

THE BALBOA BUILDING

FOR LEASE | Ground-Floor Retail Suite in Iconic Building | 1,754 SF



SITE

Caitlin Hensel
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Hayes
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PROPERTY SUMMARY

Retail storefront available in the ground floor of the iconic Balboa Building, facing the main pedestrian walkway of Paseo Nuevo Mall. The space features high ceilings, mezzanine storage area, private restroom, and plentiful natural light through multiple windows. Located among the countless amenities of State Street, including eateries, tasting rooms, a variety of retailers, and abundant public parking in multiple city lots.

Size: 1,754 SF
Rate: \$5,000 FSG/mo
Available: Now
Term: 3-5 years
HVAC: Yes
Restrooms: Yes, private
Parking: City lot with first 75 minutes free
To Show: Call Listing Agents



Experience. Integrity. Trust.
Since 1993

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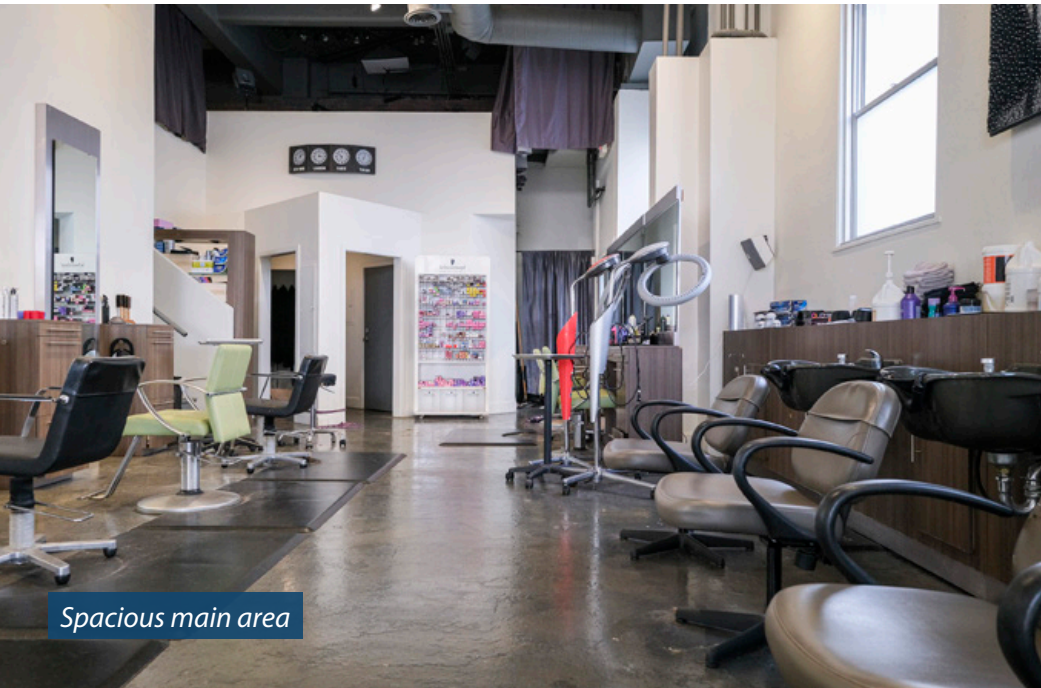
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Windows onto Paseo Nuevo



High ceilings



Spacious main area



Ample natural light

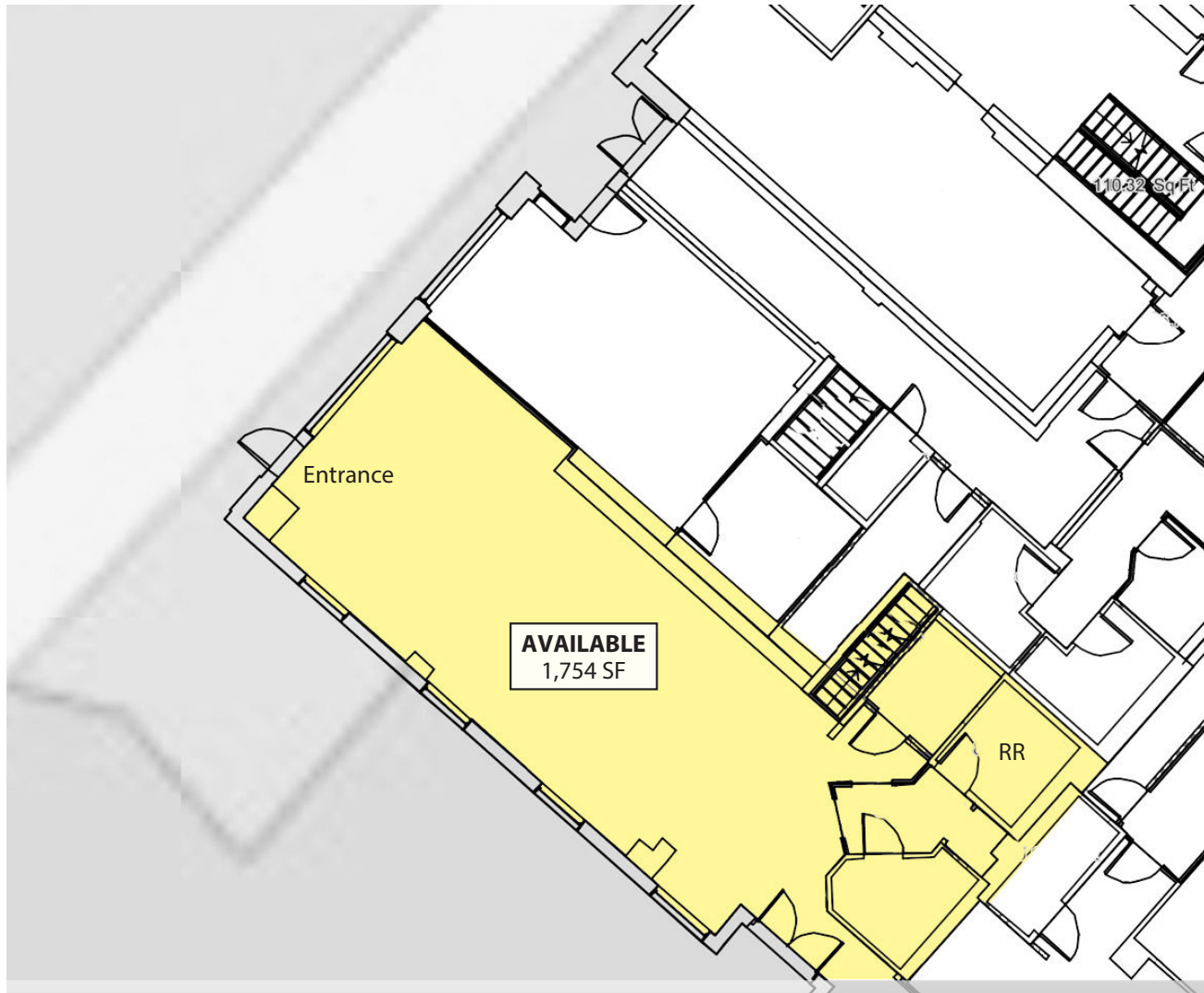
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FLOOR PLAN



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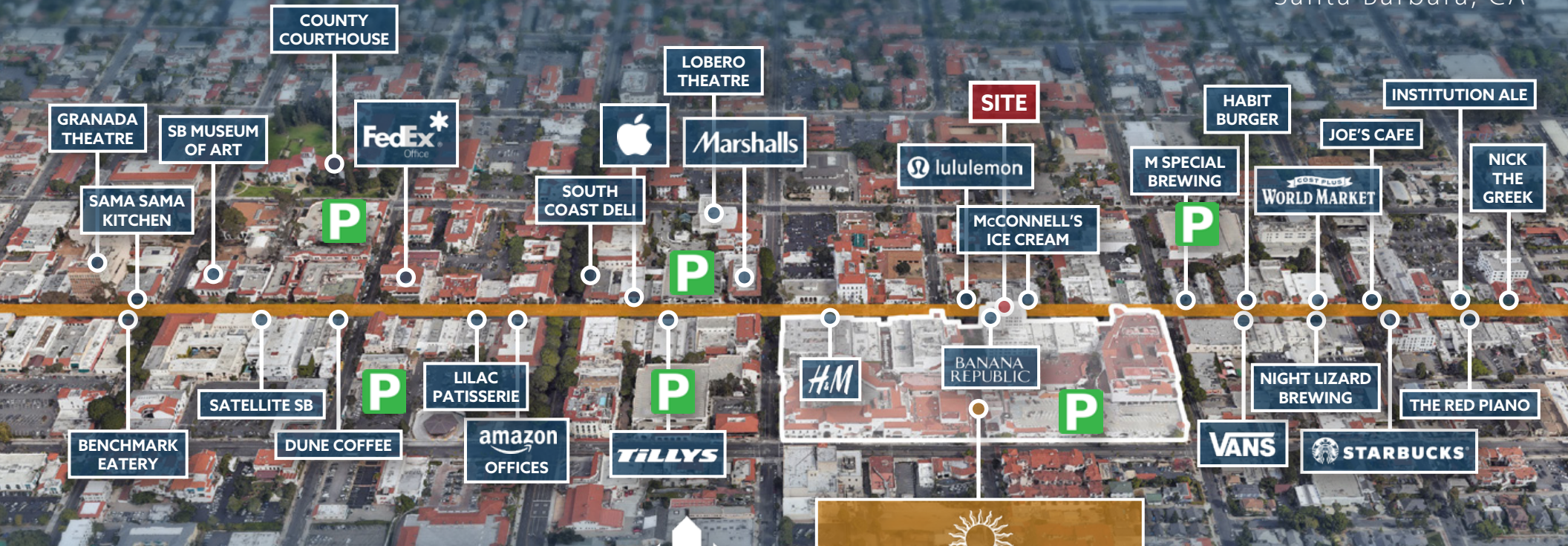
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STATE STREET

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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