

# 25 E. MASON ST

SANTA BARBARA CA 93101

IN THE  
Funk  
Zone

## TROPHY COASTAL PROPERTY

Prime opportunity to acquire the tallest building in the city's highly coveted waterfront area

Freestanding commercial building ideally positioned in Santa Barbara's trendy & amenity-rich Funk Zone

Excellent qualities for adaptive re-use to retail

Potential for hotel or residential loft-style units + possible rooftop deck amenity

±46,882 SF BUILDING ON ±0.60 ACRE  
PROMINENT CORNER LOT  
OFFERED AT

**\$23,500,000**



RADIUSGROUP.COM

FOR SALES INQUIRIES



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**Exceptional opportunity to acquire the tallest building in the waterfront area with the possibility for adaptive re-use to ground floor retail and the potential for a hotel or residential loft-style units — plus the opportunity for a rooftop deck. Located in Santa Barbara's hippest neighborhood, the Funk Zone, and adjacent to the recently opened Hotel Californian — a premier destination for tourists & locals.**

# 25 EAST MASON ST

SANTA BARBARA CA 93101

This versatile building, ideally positioned in the heart of the Funk Zone, presents a rare and unique investment opportunity.\* The building exhibits excellent qualities for an adaptive re-use project to ground floor retail with the potential for a hotel or residential loft-style units on the second and third floors. Originally the Bekins Moving & Storage Building and currently the tallest building in the waterfront area, the property received a significant capital investment in 2014 to its current R&D use. It is elevator-serviced with a floor elevator and a loading freight elevator. The building also offers an excellent opportunity for a rooftop deck amenity.



**OFFERED AT**  
**\$23,500,000**  
**\$501/SF**



**PROPERTY SPECIFICS**

**BUILDING SIZE**

±46,882 SF

**LOT SIZE**

±25,949 SF (±0.60 Acres)

**PARKING**

21 on-site spaces in a gated parking lot + ample City Lots nearby (see page 5)

**ELEVATORS**

Floor Elevator & Freight Loading Elevator

**RESTROOMS**

Yes

**HVAC**

Yes

**ROLL-UP DOORS**

Yes

**ZONING**

O-C (Ocean-Oriented Commercial)/ H-R-C-2, SD3

**APN**

033-082-014

**SPRINKLERS**

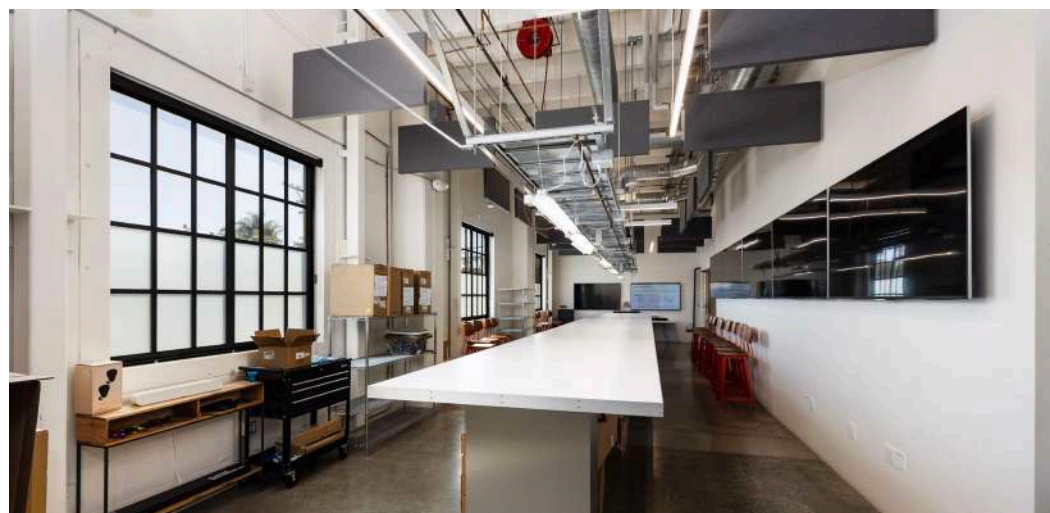
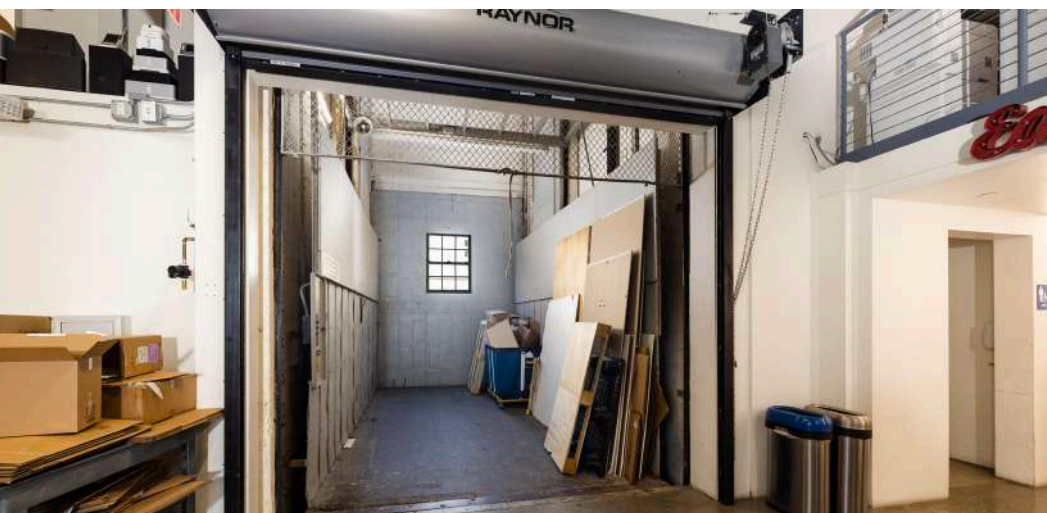
Yes

**FLOORS**

Three (3)

**CSO**

1.25%



# CONVENIENT NEARBY PARKING

4

SKATER'S POINT  
PUBLIC LOT

 5 MINUTES!

236 Spaces  
75 minutes free +  
Annual Passes  
available for \$135

3

GARDEN STREET  
PUBLIC LOT

 7 MINUTES!

207 Spaces  
75 minutes free +  
Annual Passes  
available for \$135

1

ON-SITE LOT

21 Private  
Spaces

2

HOTEL CALIFORNIAN  
PUBLIC LOT

 1 MINUTE!

123 Spaces  
75 minutes free

  
HOTEL  
CALIFORNIAN  
SANTA BARBARA, CALIFORNIA

25 E.  
MASON  
STREET

## CONFIDENTIALITY & REGISTRATION AGREEMENT (P.1 OF 2)

Property Address: 25 E MASON ST, SANTA BARBARA CA 93101. ("Property").

This Letter of Confidentiality, dated this \_\_\_ day of \_\_\_\_\_ 2023, is being provided to \_\_\_\_\_ ("Potential Buyer").

Please be advised that \_\_\_\_\_ ("Seller") is considering a possible sale of the Property with Radius Group Commercial Real Estate acting as the authorized selling representatives (collectively, "Broker"). Broker has available for review certain information concerning the Property which includes brochures, documents and other materials (collectively "Informational Materials"). Please be advised that neither the Seller nor Broker will make such Informational Materials available to the Potential Buyer with regard to the contemplated sale of the Property unless and until the Potential Buyer has executed this letter ("Letter of Confidentiality") and thereby agrees to be bound by its terms. We are prepared to provide the Informational Materials for the Potential Buyer's consideration in connection with the possible sale of the Property to the Potential Buyer, subject to the conditions set forth below.

1. All Informational Materials relating to the Property which may be furnished to the Potential Buyer by the Seller, Property Manager, or Broker shall continue to be the property of the Seller. The Informational Materials will be used by the Potential Buyer solely for the purpose of evaluating the possible acquisition of the Property and not for any purpose not related to the possible acquisition of the Property. In addition, The Informational Materials may not be copied or duplicated without the Seller's prior written consent and must be returned to the Seller and any copies of such Informational Materials destroyed within three (3) business days of Seller's request, or when the Potential Buyer declines to make an offer for the Property or terminates discussions or negotiations with respect to the Property.
2. The Potential Buyer will not make any Informational Materials available, or disclose any of the contents thereof, to any person, unless such person has been identified to the Seller in writing and the Seller has approved the furnishing of the Informational Materials or such disclosure to such person, and such person has entered into an agreement with the Seller, the provisions of which agreement shall be substantially the same as the provisions of this Letter of Confidentiality, provided however, that the Informational Materials and this Letter of Confidentiality may be disclosed to the Potential Buyer's partners, architects, planners, contractors, employees, legal counsel and institutional lenders ("Related Parties") who, in the Potential Buyer's best reasonable judgment, need to know such information for the purpose of evaluating the potential sale of the Property

or any interest therein by the Potential Buyer. Such Related Parties shall be informed by the Potential Buyer of the confidential nature of the Informational Materials and shall be directed in writing by the Potential Buyer to keep all the Informational Materials strictly confidential in accordance with this Letter of Confidentiality. The Prospective Buyer shall be responsible for any violation of this provision by any Related Party.

3. Although we have endeavored to include in the Informational Materials information which we believe to be relevant to the purpose of your investigation, the Potential Buyer understands and acknowledges that Seller, Property Manager, and Broker make no representations or warranties as to the accuracy or completeness of the Informational Materials. The Potential Buyer further agrees and acknowledges that the information used in the preparation of the Informational Materials was furnished to the Seller, Property Manager and Broker by others and has not been independently verified by Seller, Property Manager, or Broker and is not guaranteed as to completeness or accuracy. The Potential Buyer agrees that the Seller, Property Manager, or Broker shall have no liability for any reason to the Potential Buyer or any of its representatives or Related Parties arising out of or resulting from the use of the Informational Materials by any person in connection with the sale of, or other investment by the Potential Buyer in the Property, whether or not consummated for any reason and Potential Buyer hereby expressly releases Seller, Property Manager and Broker from any such claims.
4. The Potential Buyer acknowledges that the Property has been offered for sale, subject to withdrawal from the market or rejection of any offer because of the terms thereof, or for any other reason whatsoever, without notice.
5. The obligation of Potential Buyer to not disclose and to keep confidential all Informational Materials does not include information: (a) that was already in the possession of Potential Buyer or any of its Related Parties at the time of delivery by Seller, Property Manager or Broker; (b) that is obtained by Potential Buyer or its Related Parties from a third person which, insofar as is known to Potential Buyer or its Related Parties, is not subject to any legal, contractual or fiduciary prohibition or obligation against disclosure; (c) which was or is independently developed by Potential Buyer or its Related Parties without utilizing the Informational Materials or violating its confidentiality obligations hereunder; or (d) which was or becomes generally available to the public through no fault of Potential Buyer or its Related Parties.

## CONFIDENTIALITY & REGISTRATION AGREEMENT (P.2 OF 2)

1. This Letter of Confidentiality shall remain in effect for two (2) years after the date listed below.
2. This Letter of Confidentiality shall be governed by and construed in accordance with the laws of the State of California without reference to its Conflicts of Law provisions.
3. This Letter of Confidentiality contains the entire understanding between the parties with respect to the subject matter hereof, and may not be altered, varied, revised or amended, except by an instrument in writing signed by the parties subsequent to the date of this Letter of Confidentiality. The parties have not made any other agreement or representation with respect to such matters.
4. Potential Buyer acknowledges that damages may be inadequate compensation for breach of this Agreement and Seller shall be entitled to seek equitable relief and may restrain, by an injunction or similar remedy, any breach or threatened breach of this Agreement.
5. If the Potential Buyer is in agreement with the foregoing, please complete, sign and date the following and return this Letter of Confidentiality to the address shown below:



### RADIUS GROUP COMMERCIAL REAL ESTATE

**ATTN: AUSTIN HERLIHY / CHRIS PARKER / MILES WATERS**

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[mwaters@radiusgroup.com](mailto:mwaters@radiusgroup.com)

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### Potential Buyer:

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Company Name: \_\_\_\_\_

Email Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Date: \_\_\_\_\_

### Potential Buyer's Agent:

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Company Name: \_\_\_\_\_

Email Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Date: \_\_\_\_\_

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