemporary urban marketplace offering locally and regionally sourced food, wine, and beer, nestled in the thriving performing and cultural arts district of downtown Santa Barbara.

### STATE STREET

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.



## ENTERTAINMENT

### SANTA BARBARA BOWL

The Santa Barbara Bowl is a 4,562-seat amphitheater carved into the hillside, hosting about 30 concerts per season.

### THE ARLINGTON THEATRE

The Arlington Theatre is the largest movie theater and principal performing arts venue in Santa Barbara. In addition to regular screenings, it is home to many events associated with the annual Santa Barbara International Film Festival. Located on State Street, the Arlington was built in 1931 on the former site of the Arlington Hotel.

### THE GRANADA THEATRE

The Granada Theatre underwent a monumental restoration and over eighty-four years after first opening its doors, this legendary entertainment palace continues to be the crown jewel of Santa Barbara’s historic cultural district.

## HOTELS

### HOTEL CALIFORNIAN

Featuring Spanish Colonial Revival architecture, the Hotel Californian is at the center of the Santa Barbara waterfront. This 121-room seaside destination features a rooftop pool and event deck providing panoramic views of the coastline and mountains.

### DRIFT

Drift combines classic California design with a modern, minimalist aesthetic across its 45 rooms, as well as its on-site coffee shop (Dawn) and on-site bar (Dusk).

### HOTEL SANTA BARBARA

With a history reaching all the way back to 1876, Hotel Santa Barbara blends historic charm with contemporary comfort, situated in the heart of downtown just a few blocks from the shore. Currently undergoing an ambitious renovation including new flooring, lighting, furniture, doors, and more.



## EDUCATION

### UNIVERSITY OF CALIFORNIA, S.B.

UCSB is a public institution founded in 1909. It has a total enrollment of over 25,000, its setting is suburban, and the campus size is 989 acres. Boasting six nobel laureates on faculty, UCSB is integral to the Goleta community and its largest employer.

### WESTMONT

Founded in 1937, Westmont is an interdenominational Christian liberal arts college in Montecito, Santa Barbara’s closest neighbor. The Templeton Foundation has recognized Westmont as one of the nation’s top 100 colleges committed to character development.

### SANTA BARBARA CITY COLLEGE

Santa Barbara City College is a comprehensive community college serving the south coast of Santa Barbara County, established in 1909.

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