

911.5 State St

SANTA BARBARA, CA



For Lease | High-Visibility Retail Space in Downtown Corridor | **2,450 SF**

Experience. Integrity. Trust.
Since 1993

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PROPERTY SUMMARY

This prime storefront on the desirable 900 block of State Street is less than a block from both Paseo Nuevo Mall and the busiest intersection in downtown Santa Barbara. The space includes a beautifully arched storefront, high ceilings, and good frontage to draw in the heavy foot traffic on the more desirable, shaded side of State Street.

| | |
|---------------------|---------------------------------------------------------------------------------------------------|
| Size | 2,450 SF |
| Rate | \$2.75 NNN (.73) |
| Term | 3-10 years |
| Availability | Now |
| CSO | 2.5% |
| Parking | Four (4) public lots within one block, including the multi-level garage directly behind the space |
| Access | The space offers both front and rear access |
| HVAC | Yes, throughout |
| Restrooms | Yes, 1 |
| To Show | Call listing agent |

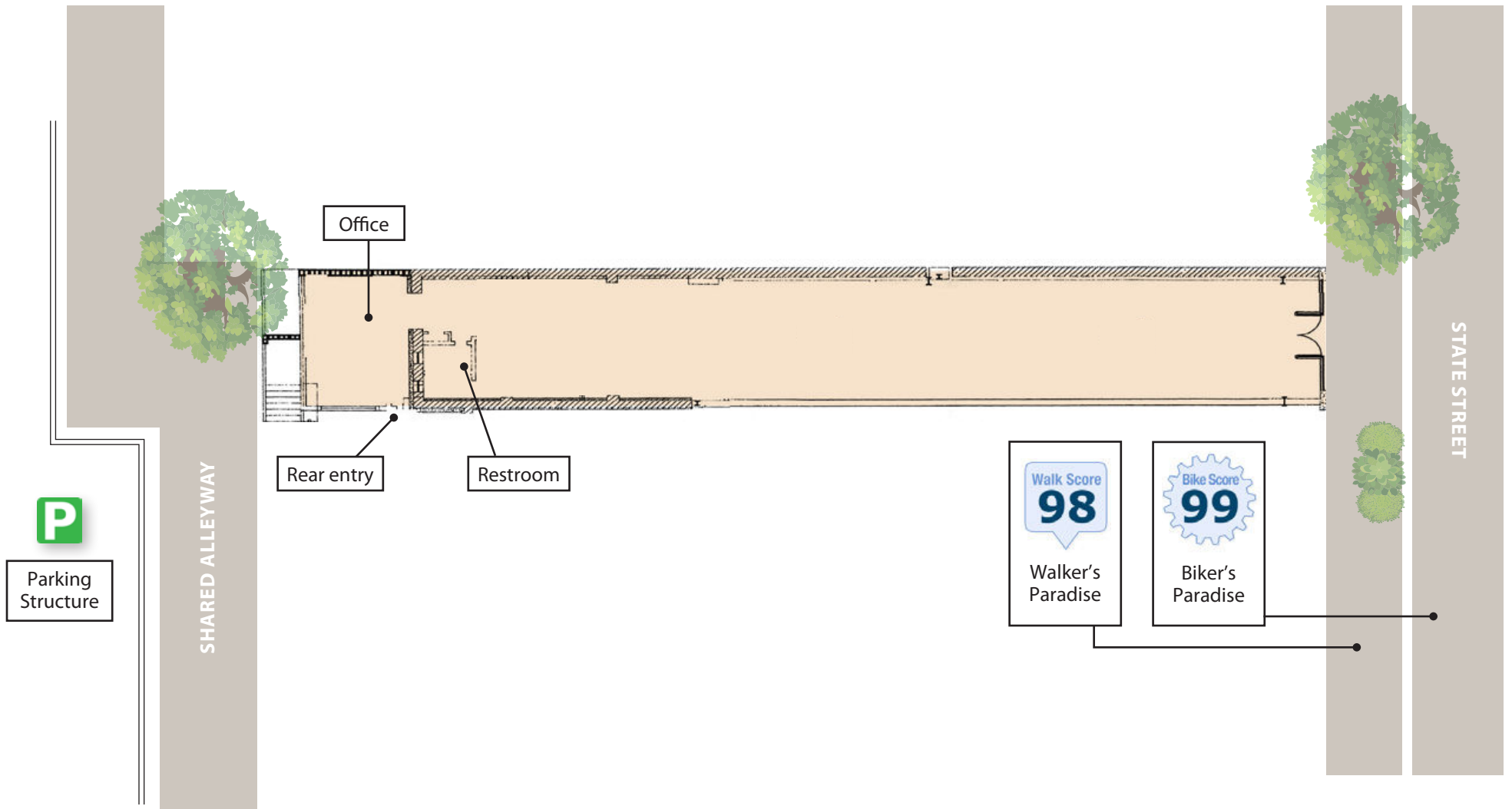
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SITE PLAN



**Floorplan not to scale*

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Front entry



High-visibility



Open floorplan



Rear entry

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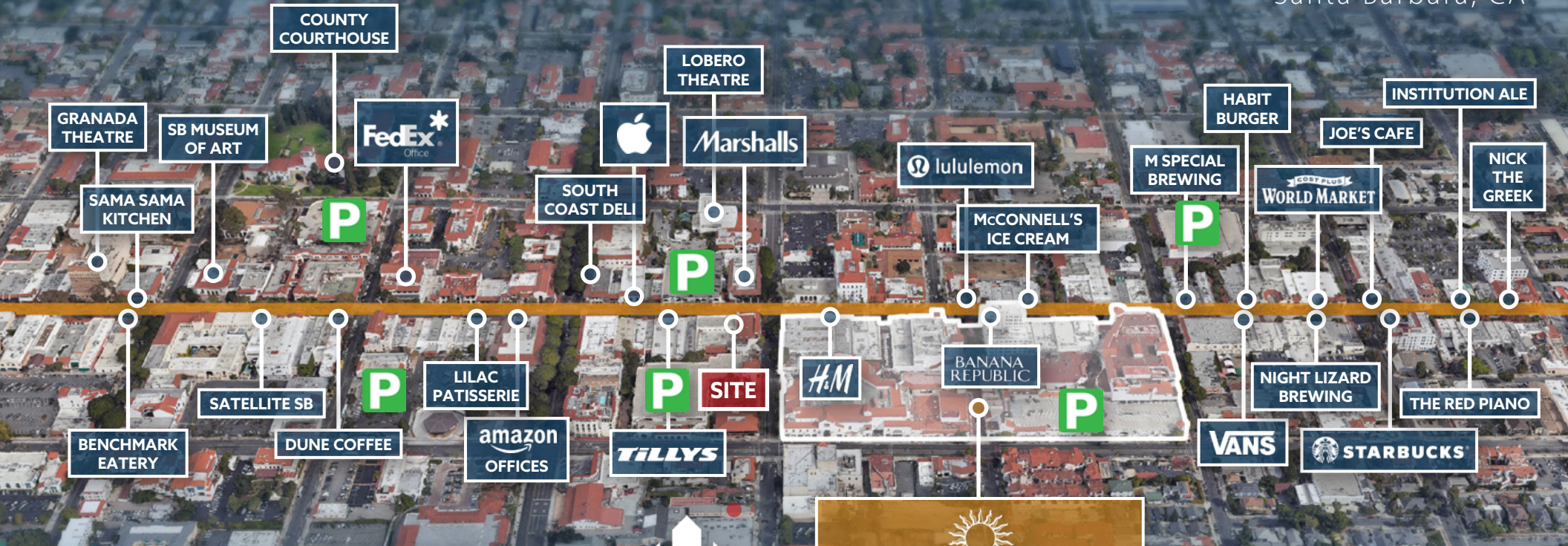
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 **Hayes**
COMMERCIAL GROUP

STATE STREET


BUSTLING RETAIL CORRIDOR

Santa Barbara, CA



DOWNTOWN'S RETAIL CORE

State Street serves as 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, it is the location of choice for national tenants and local staples alike. The 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 here, with a backdrop of rugged coastal mountains.



PASEO NUEVO

| | |
|-------------------|------------------|
| SEPHORA | PRESSED |
| THE GAP | EUREKA BURGER |
| VICTORIA'S SECRET | BRUXIE |
| T-MOBILE | PANDA EXPRESS |
| PAC SUN | CA PIZZA KITCHEN |

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