

# 230 W. PUEBLO STREET

SANTA BARBARA  
CALIFORNIA  
93105

±3,854 SF FREESTANDING  
MEDICAL/OFFICE BUILDING

Steps to  
Santa Barbara Cottage Hospital

Offered at  
**\$3,100,000**



PRESENTED BY

**BRAD FROHLING**  
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CA LIC. 01323736





# 230 W PUEBLO STREET

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CALIFORNIA  
93105

Freestanding, quality medical office building steps from Santa Barbara Cottage Hospital. Rare opportunity to purchase a high identity medical office building with the ground floor (±1,474 SF leased to Aesthetics Montecito) and the second floor (±2,380 SF) currently vacant. Both floors are very efficient layouts with natural light and quality finishes. Opportunity for a second floor user or an investor.



Offered at  
**\$3,100,000**

## Investment Highlights

### Building Size

±3,854 SF

### Lot Size

±6,534 SF

### APN

025-112-016

### Parking

13 Spaces (3 covered)

### HVAC

Throughout

### Restrooms

Mens and Womens on each floor

### Zoning

M-O

### CSO

2.25%

## 1st Floor Lease Summary:

Tenant: Aesthetics Montecito

([www.aestheticsmontecito.com](http://www.aestheticsmontecito.com))

Current Monthly Rent: \$4,982 gross (\$3.38 psf)

Size ±1,474 Square Feet

Lease term: Expiration 7/31/34

Annual 4% increases with one five year  
renewal option

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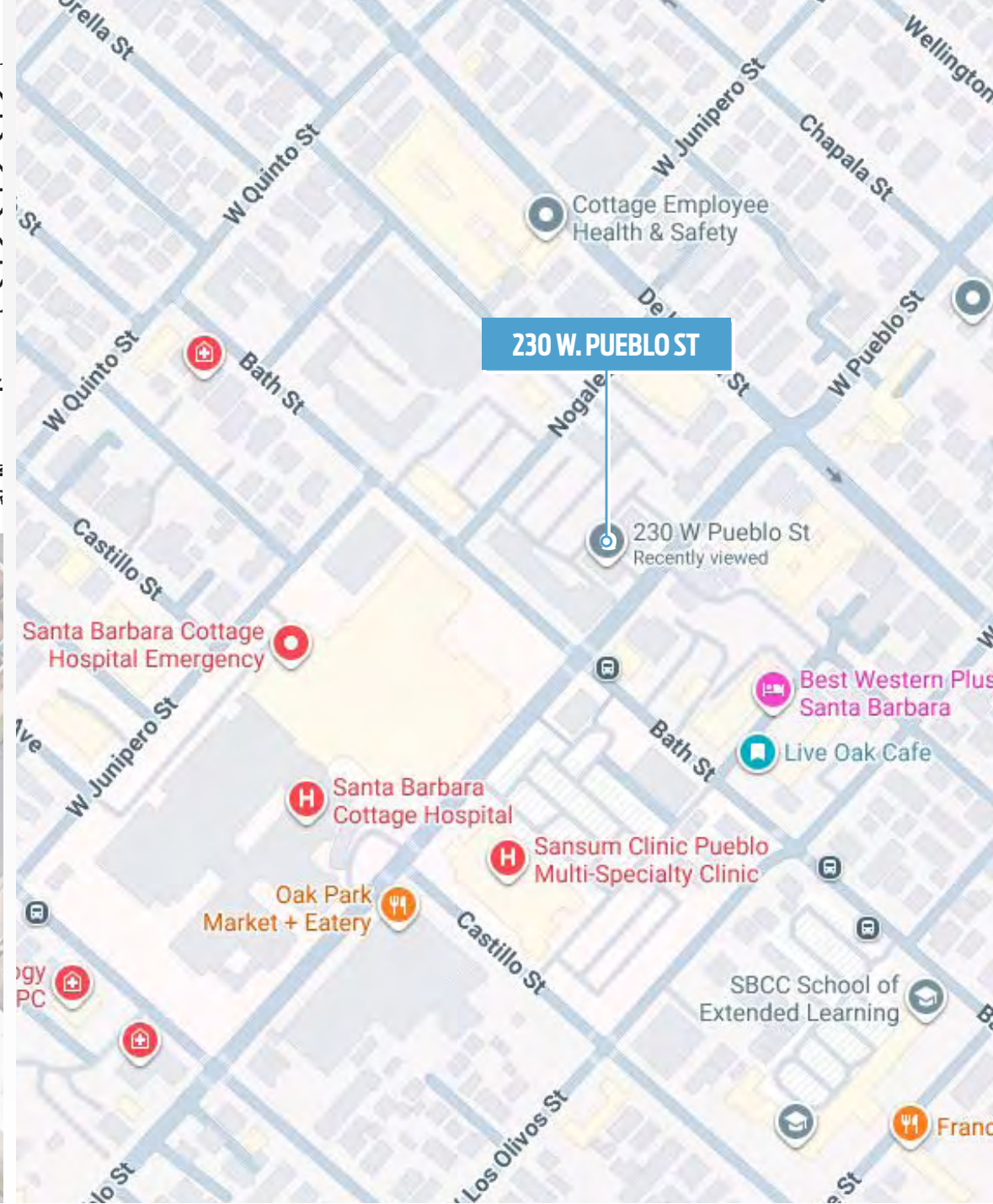
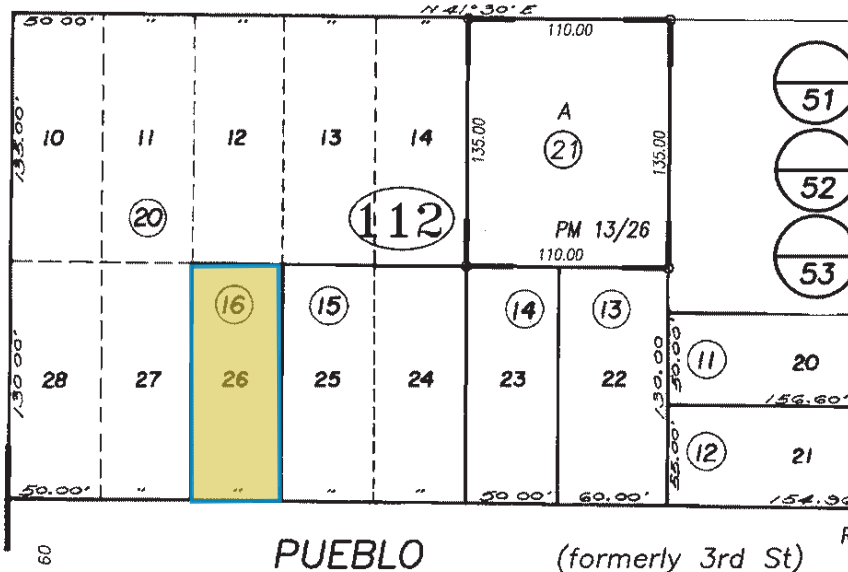
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NOGALES 50

AVE

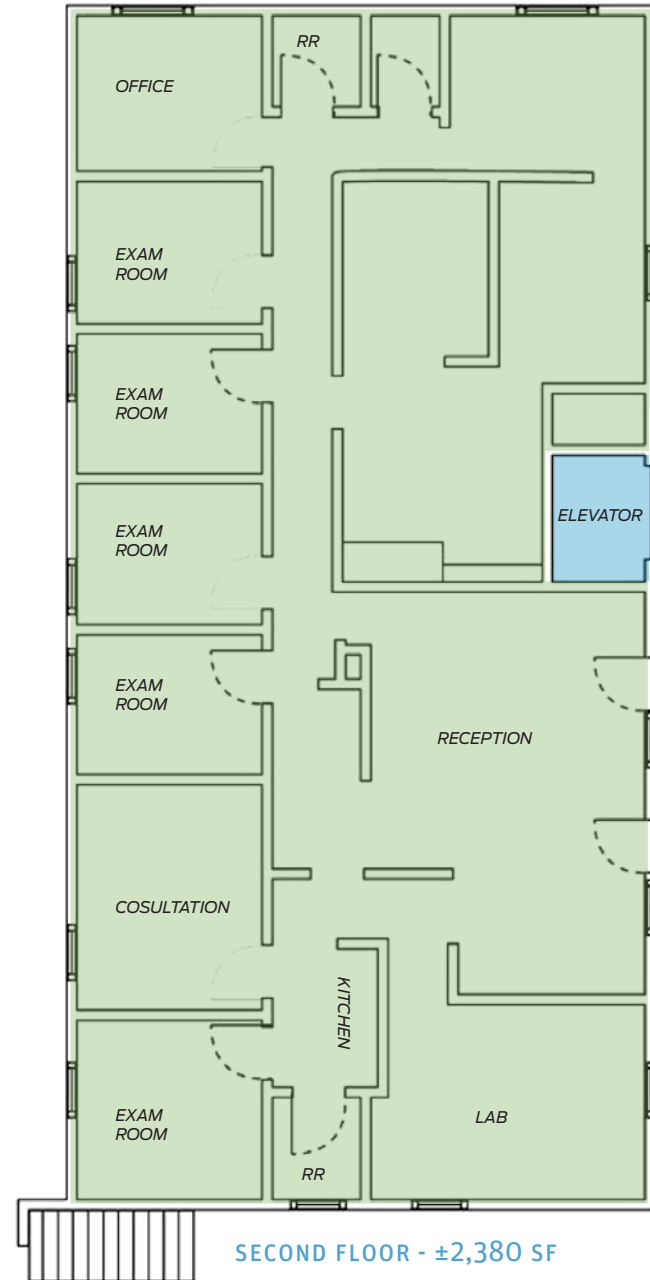
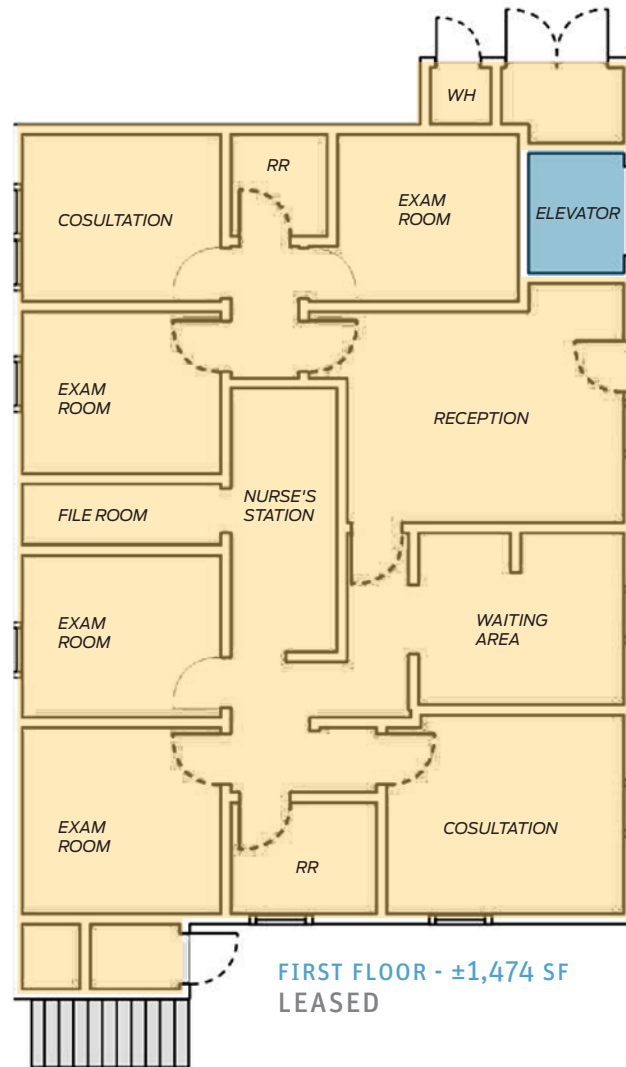


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## FLOOR PLAN



Not to scale

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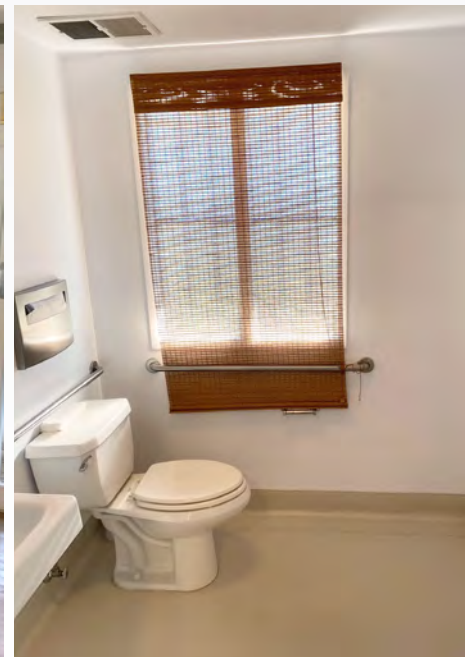
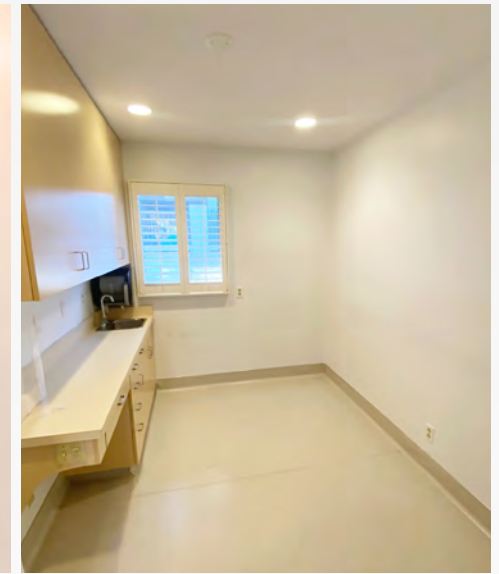




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FOR SALE

±3,854 SF Medical/Office in close proximity to  
Santa Barbara Cottage Hospital on a ±6,534 SF lot



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# SANTA BARBARA THE AMERICAN RIVIERA

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



Located on a pristine coastline approximately 332 miles south of San Francisco and 92 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 87,000, 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 and numerous Zagat-rated restaurants. Pristine, sunny beaches, an expansive harbor and countless attractions including the Santa Barbara Zoo, Santa Barbara Mission, Arlington Theatre, Stearns Wharf, Santa Barbara Museum of Art and Santa Barbara Museum of Natural History all add to the area's appeal. And with nearly 200+ 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.

## Sunset

**“Best Beach Town”**

*Sunset Magazine's 2015 Inaugural Travel Awards*

## U.S. News & World Report

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

*U.S. News & World Report*

## Condé Nast Traveler

**“30 Best Small Cities  
in America”**

*Condé Nast Traveler's Readers' Choice Awards*

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