

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

BUILDING SIZE

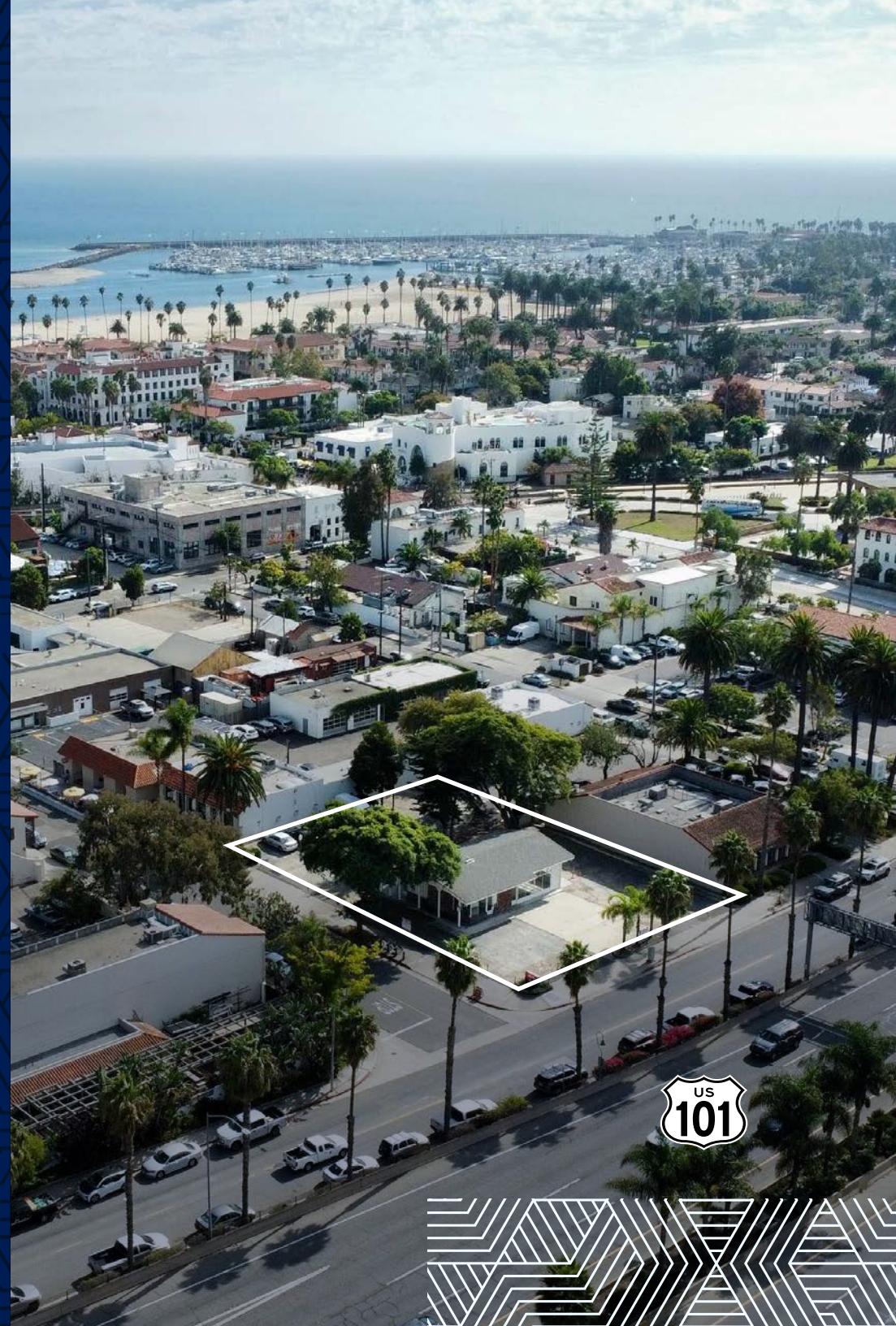
±1,184 SF + Large outdoor patio

PARKING

±15 on-site spaces

ZONING

OC/HRC-2/S-D-3



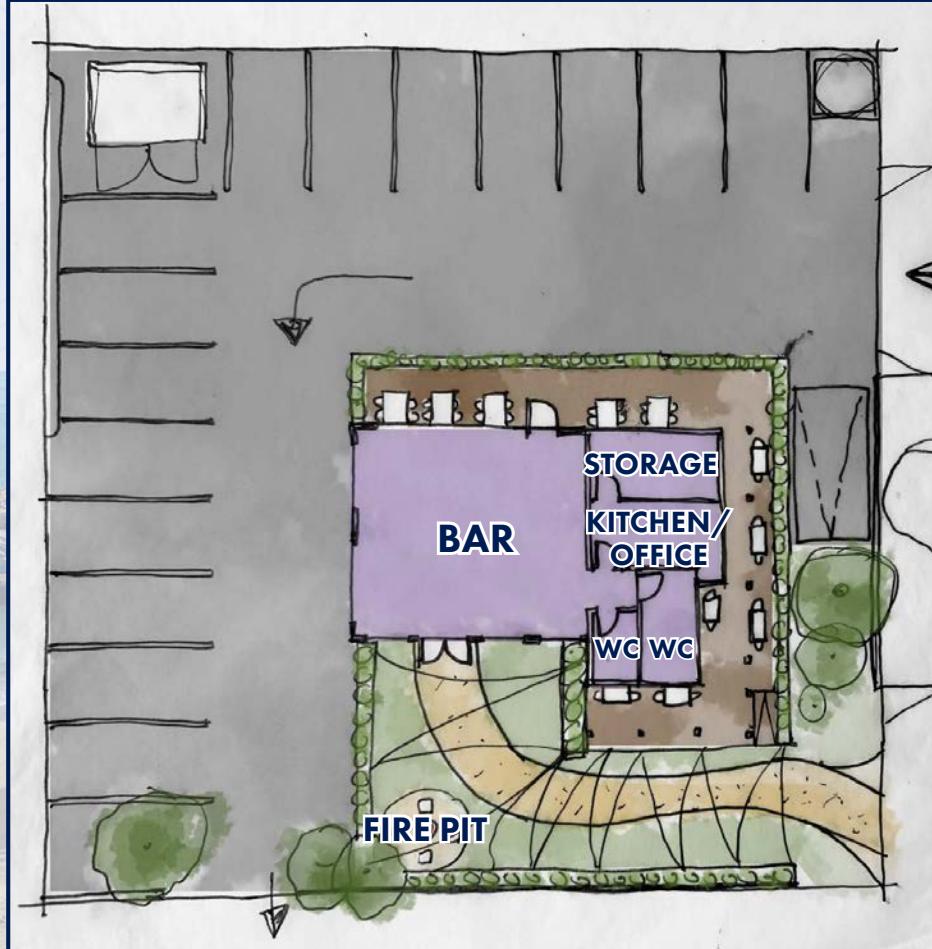
FLOOR PLANS

34 E

MONTECITO ST

SANTA BARBARA, CA

OPTION A



OPTION B



SITE RENDERINGS

34 E

MONTECITO ST

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PROPERTY PHOTOS

34 E

MONTECITO ST

SANTA BARBARA, CA



FUNK ZONE AMENITIES

34 E
MONTECITO ST

SANTA BARBARA, CA

sbmidmod
TENDREL



TAMAR
CENTRAL COAST SHAWARMA

DART
COFFEE CO.
SANTA BARBARA, CA

John Baran
ART
Inspired by Marine Industry
New Art Photography

Jess Conti
Leather Goods



studio 121

Lash On Wax Off

LUCKY PENNY

EXPLORE
Fess Parker

Dylan star
CLOTHING BOUTIQUE

Validation
ALE

THE
SHOPKEEPERS
RAOUL TEXTILES

PEARL SOCIAL
COCKTAIL CLUB



HELENA
AVENUE
BAKERY

The
LARK

J.WILKES

Cutter's
ARTISAN SPIRITS
**FIGUEROA
MOUNTAIN**
CENTRAL BREW CO. COAST & CA

**RUSTY'S
PIZZA
PARLOR**

**SANTA BARBARA
PACIFIC
SURFLINER.**

**Riviera
BEACH HOUSE**

SEAVEES

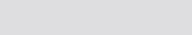
**HOTEL
CALIFORNIAN**

MARGERUM

LOVEWORN

**corks
no crowns
WINE CLUB**

**Eat this
SHOOT
THAT!**



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

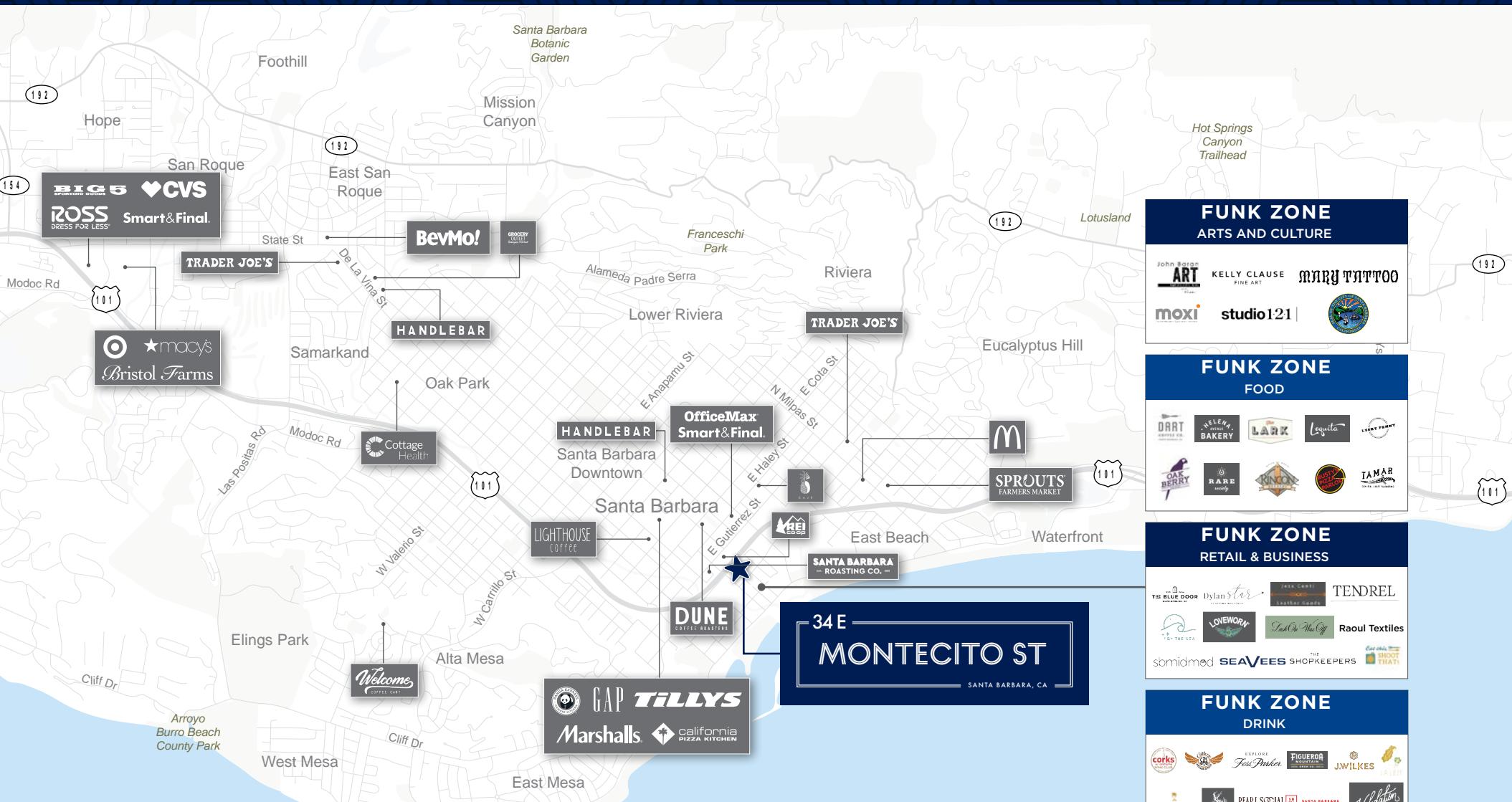
Visitors enjoy a dynamic mix of beach-town ease and urban energy—from wine tastings and brewery patios to artisan shopping and gallery strolls. The Funk Zone thrives day and night, offering a lively social scene and relaxed daytime charm.

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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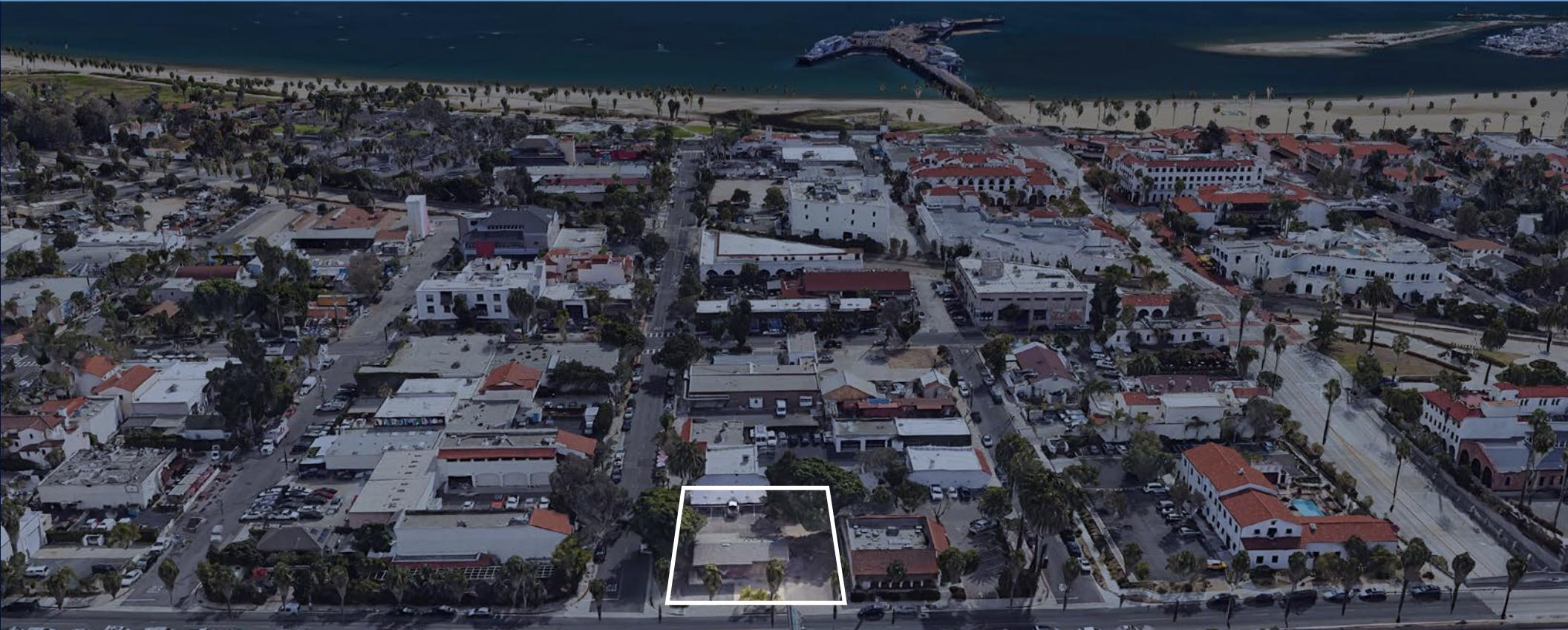
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