



# COMMERCIAL®

REA GROUP

2000 De La Vina St,  
Santa Barbara, CA 93105  
(Formerly Derf's)

At the Busy Corner of Mission & De La Vina. Call Now to View & Influence the Interior.



**Sharon Hills**  
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**Andrew "Andy" Adler**  
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*Create Your Ideal  
Restaurant/Bar  
in this Vanilla Shell!*

While we have taken great care to ensure the information herein is complete and reliable, C21 Commercial REA Group is not responsible for any errors or omissions, or actions taken as a result of this information. Clients are advised to seek the counsel of a competent professional advisor before making financial decisions.





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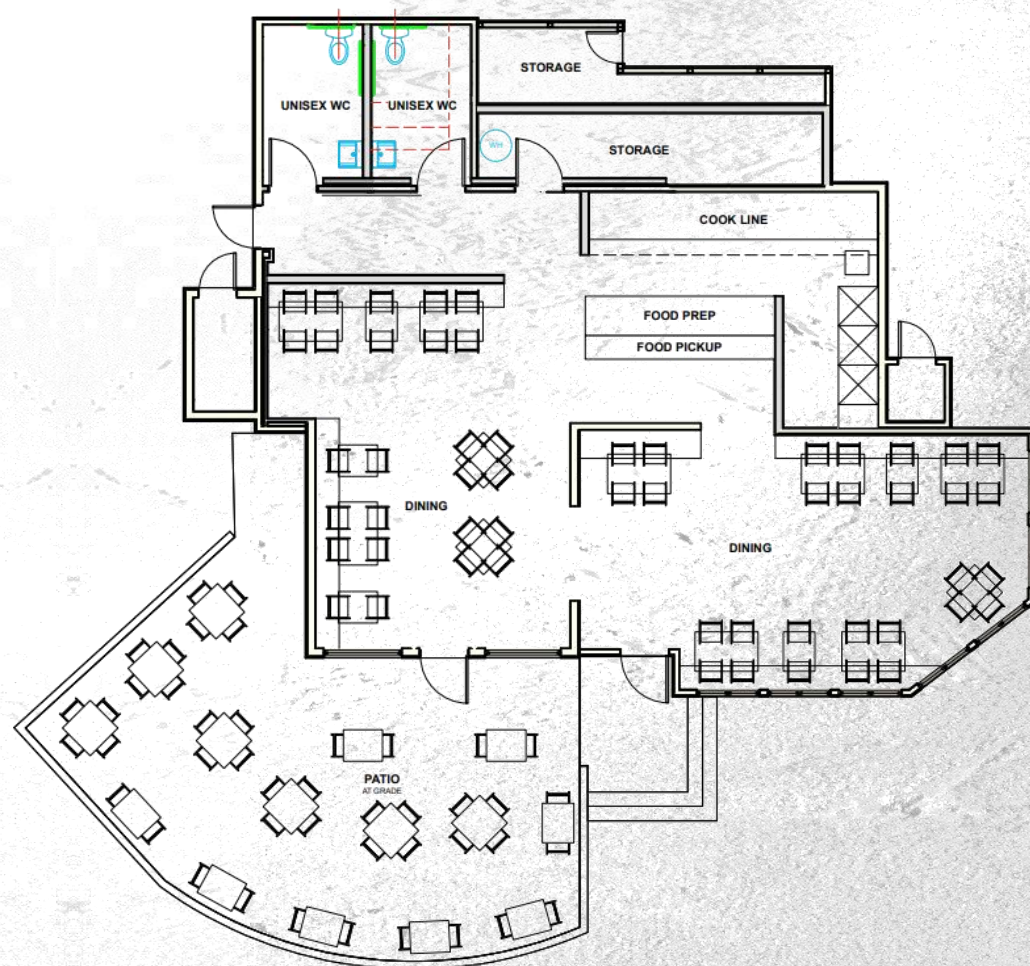
2000 De La Vina St,  
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Landlord will construct Vanilla Shell with:

- New Roof (Estimated Cost \$50k)
- New Ground Level Patio
- Stub-in Plumbing, Gas & Electric
- 2 New Handicap Bathrooms
- Sprinklered Ceilings
- New HVAC System

ADA Compliant Throughout

Vanilla Shell Estimated to be  
Completed by January 2025



1

PROPOSED POTENTIAL FLOOR PLAN

Scale: 1/8" = 1'-0"





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**Location, Location, Location!**

**Available to view immediately with time to influence the layout & interior Design!**

Long-established dynamic Restaurant Location for lease in Santa Barbara, CA .

Ideal corner location at De La Vina and Mission St.

Located just across the Street from the famous Mission Street Ice Cream Parlor serving up McConnell's Ice Cream to it's long lines of loyal patrons.

Beer & Wine License easily attainable.

Full Liquor License available for approximately \$350k.

Previous restaurant had Type 47 Full Liquor license.

High Visibility corner of Mission & De La Vina!

Call Now to view the site and secure it for yourself!

Sharon E. Hills DRE Lic # 00812736

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Vanilla Shell for Restaurant & Bar for Lease!  
Ever wish you could design your own Restaurant/Bar?  
This is your opportunity!

Be the first to submit a Letter of Intent  
and contribute to the design!

Square Footage: 1,530 sq. ft. + 752 sq. ft. Patio

Monthly Rent : \$3.10 + \$0.81 (NNN) per Sq. Ft.

Prime Front Corner Patio is \$0.80 cents per Sq. Ft.

## Only \$6,585 / Month Total!

Lease Terms: 10 Years  
(Options Negotiable.)

Beer & Wine License is obtainable @ approx. \$700

Full Liquor License is obtainable @ approx. \$375K

(licenses not included in lease)

Parking:

Some onsite parking and plenty of nearby street parking.

Rest Rooms: 2 New ADA Restrooms

Sunny, Airy Patio with Room for many Tables & Umbrellas.

Wonderful visibility from Mission & De La Vina,

Two of Santa Barbara's Highest Traffic Streets.

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or would like to schedule a viewing  
please feel free to contact:



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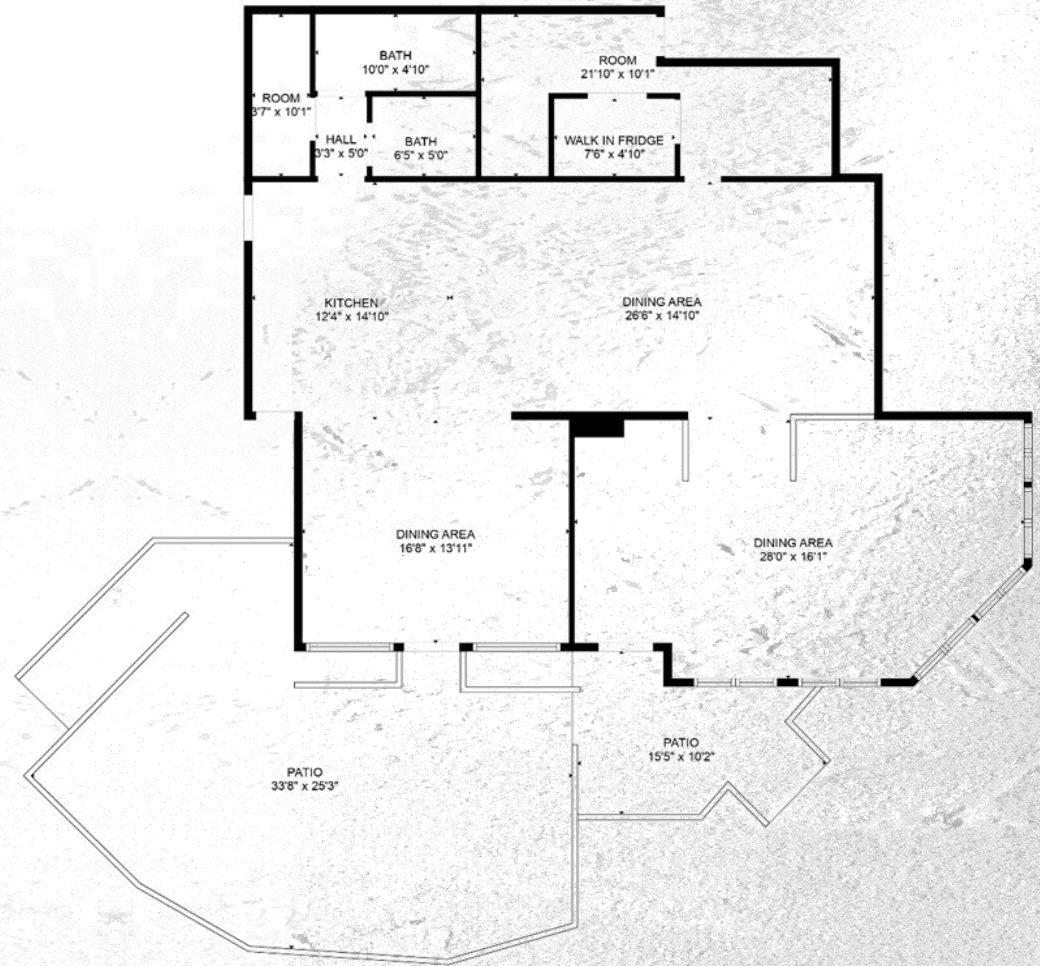


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GROSS INTERNAL AREA  
FLOOR 1: 1530 sq. ft.  
EXCLUDED AREAS: PATIO: 752 sq. ft.  
TOTAL: 1530 sq. ft.

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

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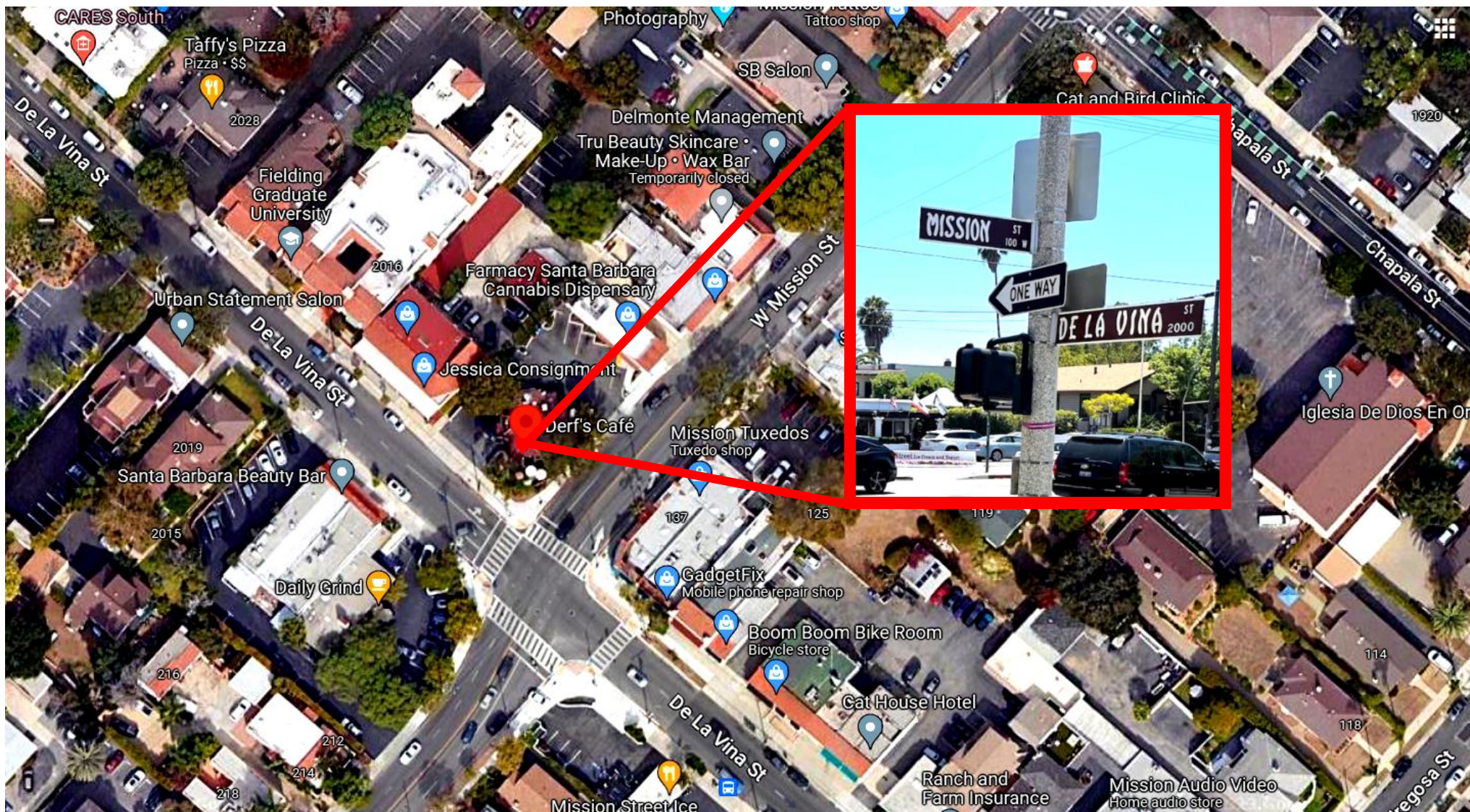




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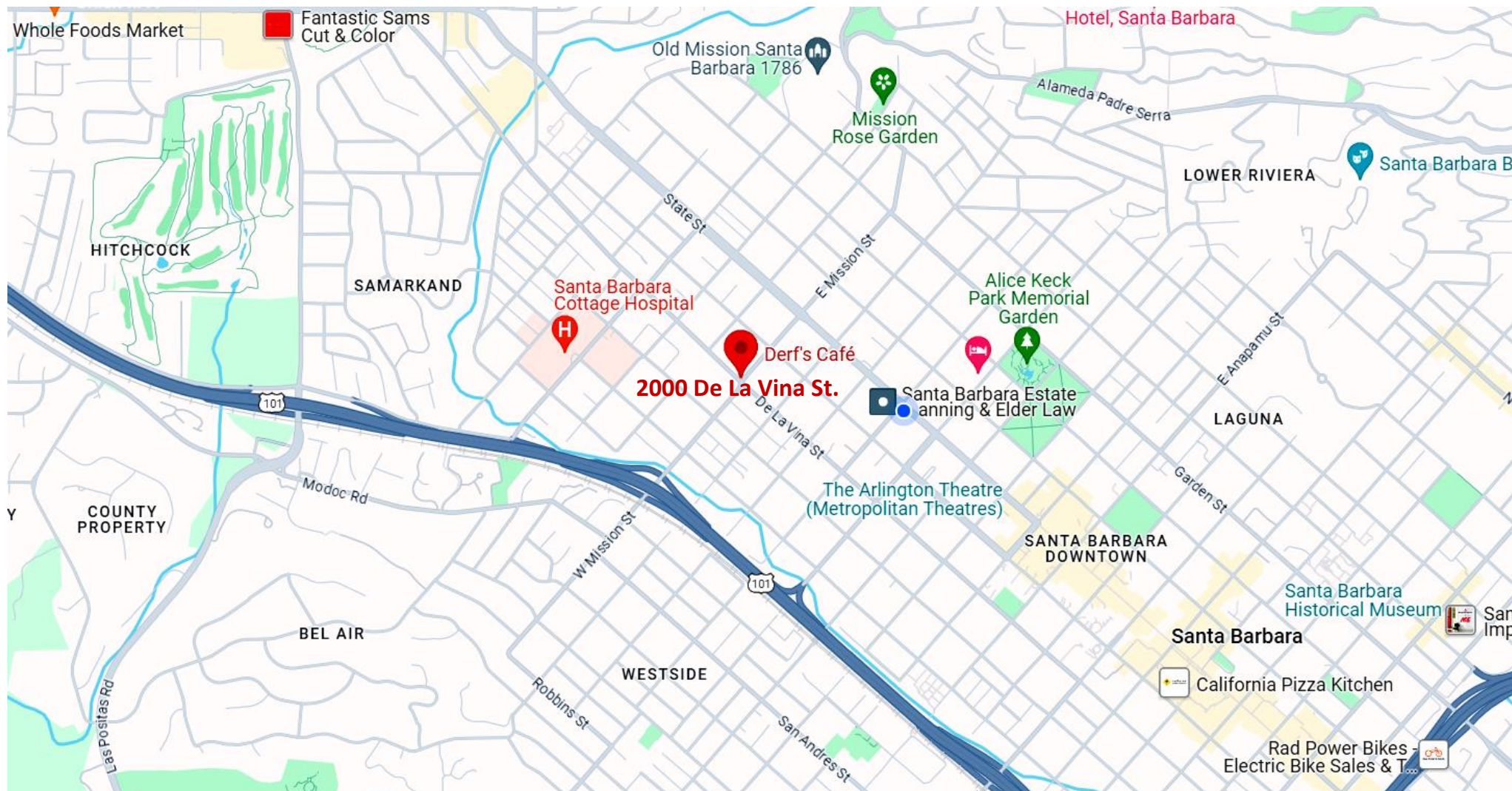




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# Welcome to Paradise!

## Demographics

2015 - Source : ESRI

Demographics	1 Mile	3 Mile	5 Mile
Residential Population	30,946	89,797	111,085
Avg. Household Income	\$64,000	\$92,854	\$99,503



**Location.** The City is 90 miles north of Los Angeles and 330 miles south of San Francisco and is served by the 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's lovely beaches, parks and mountains provide a playground for a wide array of activities enjoyed by residents and visitors alike.

**Culture.** The city's history is evident in its Spanish architecture, emanating from the majestic Mission and city's Courthouse. Downtown is brimming with restaurants, theaters, museums & art galleries plus hosts an international film festival (SBIFF). Wine lovers can sample the Urban Wine Trail or take a short drive to the world-class vineyards of the Santa Ynez Valley. A deluge of small batch and craft breweries, cider shops and apiaries also exists in this vibrant region.

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