

34 E

MONTECITO ST

SANTA BARBARA, CA

FOR LEASE PRIME RETAIL, RESTAURANT, OR COFFEE LOCATION
IN THE FUNK ZONE WITH AMPLE OUTDOOR AREA AND
EXCELLENT FREEWAY VISIBILITY

Colliers



HIGHLIGHTS

This highly visible property offers a unique opportunity for a restaurant, retailer, coffee, or boutique space in Santa Barbara's thriving Funk Zone District. Surrounded by popular hotels, restaurants, tasting rooms, and boutiques, the property is ideal for a tenant seeking excellent visibility, outdoor space, foot traffic, and creative atmosphere.

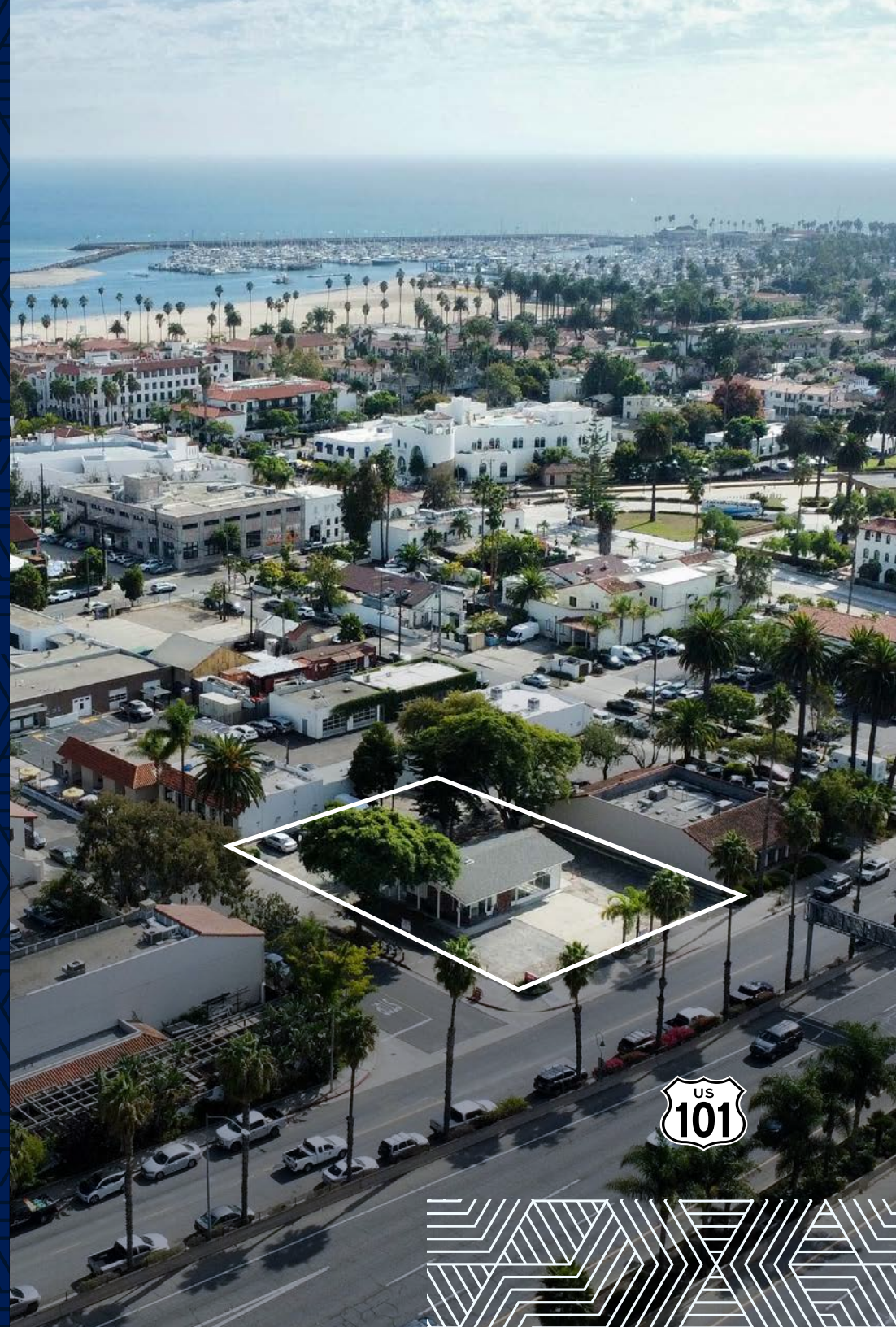
- ▶ Prime location in Santa Barbara's vibrant Funk Zone
- ▶ Excellent freeway visibility for maximum exposure
- ▶ Potential for outdoor seating to enhance customer experience

LEASE RATE	Contact Listing Agents
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BUILDING SIZE	±1,184 SF + Large outdoor patio
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PARKING	±15 on-site spaces
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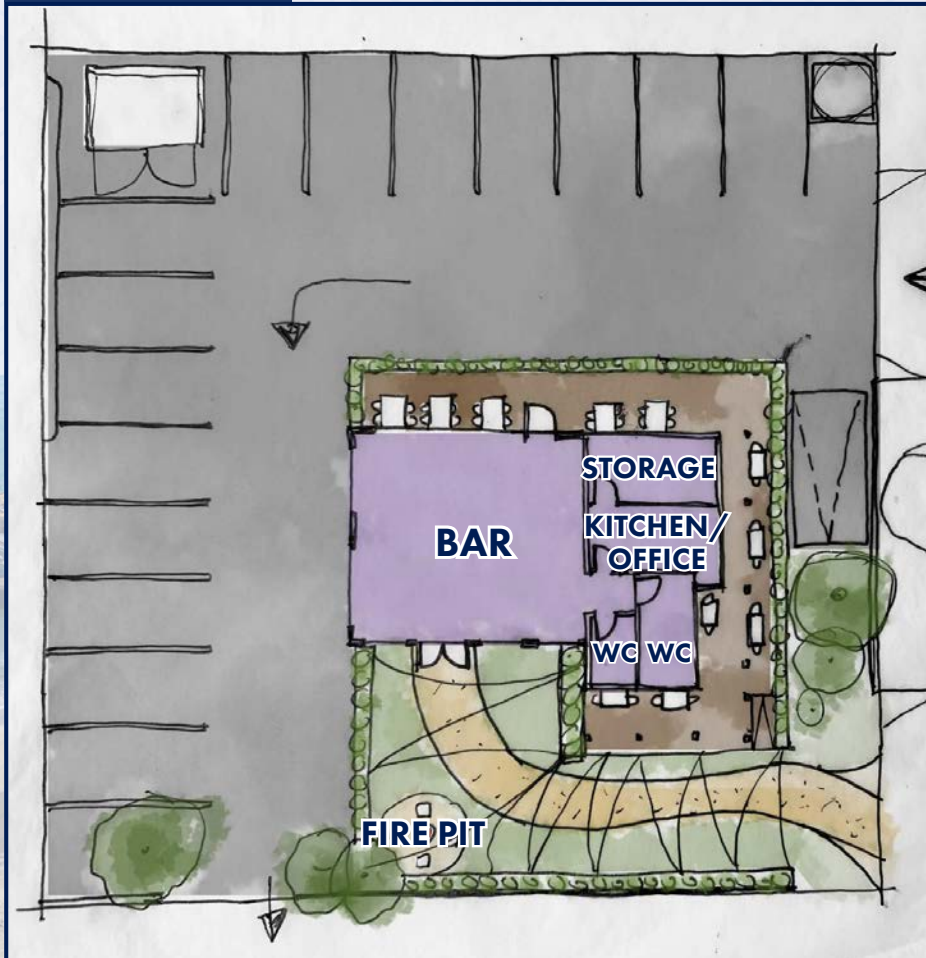
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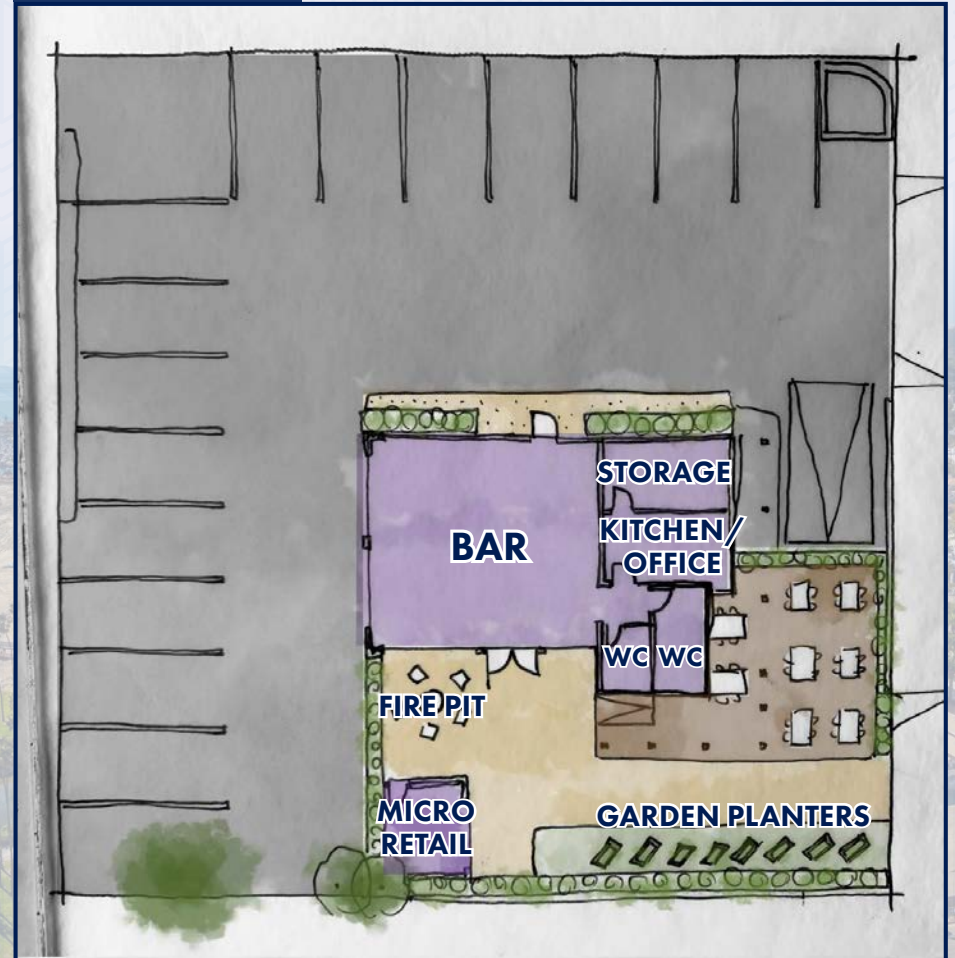
FLOOR PLANS

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OPTION A



OPTION B



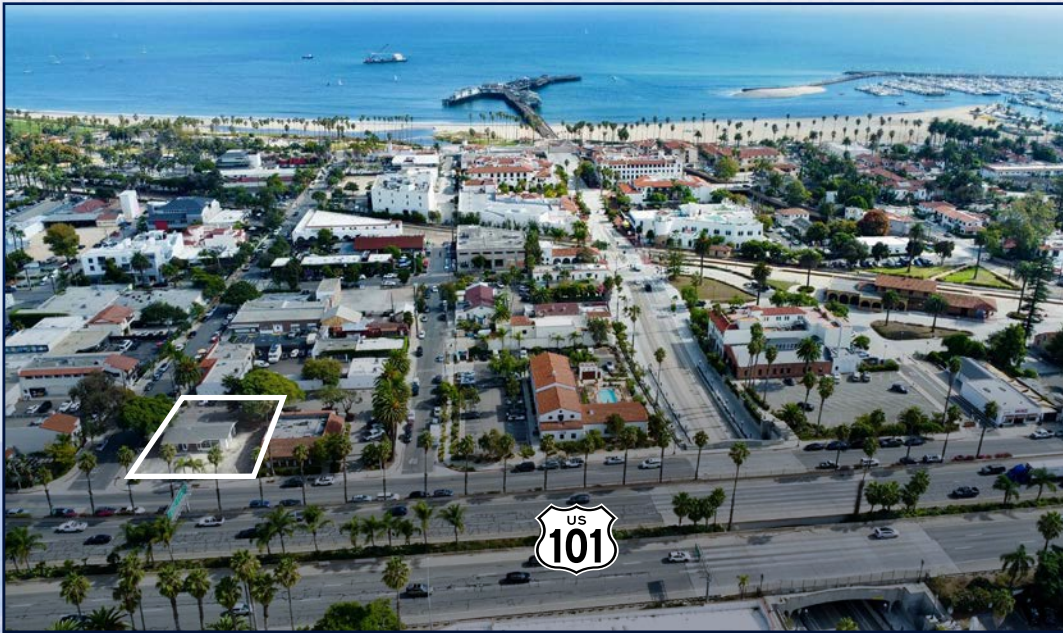
SITE RENDERINGS

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PROPERTY PHOTOS

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FUNK ZONE AMENITIES

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AVENUE
BAKERY

PEARL SOCIAL
COCKTAIL CLUB

SANTA BARBARA
WINE COLLECTIVE



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FINE ART

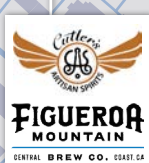
MARY TATTOO



SEAVEES



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MOUNTAIN
CENTRAL BREW CO. COAST CA



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SURFLINER

Riviera
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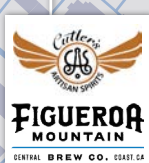
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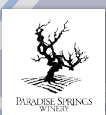
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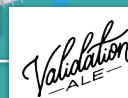
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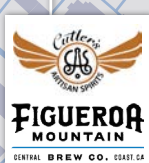
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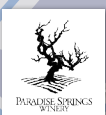
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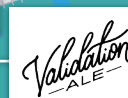
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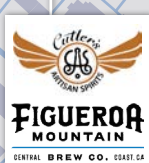
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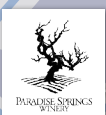
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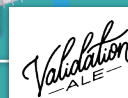
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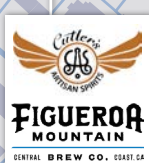
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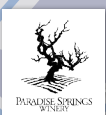
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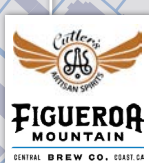
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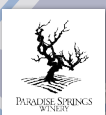
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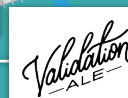
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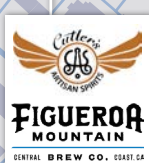
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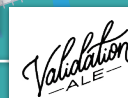
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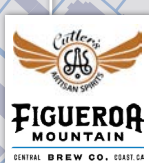
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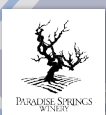
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FUNK ZONE

Santa Barbara's Creative District

LOCATION & LEGACY

The Funk Zone is a compact, walkable neighborhood nestled between the Pacific Ocean and Highway 101 in Santa Barbara. Historically an industrial and maritime zone, it has evolved into a vibrant mixed-use district blending art, food, drink, and creative retail.

WHAT MAKES IT UNIQUE

Authentic Industrial Charm: Repurposed warehouses and marine buildings now house galleries, studios, and boutique shops.

Culinary & Tasting Destination: Home to the renowned Urban Wine Trail, plus craft breweries, distilleries, and diverse dining—from street eats to upscale cuisine.

Art & Retail Culture: Murals, galleries, and surf-inspired boutiques create a laid-back, edgy vibe.

Prime Accessibility: Steps from the beach, Amtrak station, and downtown, with high foot traffic and tourist appeal.

THE EXPERIENCE

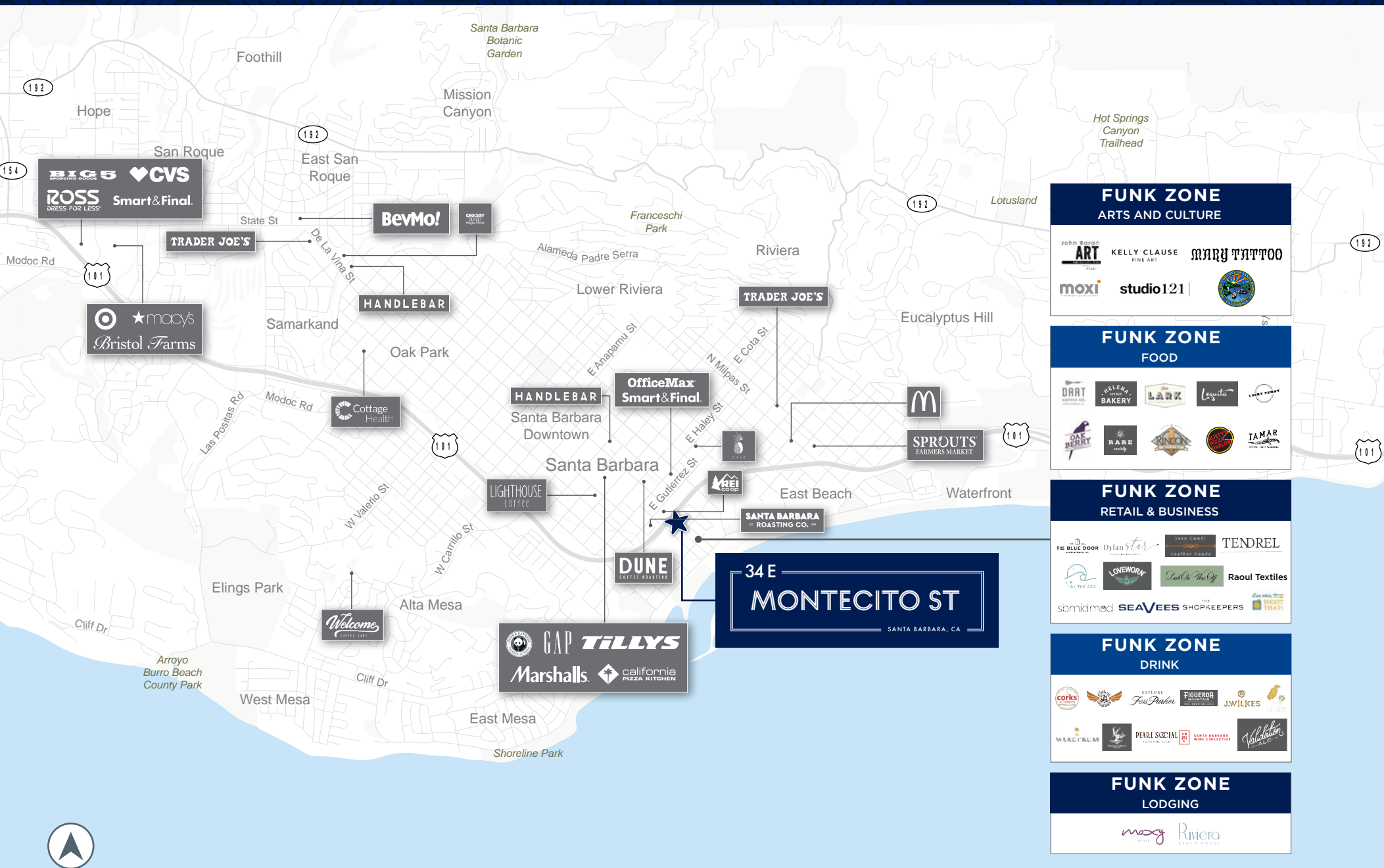
Visitors enjoy a dynamic mix of beach-town ease and urban energy—from wine tastings and brewery patios to artisan shopping and gallery strolls. The Funk Zone thrives day and night, offering a lively social scene and relaxed daytime charm.

WHY IT WORKS FOR RETAIL

- High visibility and foot traffic from locals and tourists
- Diverse mix of uses keeps the area active throughout the day
- Creative, edgy atmosphere ideal for experiential retail
- Proximity to waterfront and downtown enhances accessibility



GREATER AREA AMENITIES



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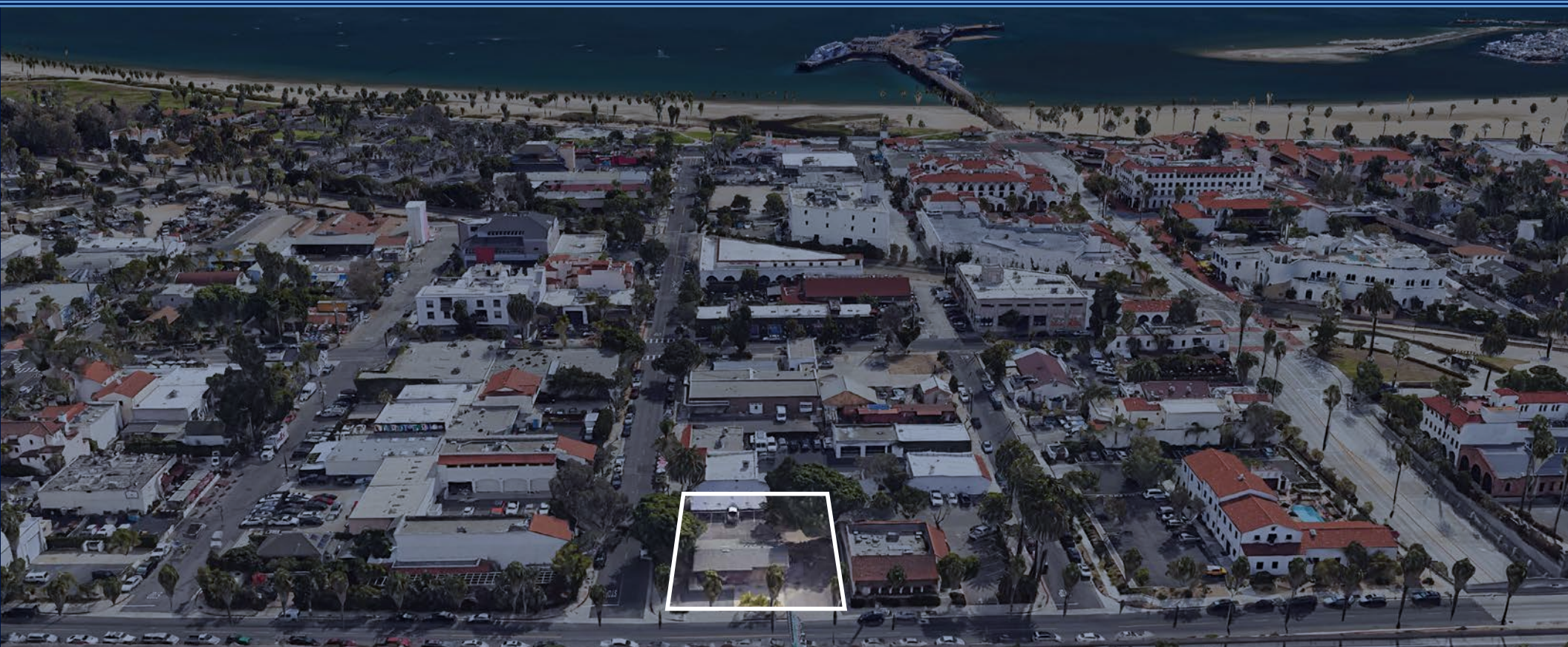
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