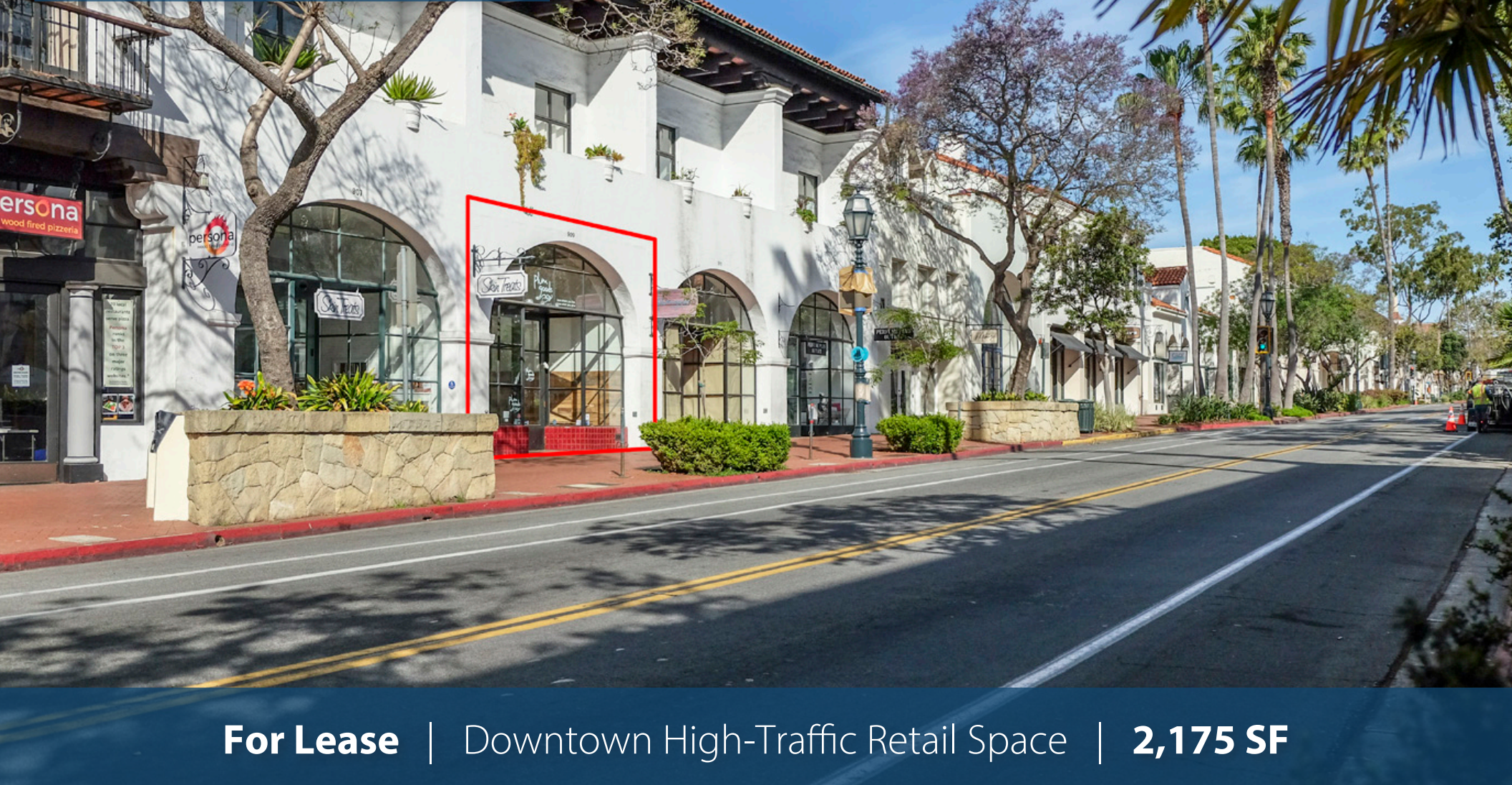


909 State Street

SANTA BARBARA, CA

INCENTIVE RATE FOR FIRST YEAR
PERCENTAGE RENT LEASES CONSIDERED



For Lease | Downtown High-Traffic Retail Space | **2,175 SF**

Experience. Integrity. Trust.
Since 1993

Caitlin Hensel
805.898.4374
caitlin@hayescommercial.com
lic. 011893341

Kristopher Roth
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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. Percentage rent leases will be considered.

Size 2,175 SF

Rate \$2.75 NNN (.73)
Incentive rate: \$2.00 NNN (.73) for first year
Percentage rent leases considered

Term 3-10 years

Available Now

Parking Four (4) public lots within one block, including the multi-level garage directly behind the space

HVAC Throughout

Restrooms One, private

Access The space offers both front and rear access

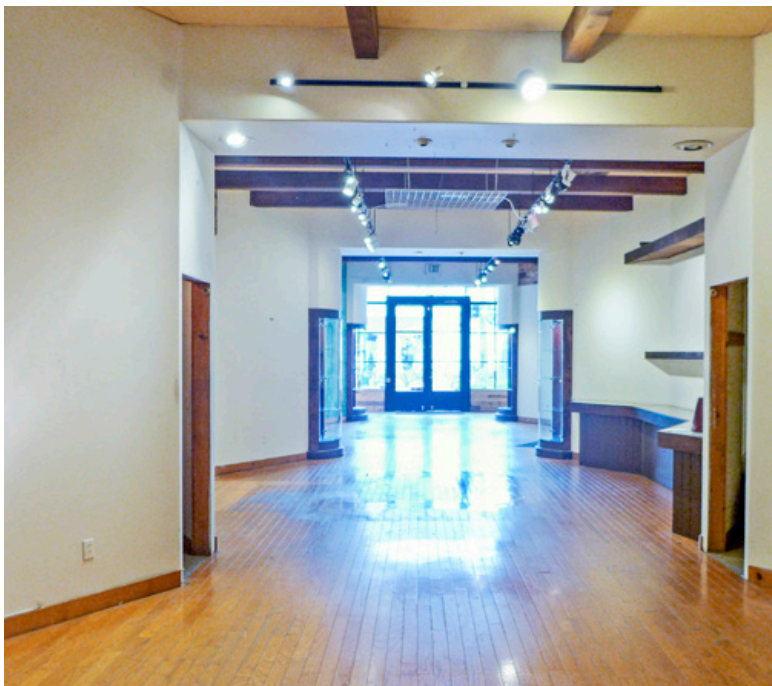
To Show Call listing agent

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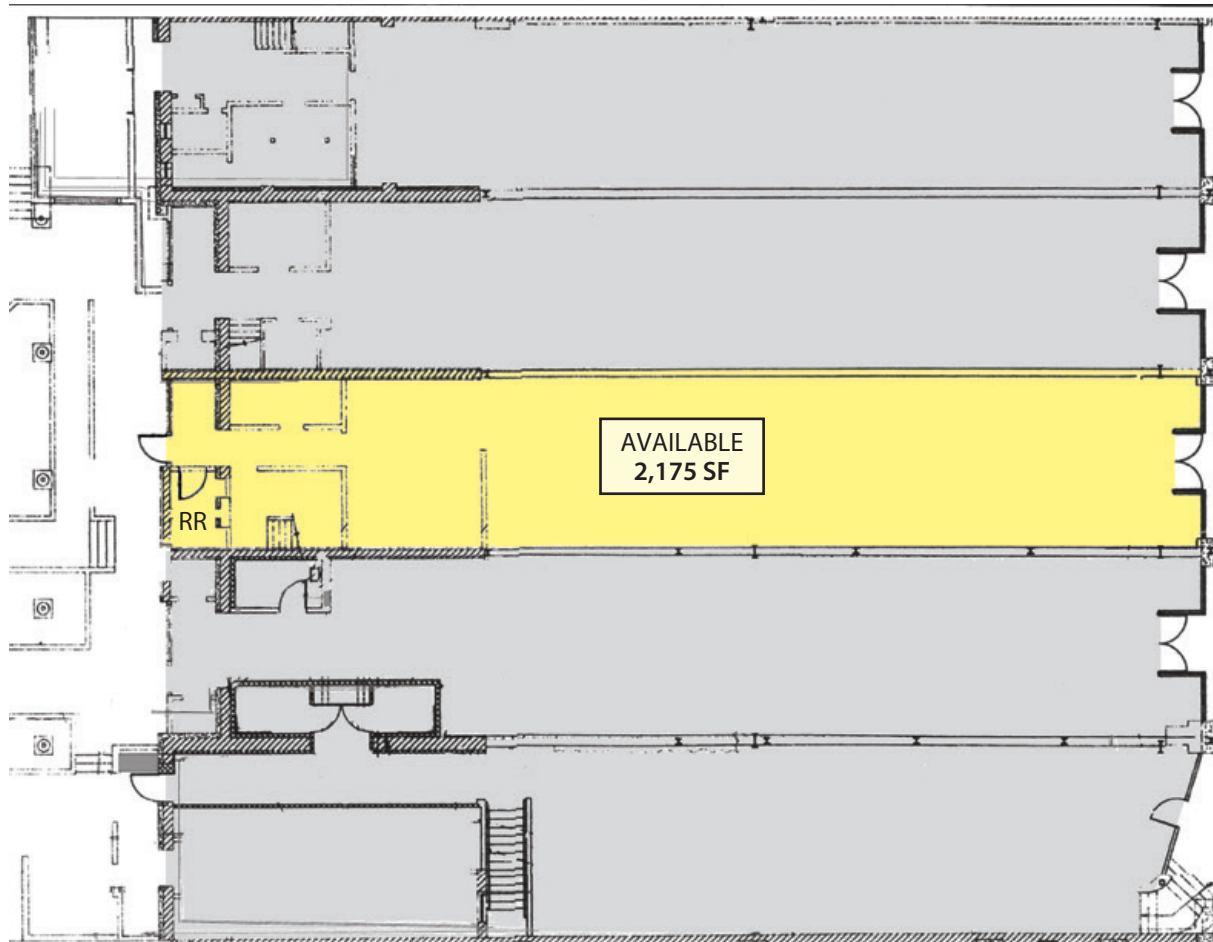
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FLOOR PLAN



STATE STREET

Walk Score
98

Walker's
Paradise

Bike Score
99

Biker's
Paradise

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STATE STREET

BUSTLING RETAIL CORRIDOR

Santa Barbara, CA

COUNTY COURTHOUSE

GRANADA THEATRE

SAMA SAMA KITCHEN

SB MUSEUM OF ART

FedEx Office

LOBERO THEATRE

Apple

Marshall's

SOUTH COAST DELI

lululemon

McCONNELL'S ICE CREAM

vuori

HABIT BURGER

INSTITUTION ALE

M SPECIAL BREWING

CORTIUS WORLD MARKET

JOE'S CAFE

NICK THE GREEK

SATELLITE SB

LILAC PATISSERIE

SITE

H&M

BANANA REPUBLIC

NIGHT LIZARD BREWING

THE RED PIANO

BENCHMARK EATERY

DUNE COFFEE

amazon OFFICES

TILLYS

alo yoga

VANS

STARBUCKS

DOWNTOWN'S RETAIL CORE

PASEO NUEVO

SEPHORA
THE GAP
VICTORIA'S SECRET
T-MOBILE
PAC SUN

PRESSED
EUREKA BURGER
BRUXIE
PANDA EXPRESS
CA PIZZA KITCHEN

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.

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Santa Barbara is 90 miles north of Los Angeles and served by Santa Barbara Airport and Amtrak. Tucked between the Santa Ynez Mountains and the Pacific Ocean, Santa Barbara enjoys a mild, Mediterranean climate averaging 300 sunny days a year.



SANTA BARBARA

Source: esri. 2023 demographics



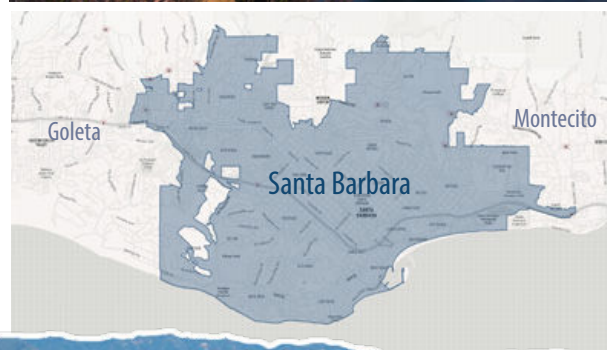
89,023
current residents



\$149,130
avg. household income



62%
college-educated



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