

**530  
STATE  
STREET**

SANTA BARBARA

11,450± SF on State  
Street's Best Block

**FOR SALE**



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 **Hayes**  
COMMERCIAL GROUP



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STREET

SANTA BARBARA



Drift  
(45-room hotel)

Hotel Santa Barbara  
(75 rooms)

Starbucks

P

**Price:** \$4,175,000 (\$365 psf)  
**Building Size:** 11,450 SF  
**Land Area:** 11,761 SF  
**Zoning:** M-C  
**APN:** 037-173-026

**Parking:** Adjacent to City Lot  
**Zone of Benefit:** 100%  
**Allowable Uses:** Restaurant, retail, office, hotel, storage, residential  
**Sprinklers:** Yes  
**Loading:** Ground Level, 16' x 9'

**Nearby:** Drift (new 45-room boutique hotel), Hotel Santa Barbara (75-room hotel, undergoing significant improvements), Cost Plus World Market, Joe's Cafe, Institution Ale, Nick the Greek, Starbucks, and many more

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Paseo Nuevo

P

SITE

Hotel Santa Barbara  
(75 rooms)

Drift  
(45-room hotel)

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## EXCELLENT LOCATION...

Centrally located on State Street in a vital position on its most vibrant block this highly visible building offers high ceilings, a unique configuration and roll-up door allowing a multitude of uses and ample parking in the adjacent City lot. In addition, its high-density housing overlay provides investors, developers or owner/users with immense opportunity to add significant value, develop additional square footage or housing, or owner occupancy. Short distances to the red-hot Funk Zone and the highly desirable coastline give this property widespread appeal.

## ...WITH VERSATILITY

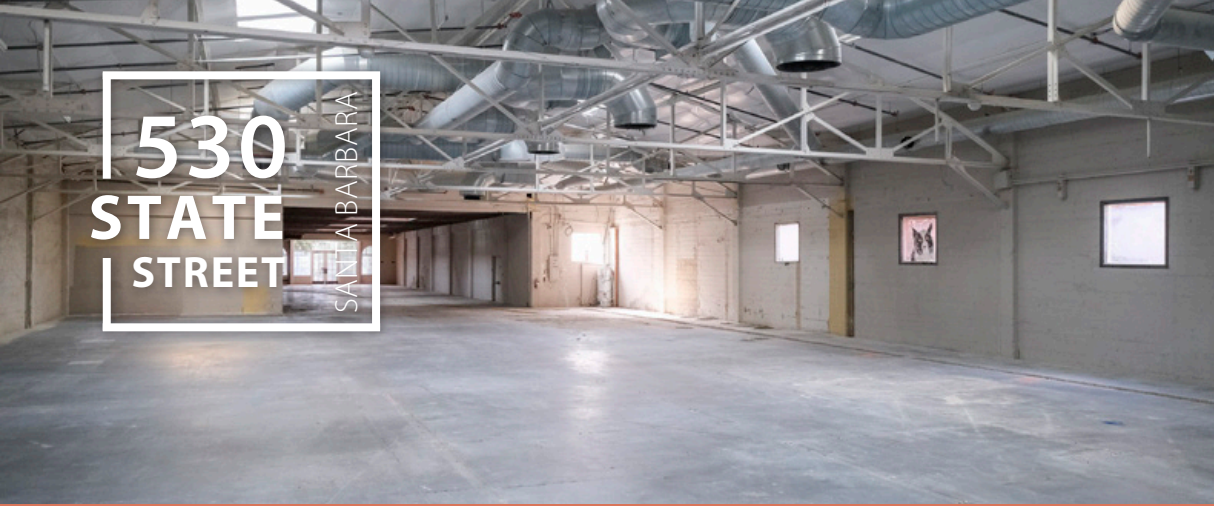
The property offers supreme flexibility for a new owner, with a natural dividing line between the front and rear portions of the building. The 4,000 SF facing State Street features good retail frontage on the shady side of the street while the 7,000 SF rear portion opens into a exposed-beam high-ceiling space with loading options and easy access to the adjacent city parking lot . A wealth of possibility for retail, office, restaurant, or light industrial uses.

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E COTA STREET

11,450 SF

Former site  
of restrooms

Ramp

Entrance

Roll up

Skylights

4,000 SF

7,450 SF

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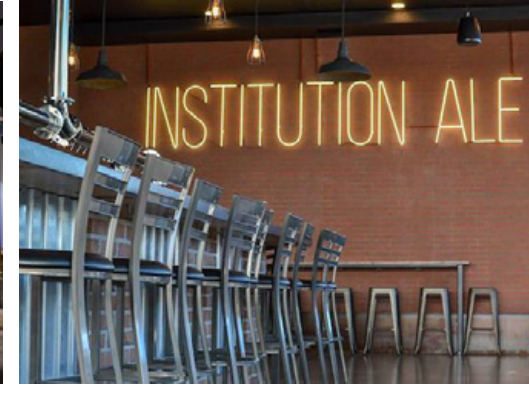
City parking lot

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## STATE STREET & DOWNTOWN SANTA BARBARA

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 one of the most sought-after tourist attractions in the city.

## THE FUNK ZONE: SOUTH COAST'S HOT SPOT

Situated between the beach, State Street, and Hwy 101, the Funk Zone is the fastest growing neighborhood in Santa Barbara, with a seemingly constant stream of new eateries and breweries and the tourists to partake. The property is within four blocks, just a short walk to favorites like Mony's Mexican, Shalhoob's, Validation Ale, and Figueroa Mountain Bew Co., just to name a few.

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# NEARBY HOTELS



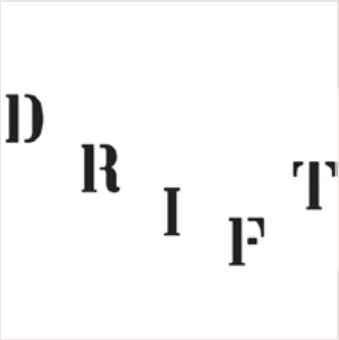
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## ACROSS THE STREET

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 for its 75 rooms.

## NEXT DOOR



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). This boutique hotel offers a wide variety of lodging, from a two-person bunk all the way to an expansive rooftop penthouse.

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