

411 E Canon Perdido St

SANTA BARBARA, CA

For Sale | Downtown Office/Development Property | 17,265 SF on 1-acre lot



**OWNER-USER, INVESTOR,
OR DEVELOPMENT
OPPORTUNITY**

Experience. Integrity. Trust.
Since 1993

Greg Bartholomew
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lic. 01131126

Dylan Ward
805.898.4392
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lic. 01472452

 **Hayes**
COMMERCIAL GROUP

PROPERTY/INVESTOR SUMMARY

Rare development or owner-user/investor opportunity with abundant parking just blocks away from State Street retail corridor. Multi-use building is equipped with HVAC and currently leased by 11 tenants with short-term contracts. Large acre lot and placement within the AUD medium-high density zone also give this property development potential.



Price	\$6,750,000 (\$391 psf building, \$146 psf land)
Building Size	17,265 SF
Lot Size	46,174 SF (1.06 acres)
Zoning	C-G, AUD medium-high density (15-27 DU/acre)
Tenants	11 tenants, all short-term leases
Floors	One
Parking	63 spaces
RR & Kitchen	2 common area, 1 private
HVAC	Yes, throughout
Showings	Call Listing Agents

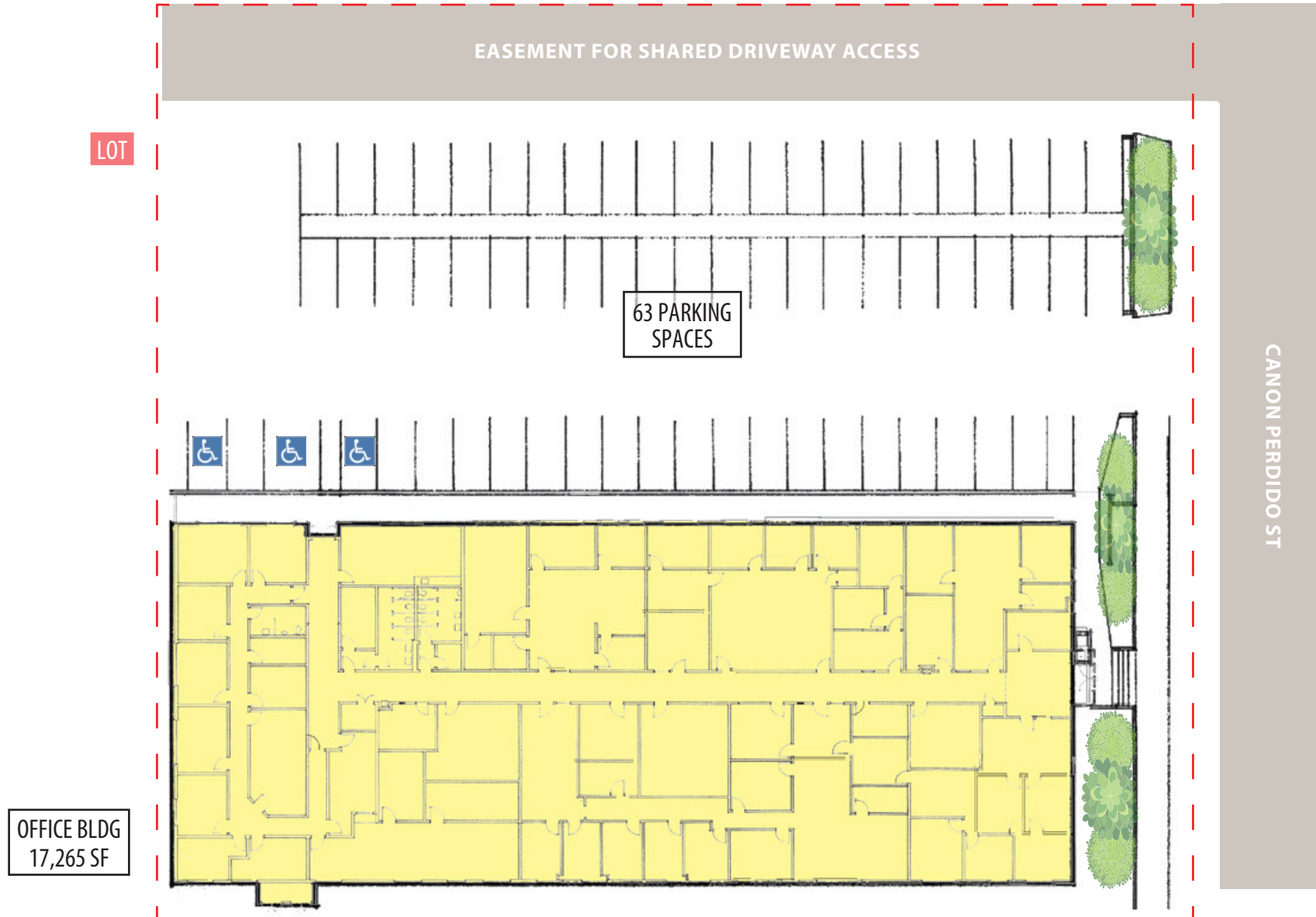
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SITE PLAN



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AERIAL LOOKING WEST



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DUE DILIGENCE/PROPERTY PROFILE SUMMARY MEMO 411 E. Canon Perdido St., APN: 029-302-017

PURPOSE

The subject Due Diligence and Property Profile Memo outlines the following:

- Permit history and records review,
- Maximum residential density and available incentives at the local or State level,
- Identification of City development standards and property information,
- Identification of potential issue areas or physical site constraints.

REPORT ORGANIZATION

The subject memo is organized in the following sections:

1. [Permit History & Records Review](#)
2. [Property Profile Summary Table](#)
3. [Key Topics Outline](#)
 - a. Base Density, AUD Program Density & Maximum Density
 - b. State Bonus Density Law (SDBL), Incentives, Concessions & Waivers
 - c. Mixed Use Development
 - d. Minimum Residential Unit Sizes
 - e. Assembly Bill 1287 (AB1287)
 - f. Special Accessory Dwelling Units (ADU)
4. [Advisories](#)
 - a. Inclusionary Requirements
 - b. Multi-Unit Objective Design Standards
 - c. Modifications/Lot Area Modification
 - d. Senate Bill 330 (SB330)
 - e. Senate Bill 35 (SB35)
 - f. Planner Consultation and Recommendations

1. PERMIT HISTORY & RECORDS REVIEW

A review of the parcel permit records and City Building plans (archive plans) was completed from files available online and as provided from the City archive records. The existing single story ~17,098 sq. ft. building was constructed in 1946 as a warehouse. Interior remodels occurred in 1989 and 1994 that relocated walls and doors and created approximately 17 office individual office spaces. There are approximately 68 parking spaces on site, including two accessible spaces and one van accessible parking space. Miscellaneous permit records include sewer lateral inspections, interior alterations for mechanical duct work, lighting fixture replacement, added outlets, new partitions, electrical and plumbing work and new rear doors. Please refer to the property [permit records](#) for additional information.

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2. PROPERTY PROFILE

Please refer to the property profile summary table below for quick reference to zoning regulations, parcel information, permit history, known physical or site constraints, and associated permit processes. Key information is **highlighted** for further discussion below. In addition, hyperlinks will direct you to source documents (policies, regulations, development standards, permit history, and other pertinent information).

PROPERTY PROFILE SUMMARY		
Section 1.0 Basic Zoning Information (as applicable) ¹	Additional Comments:	
Address(es)	411 E. Canon Perdido St.	Refer to EATCO Records
APN (s)	029-302-017	Assessor Map & Assessor Info.
Jurisdiction	City of Santa Barbara	Inland Area
Zoning	C-G Commercial General	The C-G Zone is intended to provide a wide range of commercial uses, serving as the City's major retail, professional, and service zone. See Chapter 30.25, allowed uses and development standards.
General/Comprehensive Plan Land Use Designation	C-MHDR Commercial-Medium High Density Residential	<i>Located in the City's Priority Housing Overlay, Average Unit Density Program (AUD), Medium-High Density (15-27 du/acre). General Plan and Zoning Designations are consistent. See AUD Calculator.</i>
Design District/Review Body	Architectural Board of Review (ABR)	<i>Objective Design Standards applicable to AUD Projects.</i>
Parcel Area (Gross/Net)	1.06 Acres/46,176 sq. ft.	Net lot area is utilized to calculate densities.
Maximum Density	Base Density 1 unit/3,500 sq. ft. net lot area (13 units)	<i>Density using City AUD Program 28 units, max. average size of 905 sq. ft., up to 42 units using State Density Bonus Law, and up to 56 units using AB2187, + Special ADU's.</i>

¹ The information provided herein has been acquired from available public agency resources and is considered reliable but not guaranteed.

Meraki Land Use Consulting, LLC.
www.merakilanduseconsulting.com



CONFIDENTIALITY AGREEMENT

411 E Canon Perdido St
SANTA BARBARA, CA

The Seller, through Hayes Commercial Group ("Sales Agent"), has available for study certain information ("Evaluation Materials") regarding 411 E Canon Perdido St in Santa Barbara, CA (the "Property"). We are prepared to furnish the Evaluation Materials to you in connection with discussions concerning your possible investment in the Property only on the condition that you agree to treat the Evaluation Materials confidentially and agree specifically as follows:

1. The Evaluation Materials furnished to you will not be used for any purpose other than to evaluate a possible investment in the Property by you as a Principal or broker;
2. You will not make any of the Evaluation Materials available, or disclose or distribute, either orally or in writing, any of the contents of the Evaluation Materials, to any person other than your counsel, analyst(s), equity partner(s), broker(s), or potential lender(s) (hereinafter "Excluded Persons");
3. You will not disclose to any person, other than Excluded Persons, either the fact that discussions or negotiations are taking place concerning a possible investment in the Property by you or any of the terms, conditions or other facts with respect to any such possible investment, including the status thereof;
4. You agree that you will not contact the tenant or property management staff of the Property in connection with your review of the Evaluation Materials. Any and all questions related to the Evaluation Materials must be directed solely to Dylan Ward or Greg Bartholomew at Hayes Commercial Group;
5. You acknowledge that neither the Seller, nor Hayes Commercial Group, nor any affiliate of either of such persons, nor any partner, director, officer, employee, agent of or consultant to any such persons (collectively, "Seller/Agent") has made any representation or warranty as to the completeness or accuracy of the Evaluation Materials, and any representation or warranty in connection therewith is hereby expressly excluded. The Evaluation Materials provided to you are subject to change of price or terms, withdrawal from market without notice, and prior sale. You agree that the Seller/Agent shall have no liability to you resulting from the delivery to, or

use by, you of the Evaluation Materials or otherwise with respect thereto, and you agree to defend, indemnify and hold the Seller/Agent harmless from and against all loss, damage or expense sustained or incurred by Seller/Agent by reason of any unauthorized distribution or disclosure of the Evaluation Materials by you or by any Excluded Person;

6. We may elect at any time to terminate access to the Evaluation Materials, and you agree that you will, following any request by us or if you do not wish to invest in the Property, promptly redeliver to us all written Evaluation Materials and any other written material (and agree to delete any analyses contained in a database or spreadsheet type format) containing information in the Evaluation Materials and will not retain copies of such written material;
7. You acknowledge that you have not dealt with any broker other than Hayes Commercial Group concerning the investment in the Property; and
8. You acknowledge that when you make available the Evaluation Materials to any Excluded Person, you will inform such Excluded Persons of the confidential nature of the Evaluation Materials and the existence and terms of this Agreement.

Please acknowledge your agreement to and acceptance of the foregoing by signing where indicated below and returning one (1) executed copy of the to our attention.

ACCEPTED AND AGREED effective as of _____, 2024

PRINCIPAL

By: _____
Name: _____
Company: _____
Tel: _____
Email: _____

BROKER

By: _____
Name: _____
Company: _____
Tel: _____
Email: _____

Mailing address: Hayes Commercial Group, 222 E Carrillo St, Suite 101, Santa Barbara, CA 93101. Fax: 805-456-0805

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