

PRICED TO SELL! ANOTHER MAJOR PRICE REDUCTION

Acquire a Prominent Main & Main Property in the heart of Santa Barbara's Trendy Funk Zone District

IN THE
**Funk
Zone**

NOW OFFERED AT
\$7,475,000
±10,000 SF · \$748/SF

**132 SANTA
BARBARA ST**
SANTA BARBARA CA 93101

Premier opportunity to acquire this prime
Main & Main commercial building at the center
of Santa Barbara's amenity-rich Funk Zone



RADIUSGROUP.COM

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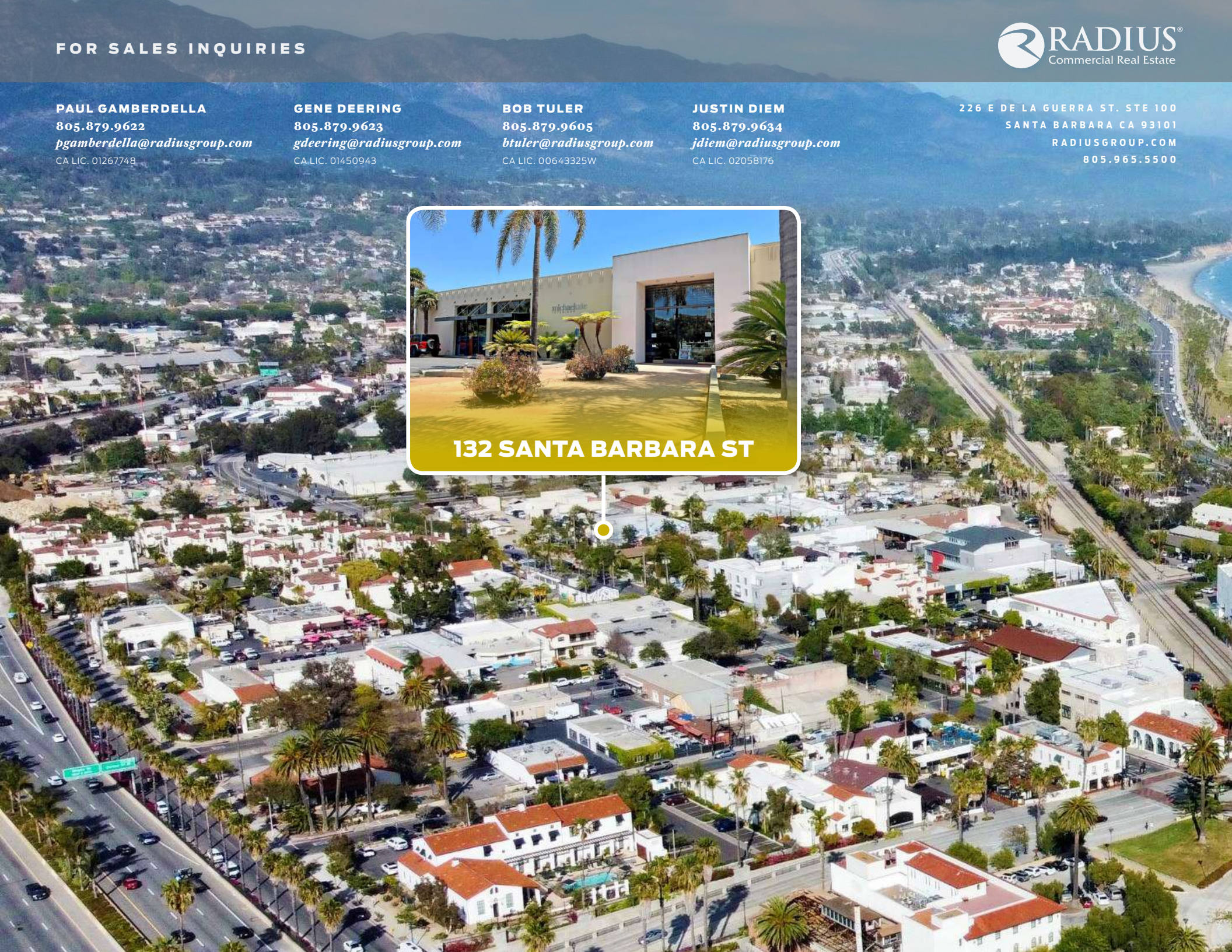
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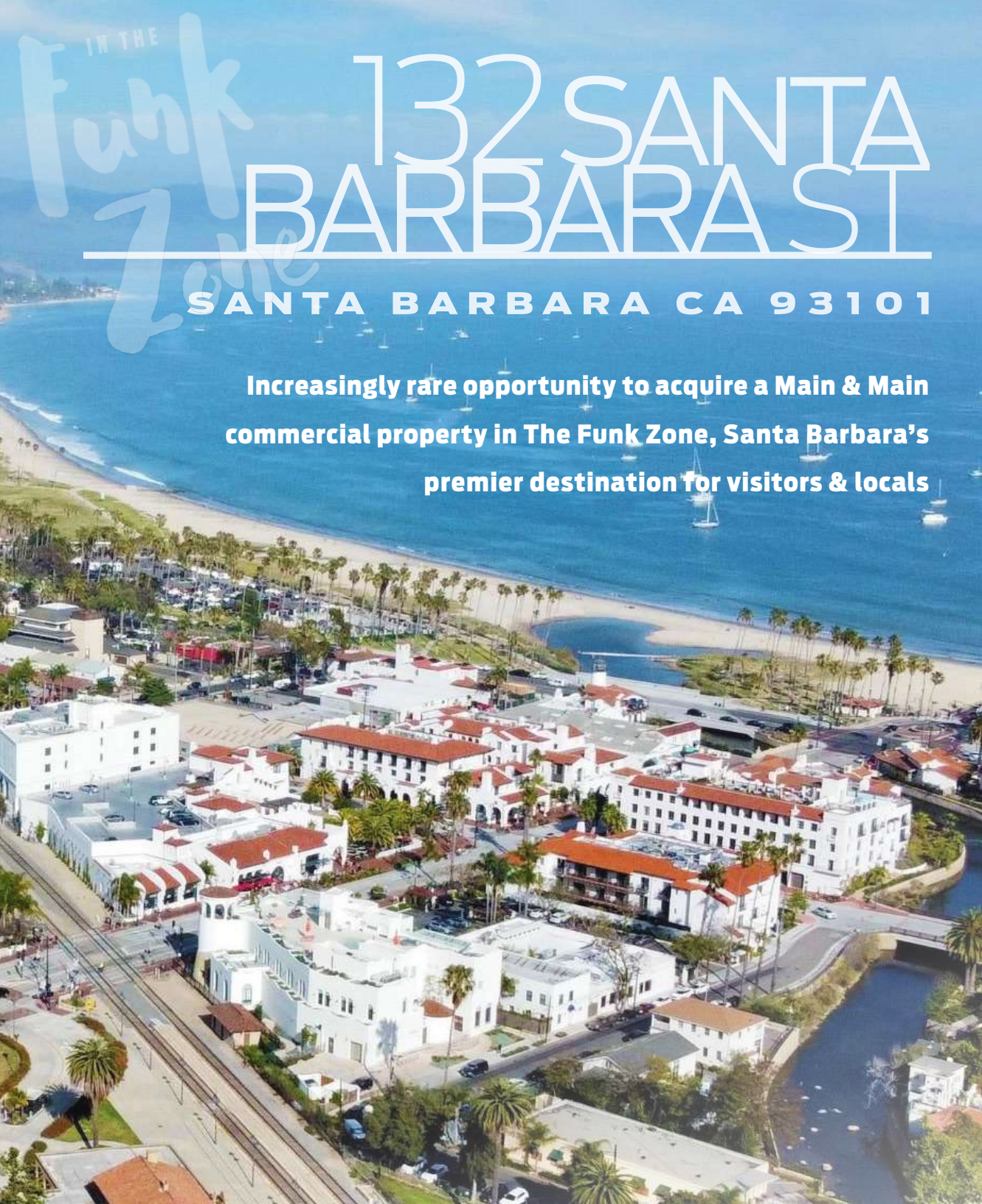
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132 SANTA BARBARA ST





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Increasingly rare opportunity to acquire a Main & Main commercial property in The Funk Zone, Santa Barbara's premier destination for visitors & locals

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& COMMERCIAL USES

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MARKET OVERVIEW



**ANOTHER MAJOR
PRICE REDUCTION**

PRICED TO SELL!

\$7,475,000

±10,000 SF · \$748/SF

Surrounded by dozens of pedestrian oriented businesses and just a few short blocks from the beach, this standalone Main & Main corner building presents an increasingly rare opportunity to acquire an unrivaled location in the heart of Santa Barbara's vibrant, bustling Funk Zone. The approx. 10,000 SF commercial building enjoys prominent visibility and is well positioned for uses that coincide with the eclectic mix of restaurants, wineries, breweries, art galleries, condos and skilled craft makers that have ignited this popular neighborhood. The property is strategically situated a short walk from the new Hotel Californian—the 121-key luxury hotel that has been a major boost to this prime waterfront district—and sits adjacent to two major hotel and commercial developments that will bring even more excitement to the immediate vicinity.



IN THE
Funk Zone

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Please Note

The building was previously approved to allow a change of use from warehouse to a furniture store, which is considered a legal nonconforming use. For further information regarding current zoning/occupancy and potential future uses, contact Listing Agents for the Land Use Analysis completed July 13, 2023 by DMI consulting.



PROPERTY SPECIFICS

BUILDING SIZE
±10,000 SF

LOT SIZE
±16,117 SF (±0.37 Acres)

PARKING
10 Surface Spaces · Includes 1 ADA
(Buyer to confirm permitted spaces)

CEILING HEIGHT
14'5" to Truss

RESTROOMS
Private

HVAC
Yes

ROLL-UP DOORS
2 (Behind storefront glass)

FIRE SPRINKLERS
Yes







ZONING
O-C (Ocean-Oriented Commercial) /
S-D-3 (Coastal Zone)

APN
017-022-009

OTHER
Flood Zone: AE
Land Use: Coastal-Oriented
Commercial / Med High Residential
(Max. 27 du/ac)


CSO
2.125%

COMPARABLE SALES

	ADDRESS	CITY	COMP SF	SALE PRICE	PRICE PSF	CLOSING DATE	BUYER TYPE
1	 228 Santa Barbara St.	Santa Barbara	4,700	\$4,650,000	\$989	2/28/2024	Owner User
2	 205 Anacapa St.	Santa Barbara	3,835	\$4,250,000	\$1,108	06/29/2021	Owner User
3	 228 Santa Barbara St.	Santa Barbara	4,700	\$3,700,000	\$787	11/17/2021	Owner User
4	 209 Anacapa St.	Santa Barbara	4,000	\$3,547,000	\$887	11/18/2021	Owner User
5	 209 Gray Ave.	Santa Barbara	3,000	\$2,390,000	\$797	08/05/2021	Owner User
6	 40 & 50 Los Patos Way	Montecito	7,800	\$7,000,000	\$897	11/01/2022	Investor

AVERAGE: \$911/SF

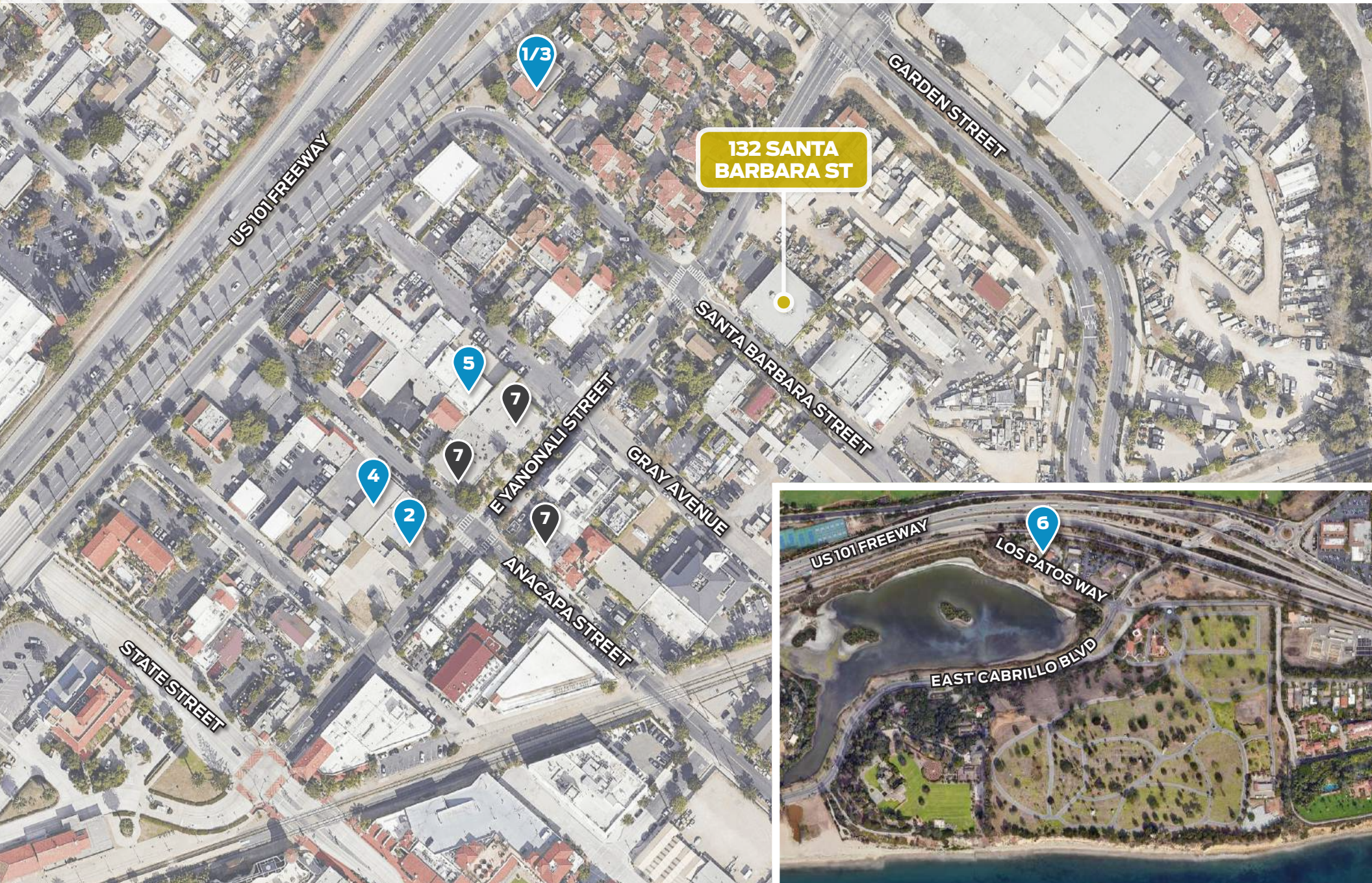
PORTFOLIO COMP

7	 Yanonali - Anacapa - Gray	Santa Barbara	20,993	\$10,350,000	\$493	04/22/2021	Investor
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Note: Three building portfolio totaling approx. 21,000 SF sold to a single Buyer. Two of the buildings (each approx. 8,000 SF) had limited to no parking and a high level of deferred maintenance. The third building at 102 E. Yanonali St. (approx. 4,700 SF) had 8 exterior permitted parking spaces, but also had a high level of deferred maintenance. Seller received multiple offers for the 102 E. Yanonali St. individual property at or above the \$665/SF asking price.

The information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt it's accuracy, but we do not guarantee it.

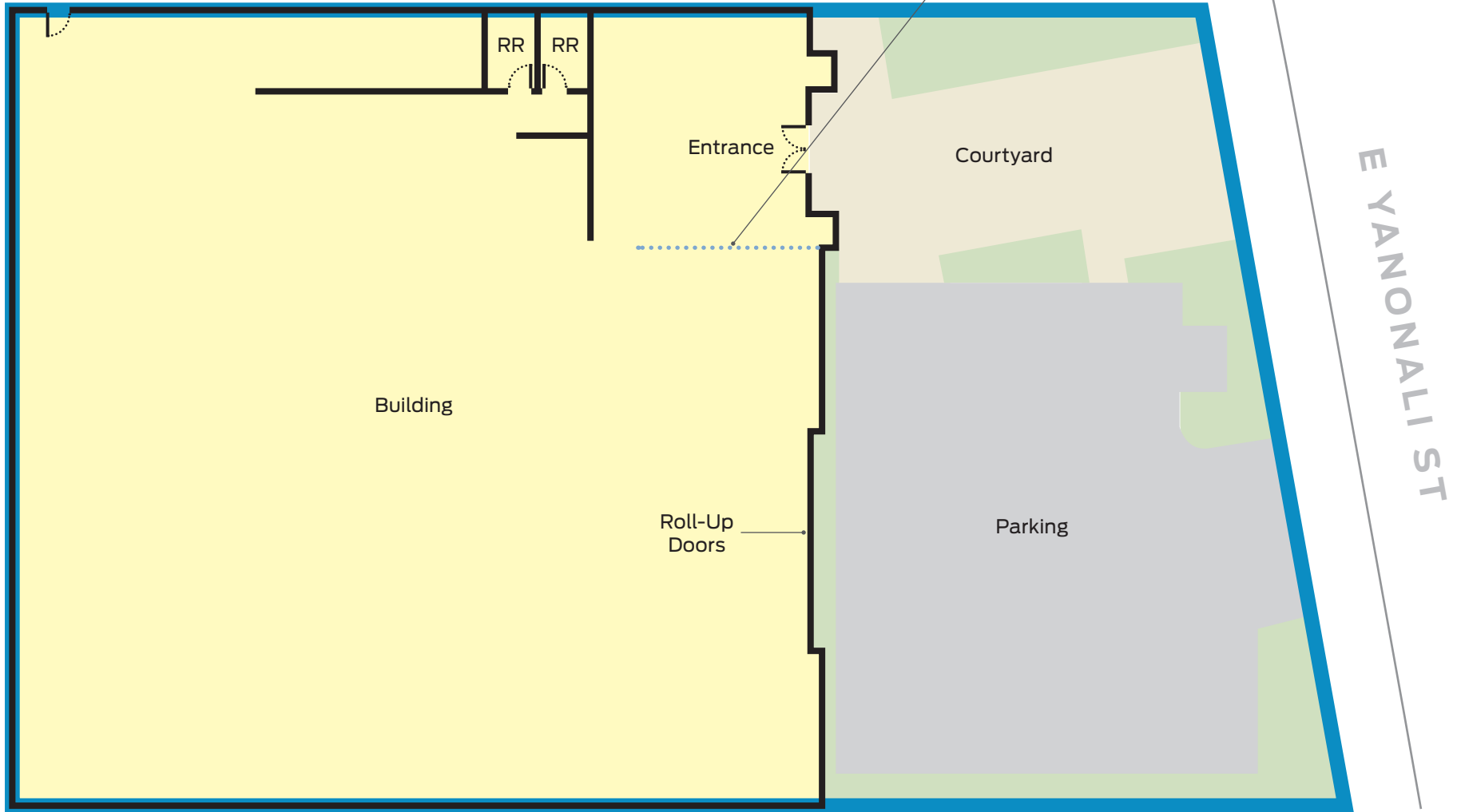
COMPARABLE SALES



SITE/FLOOR PLAN

SANTA BARBARA ST

No wall currently exists here. Land Use Report notes in 1997 the City approved a Coastal Development Permit (CDP) for conversion of approx. 875 SF of interior floor area into an art gallery/specialty store.



Not to scale



SANTA BARBARA STREET

E YANONALIST

INTERIOR PHOTOS



PROPERTY PHOTOS



ADJACENT FUNK ZONE BUSINESSES &



COMMERCIAL USES

IN THE
Funk
Zone

Eats, Drinks & Grocery

- 1** Metropulos Fine Foods Merchant
- 3** Topa Topa Brewing Co.
- 4** Santa Barbara Biergarten
- 5** Dart Coffee Co.
- 6** Shalhoob's Funk Zone Patio
- 7** Rincon Brewery
- 8** Rare Society Steakhouse
- 9** Pali Wine Co Wine Garden
- 10** Test Pilot
- 11** Loquita Spanish Restaurant
- 14** Mony's Mexican Food
- 16** Finney's Crafthouse & Kitchen
- 17** The Lark | Lucky Penny
- 18** Figueroa Mtn Brewing Co. | Area 5.1 Winery
- 22** Jeannine's Restaurant & Bakery

Hotels

- 15** The Hotel Californian
- 30** Moxey Hotel Santa Barbara
- 32** Riviera Beach House

Points of Interest

- 12** MOXI Museum of Exploration & Innovation
- 19** West Beach
- 20** Santa Barbara Harbor
- 21** Stearns Wharf
- 23** Santa Barbara Amtrak Train Station
- 24** Santa Barbara Waterfront Parking Lot
- 25** Museum of Natural History Sea Center
- 26** State Street Visitors Center
- 27** Garden Street Visitors Center
- 28** Chase Palm Park
- 29** Carousel Park
- 31** Channel Islands National Park

Shops

- 2** Rad Power Bikes
- 13** Oren's Automotive
- 36** Seavees
- 37** Loveworn

Future Developments

- 33** ±3.16 AC Garden St. Development
- 34** Marriott Hotel Development
- 35** 86-Rm. Luxury Waterfront Hotel Dev.



THE FUNK ZONE

Santa Barbara's Unique Arts, Dining & Industrial District

Over the past decade Santa Barbara's Funk Zone has exploded into a contemporary sub-culture of artisan shops, galleries, hip eateries, award-winning microbreweries, craft distilleries, and the Urban Wine Trail with 29 wine tasting rooms all within walking distance. Perfectly situated in Santa Barbara's up-and-coming waterfront just footsteps from the beach, Stearns Wharf and the city's famed downtown, this mixed use neighborhood encompasses approximately 16 square blocks adjacent to State Street, the main commercial thoroughfare through the city, and is easily accessible off the 101 freeway and the Amtrak station.

Don't be deterred by the name; the area doesn't have a *funk* so much as it has a *vibe*. The Funk Zone delights visitors and locals with its rich tapestry of historical marine structures, industrial lots and old houses which support a colorful mixture of creative uses and give the zone its face, while its occupants that reside and work there embody its eclectic soul. With a spirit for innovation and community, the neighborhood offers the best that Santa Barbara has to offer wrapped in an eclectic, dynamic package. Artists, winemakers and chefs have taken up shop in aged warehouses and forgotten scuba shops, transforming the zone into an understated array of hidden hot spots.

Indeed the Funk Zone offers the perfect contrast to the pristine red tile roofs and charming Spanish-style architecture of Santa Barbara's historic downtown. Minus the polish and plus some grit, the Funk Zone has its own distinctive brand of charm. Filled with sightseers and locals, the Funk Zone offers the ultimate sense of discovery as it continues to evolve and get better as ever more businesses crop up in the 'hood.

[The Funk Zone](#)



URBAN WINE TRAIL

A Taste of Santa Barbara Wine Country, Without the Car Ride

Santa Barbara's acclaimed Urban Wine Trail offers novices and aficionados the opportunity to learn about and taste wines of many different varieties crafted from Santa Barbara County's finest vineyards. With 29 tasting rooms conveniently located in the Funk Zone just blocks from downtown and the beach, the wine trail was created to provide the ideal adventure for those wanting to sip and savor without the lengthy car ride.

A uniquely "green" experience, the Urban Wine Trail can be navigated entirely by foot, bike or even pedicab, allowing for detours to shop, sight see and sink your toes in the sand. While rolling hills and breathtaking vineyards are certainly a treat, this urban option is a dream for those looking to maximize their wine tasting experience without ever leaving the excitement and amenities of downtown Santa Barbara and the beach.

<https://urbanwinetrailsb.com/>



“Best Beach Town”

Sunset Magazine’s 2015 Inaugural Travel Awards

**“The 12 Best Cities
for a Weekend Getaway”**

U.S. News & World Report

**“30 Best Small Cities
in America”**

Condé Nast Traveler’s Readers’ Choice Awards

THE AMERICAN RIVIERA

Symbolizing the ultimate in casual California lifestyle, Santa Barbara is undoubtedly one of America’s most desirable destinations to live and travel.



Located on a pristine coastline approximately 337 miles south of San Francisco and 93 miles north of Los Angeles, Santa Barbara is nestled between the Pacific Ocean and the Santa Ynez Mountains. This stretch of coast is known as the “American Riviera” because of its mild Mediterranean climate.



With a population of approximately 92,101, Santa Barbara is both small and vibrant. Locals and visitors are drawn to the city’s charming downtown and picturesque State Street with its rich Spanish architecture and historical sites, wide variety of shops and galleries, numerous Zagat-rated restaurants and thriving open-air shopping centers like the famed Paseo Nuevo Mall. Pristine, sunny beaches, an expansive harbor and countless outdoor attractions including the Santa Barbara Zoo, Santa Barbara Mission, Stearns Wharf and Santa Barbara Museum of Natural History all add to the area’s appeal. And with nearly 220 vineyards within a short drive, Santa Barbara County is a renowned wine region offering an array of some of the finest labels in the world.

7.2MM

Over 7 million visitors to the South Coast in 2017

1.9B

Annual visitor spending accounts for about \$1.9 billion

Tourism

Annually, Santa Barbara welcomes more than 7.2 million tourists and approximately 30 cruise ships which generate over \$1.9 billion in visitor spending.

Santa Barbara is sometimes referred to as the American Riviera. Its beautiful beaches, majestic mountains, and colorful culture make Santa Barbara a premier resort destination as well as an attraction for neighbor counties such as Ventura County (Population 854,223), San Luis Obispo County (Population 252,631) and Los Angeles County (Population 10,163,507). World-class accommodations and dining await many visitors. From the City, you are just minutes away from Santa Barbara wine country. The gorgeous Santa Ynez Valley, with its breath-taking vistas, is home to such notable attractions as Solvang and the Chumash Reservation.

The travel and tourism sector continues to be a driving force behind Santa Barbara County’s economy. In 2019, leisure and hospitality workers totaled 28,614, according to UCSB’s Economic Forecast Project. (Compare that to 4,009 workers in the tech industry, 18,341 in retail and 23,035 in farming.) Annual spending by travelers to the South Coast totals more than \$1.9 billion and generates more than \$45 million in yearly tax revenues, according to Destination Analysts, a tourism market research firm.

PLUS

The region is home to 220 vineyards and 23,000 acres of vineyards.

Tourism & Hospitality Industry supports roughly 18,341 jobs.

Visitor split — 67.4% California Travelers, 17% Other US States, 17% International.

24% of visitors spend at least 1 night in area hotels.

Average trip length 3 days / 2.4 nights.

Source: 2016/2017 Destination Analysts & Visit Santa Barbara

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