



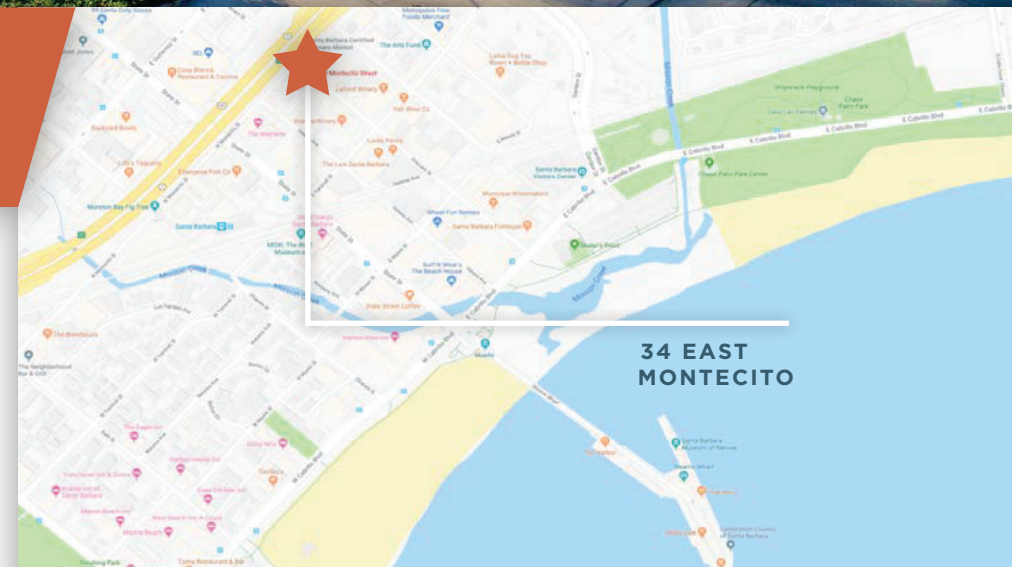
The site on Montecito Street runs parallel to Highway 101 offering high visibility. With an abundance of restaurants, wine tasting rooms, breweries and art galleries, the Funk Zone attracts tourists and locals year-round.

FOR LEASE 34 EAST MONTECITO

LEASING INFORMATION

MISSION HILL
MANAGEMENT

TEL : 805.569.9049 || CAL BRE 01505009A





34 E. Montecito Street could be a great addition to the existing beer and wine scene in the Funk Zone. Breweries and tasting rooms alike could make great use of the open floor plan and high ceilings of this building. The 10,200 plus square foot lot allows plenty of room to create outdoor seating and patios for guests to enjoy drinks year-round in Santa Barbara's mild climate. Other uses allowed in this hotel related and ocean commercial zone (OC/HRC-2) are rentals of cars, mopeds, bicycles, surfboards and boats as well as retail sales and art studios, galleries and schools.

This incredibly flexible opportunity has a rental rate of \$10K per month, which is negotiable based upon specific tenant needs, tenant improvement requirements, and the overall terms of the deal. Most important is finding the right tenant for the space.

Price and T.I. 's negotiable

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ADDRESS

34 E. Montecito & Anacapa Streets

BUILDING SQUARE FEET

1,184

LOT SQUARE FEET

10,200

ASKING RATE

\$10,000/month, negotiable

UTILITIES

Separately Metered

PARKING

15-30 spaces based on configuration

TERMS

5+ years/negotiable

T.I.'S

Negotiable

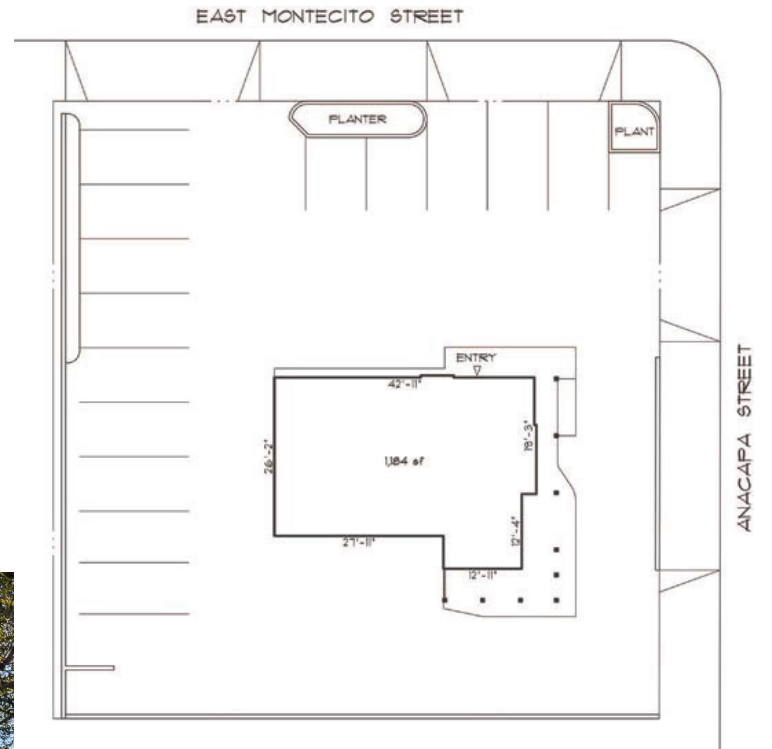
AVAILABLE

IMMEDIATELY

AMENITIES

- // Prime Funk Zone Location
- // Corner Lot
- // Freeway and Street Visibility
- // Signage
- // Private Restroom

SITE PLAN



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