

820 State St
SANTA BARBARA, CA

POOL & SAUNA
AVAILABLE



For Lease | Fitness/Spa Space in Heart of Downtown | 12,094 - 31,407 SF

Experience. Integrity. Trust.
Since 1993

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222 E. Carrillo Street, Suite 101, Santa Barbara, California 93101 | HayesCommercial.com

The information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

12/5/24

PROPERTY SUMMARY

Fitness space in a range of sizes is available in the heart of downtown Santa Barbara. Basement offers nearly 15,000 SF with full gym buildout including locker rooms, pool, and sauna. First floor combines potential workout space and private offices. Second floor includes open area and wood-floor yoga studio, and could be leased separately for an office user. Elevator-served, near multiple city parking lots, and situated among the myriad amenities of the State Street core.



Second-floor cardio area

Space:	Basement	14,871 SF
	First Floor	4,442 SF
	<u>Second Floor</u>	<u>12,094 SF</u>
	Total	31,407 SF

Note: Second floor may be leased separately as office space

Restroom:	On each floor
Rate:	\$1.95 NNN (.73)
Available:	3/1/25
Term:	5-10 years
Elevator:	Yes
HVAC:	Yes, throughout
Parking:	Multiple city lots nearby with 75 minutes free parking
Showings:	Call listing agents

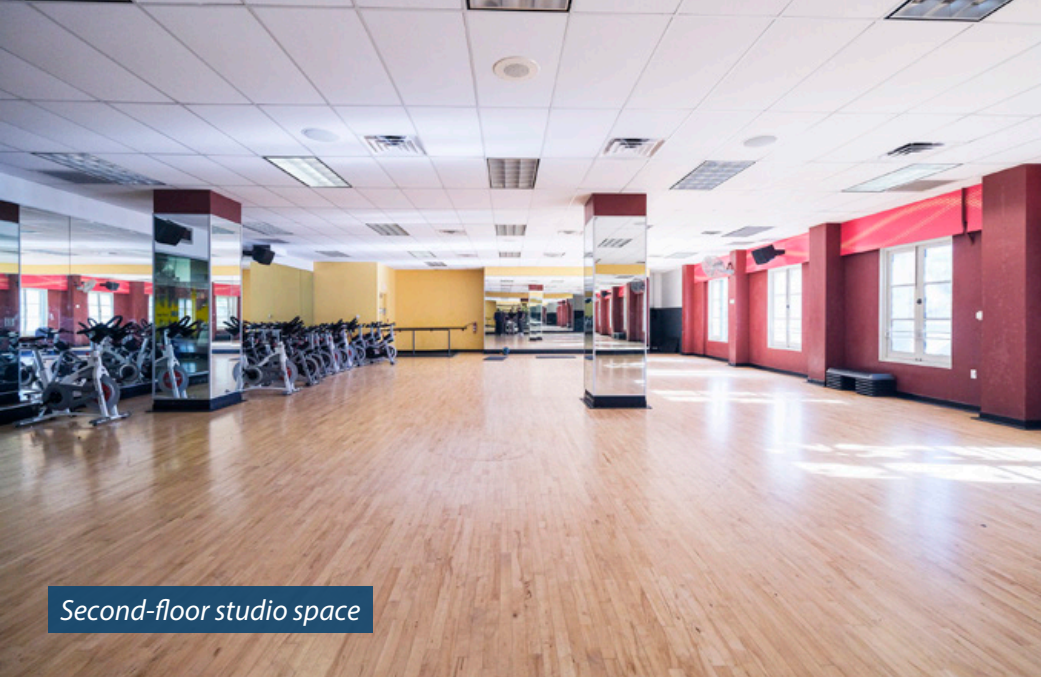
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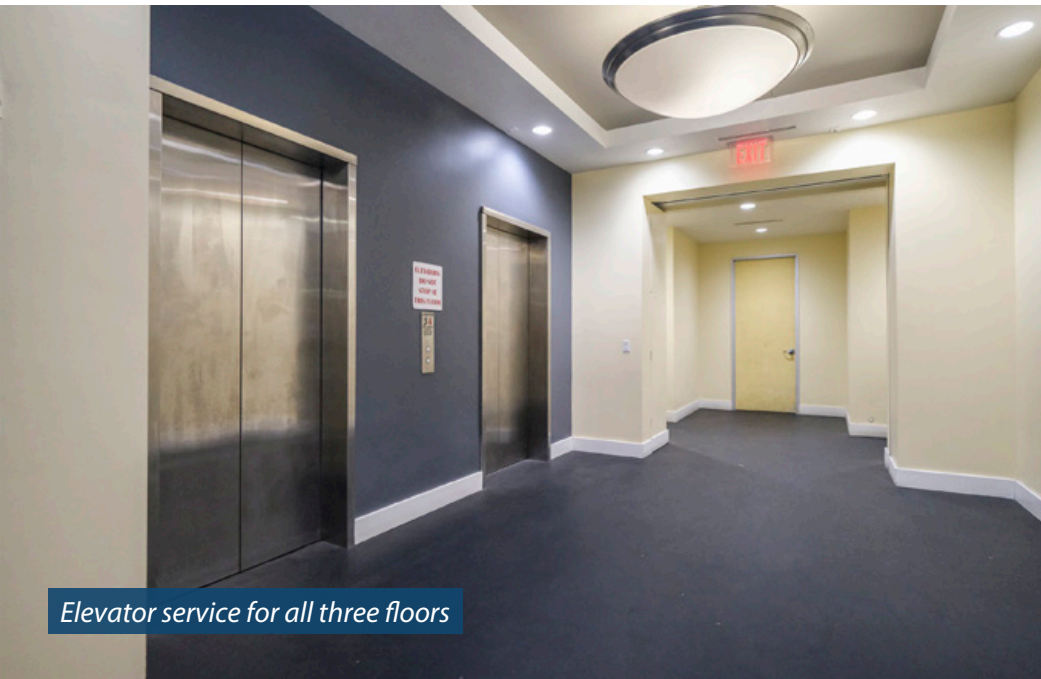
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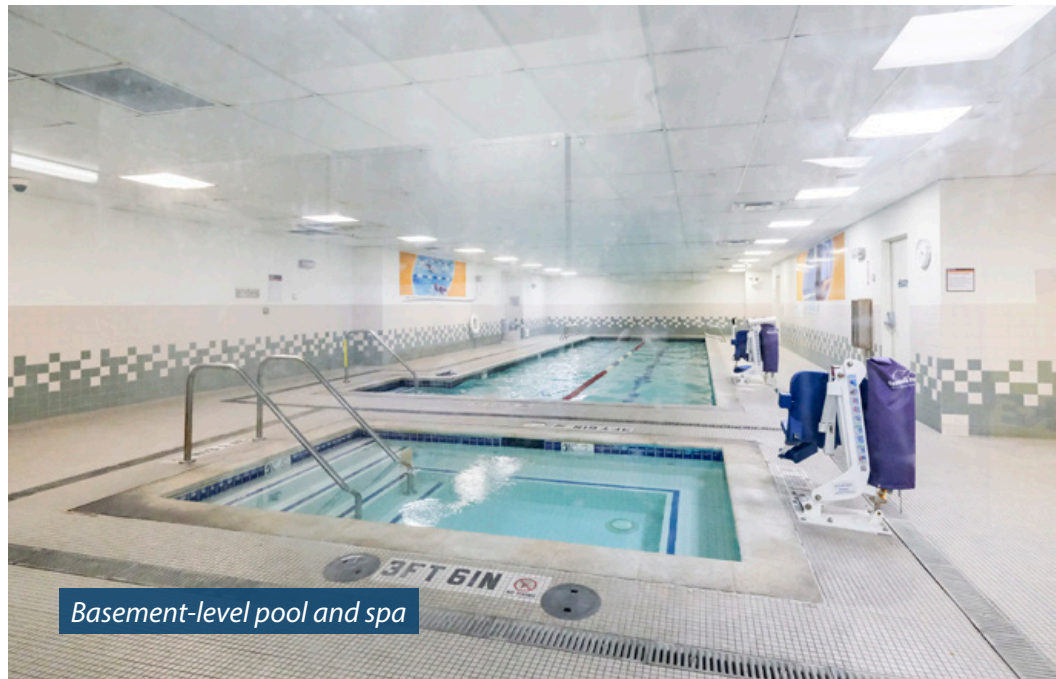
Second-floor studio space



Strength training area



Elevator service for all three floors



Basement-level pool and spa

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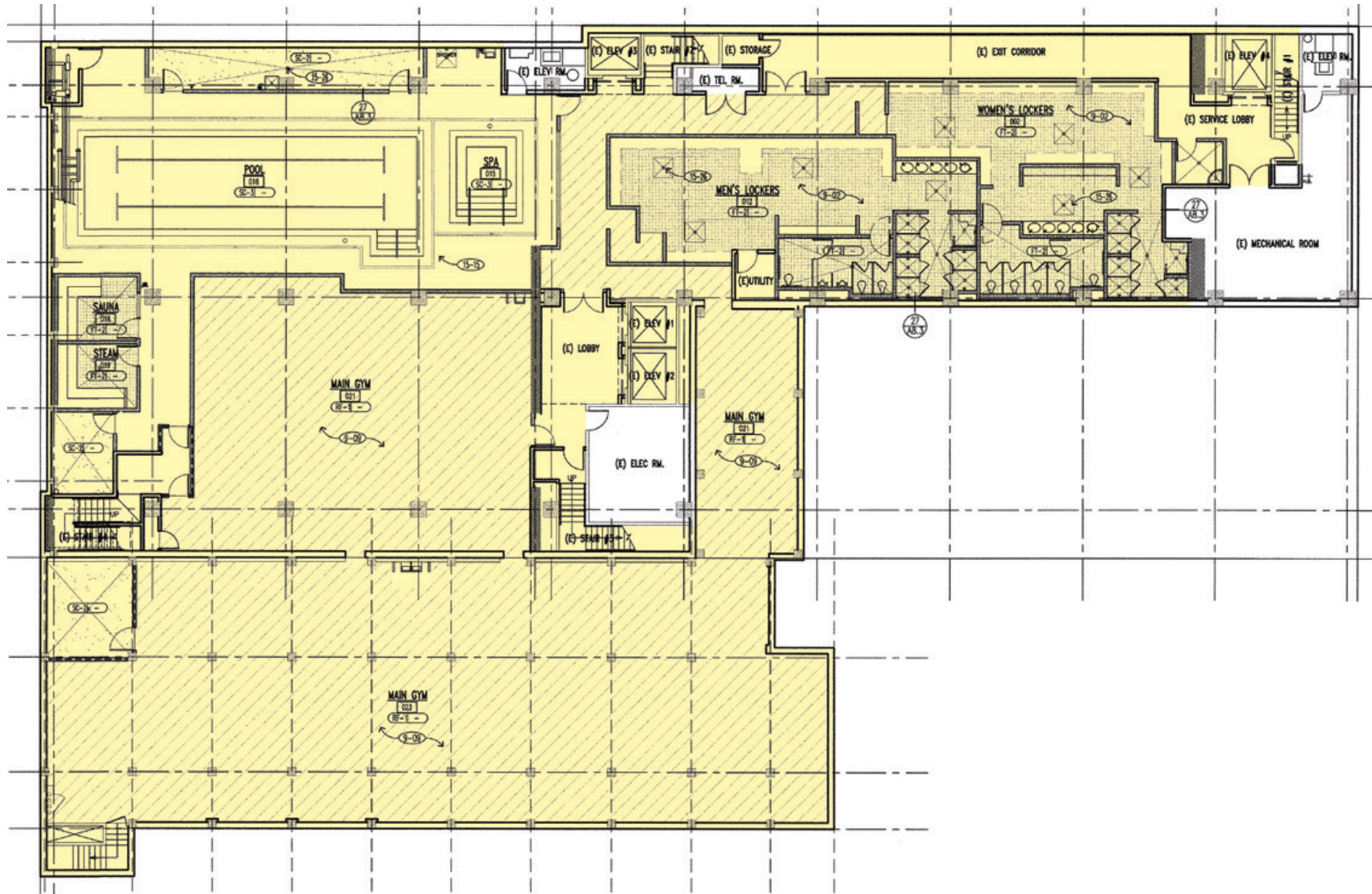
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BASEMENT PLAN



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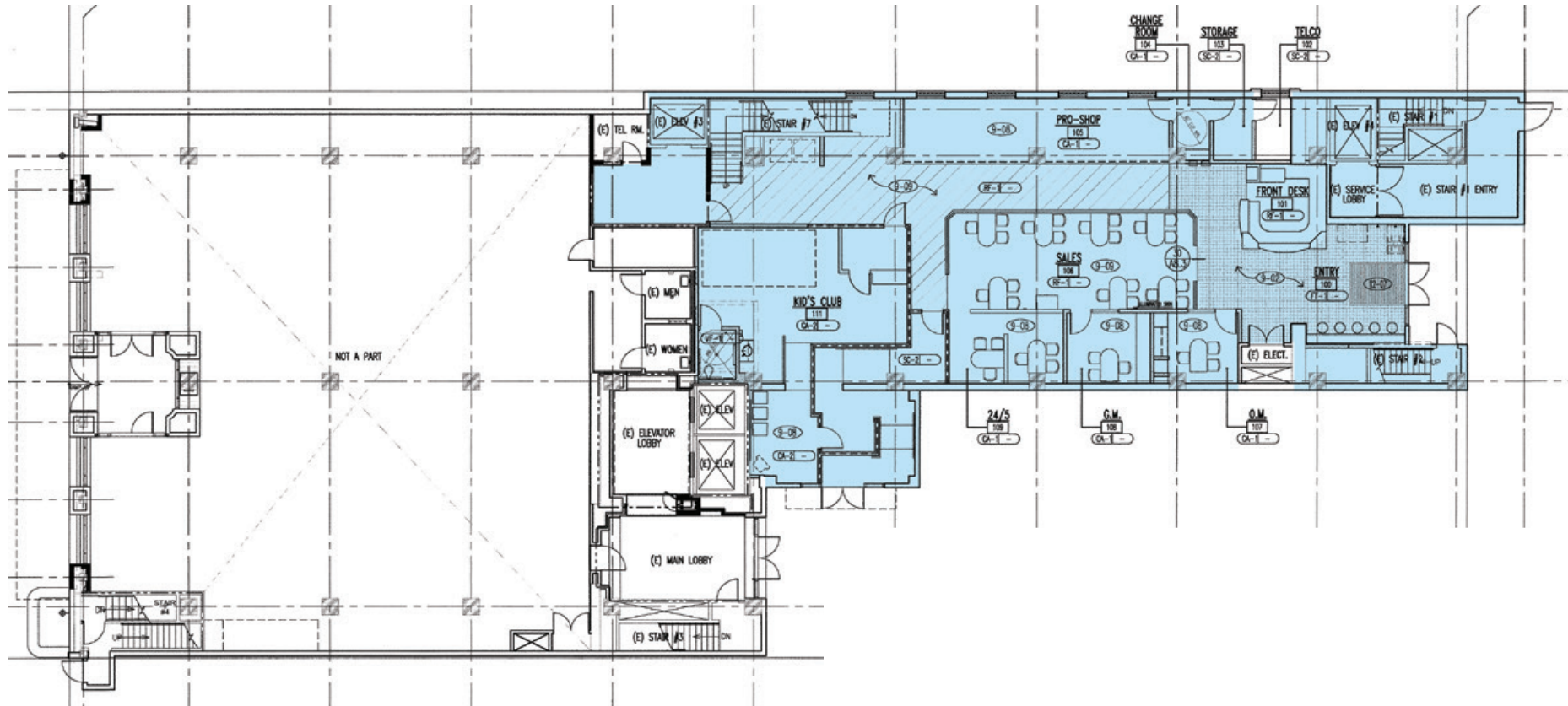
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FIRST FLOOR PLAN



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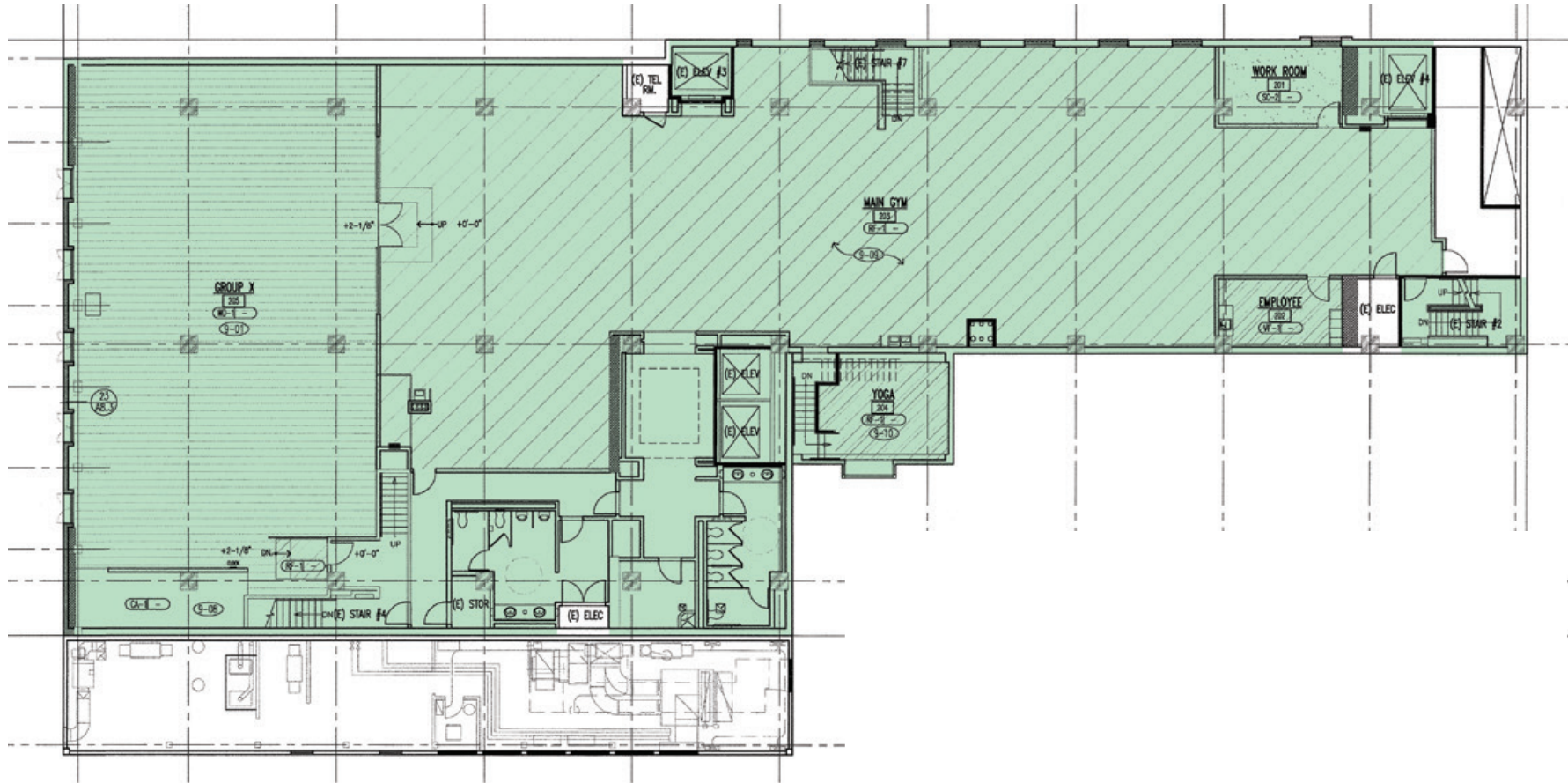
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SECOND FLOOR PLAN



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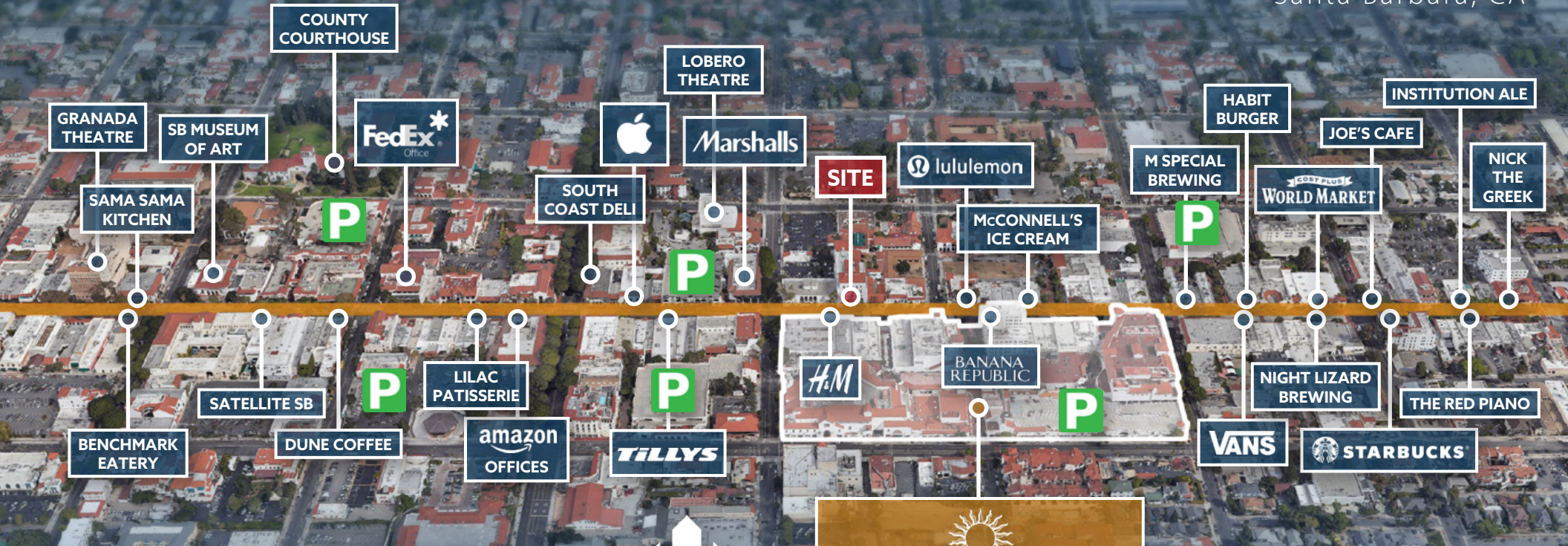


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STATE STREET


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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