

For Sale | ±8,404 SF commercial building in Downtown Santa Barbara

21-23 WEST ANAPAMU STREET

SANTA BARBARA, CA 93101

Colliers



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Investment Highlights

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PRICE

\$3,300,000



PRICE PER SF

\$393



FLOORS

2



BUILDING SIZE

±8,404 SF



APN

039-231-004



LOT SIZE

±8,276 SF (0.19 AC)



HVAC

Yes



SPRINKLERS

Yes



RESTROOMS

4 (two with a shower)



PARKING

Zone of Benefit - 100%
Adjacent to Public
Parking Lot 4

21-23 W Anapamu Street represents a rare opportunity to acquire a prominent ±8,404 SF commercial building in the core of Downtown Santa Barbara, positioned just off the highly trafficked State Street corridor and surrounded by premier dining, retail, cultural institutions, and public parking, supporting a wide range of future commercial or institutional uses

Constructed in 1903, the property has served numerous functions over its long history, with its most notable period beginning in 1986 as the flagship “Dean” location of the Karpeles Manuscript Library Museum, which displayed thousands of significant historical documents and educational exhibits and became a wellcultural anchor in the community for nearly four decades.

The asset will be delivered **vacant**, offering incoming ownership the full flexibility to reposition and adapt this historic structure to its next chapter.



Iconic Record

21-23 WEST ANAPAMU STREET | SANTA BARBARA, CA 93101

1903

Built 120 years ago as a private residence

1920s

Housed McDermitt Funeral Home

1950s

UCSB Fraternity House

1960s

Housed a dress shop and antique store

1970s

Plant store with dance studio upstairs

1975-1980

"Thin Air" women's boutique featuring Batik Indonesian

1980

Arson fire gutted the building

1985

Oscar's Night Club

1986

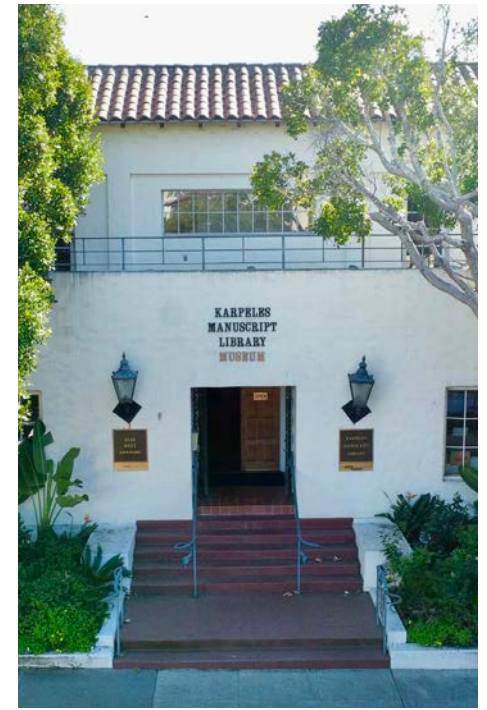
Purchased by David Karpeles & Mounir Ashamalla

Through Today

The Karpeles Manuscript Library Museum

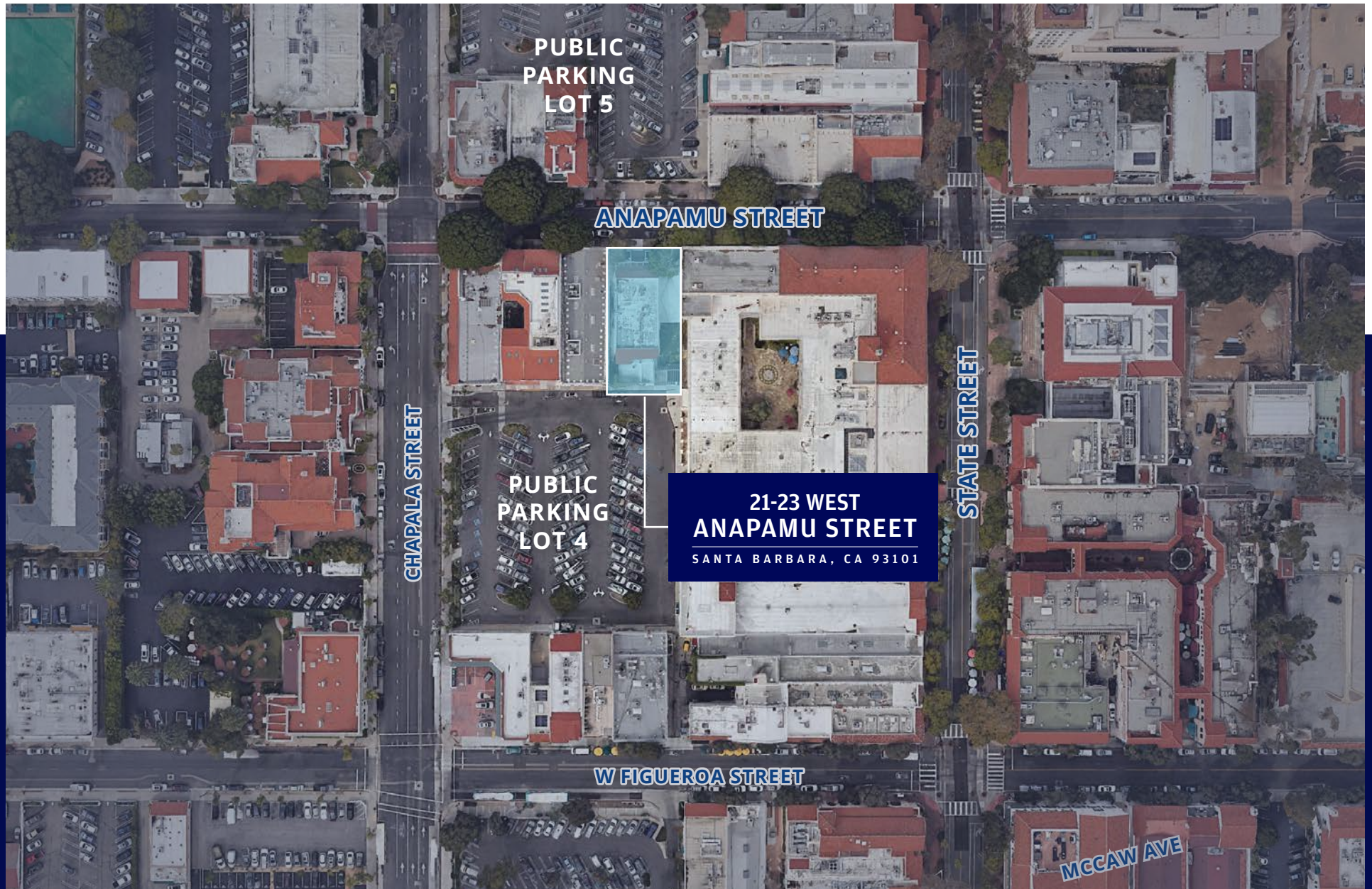
Property Photos

21-23 WEST ANAPAMU STREET | SANTA BARBARA, CA 93101



The Location

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Nearby Amenities

21-23 WEST ANAPAMU STREET | SANTA BARBARA, CA 93101



Santa Barbara, CA

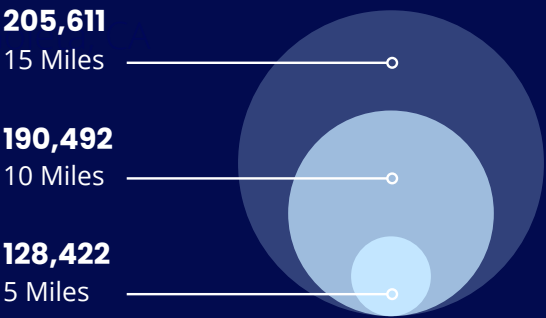
Market Overview

Santa Barbara is a key market on California's Central Coast, offering a unique combination of coastal living, historic architecture, and a diverse employment base. Known for its Mediterranean climate and walkable urban core, the city remains one of the most sought-after locations for both residential and commercial real estate investment.

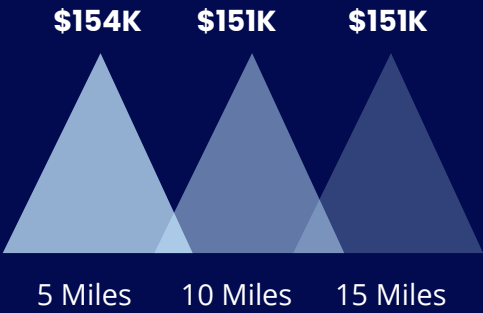
The local economy is anchored by healthcare, education, government, and professional services. Major employers include Cottage Health, the County of Santa Barbara, Santa Barbara City College, and a range of nonprofit and research institutions. A strong tourism sector also drives demand, supported by year-round travel to the city's beaches, wine country, and cultural attractions.

With limited development opportunities, consistently low vacancy rates, and strong demand fundamentals, Santa Barbara continues to offer long-term stability for investors. Its coastal setting, educated population, and enduring lifestyle appeal make it a prime location for multifamily and mixed-use investment.

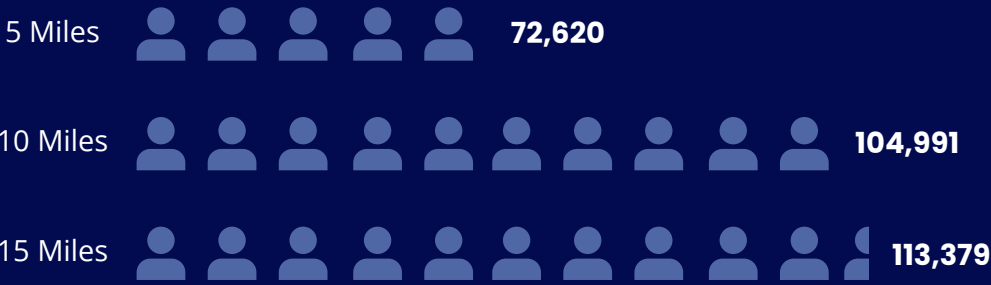
DAYTIME POPULATION 2025



AVERAGE HH INCOME 2025



ESTIMATED LABOR FORCE 2025



RENTER OCCUPIED HOUSING



MILES WATERS

Vice President

Lic. 02047288

Direct: +1 805 518 1493

Mobile: +1 805 729 6784

miles.waters@colliers.com

AUSTIN HERLIHY

Executive Vice President

Lic. 01518112

Direct: +1 805 518 1491

Mobile: +1 805 705 1149

austin.herlihy@colliers.com

CHRIS PARKER

Vice President

Lic. 01887788

Direct: +1 805 518 1492

Mobile: +1 805 403 4735

chris.parker@colliers.com

MIKE CHUNG

Associate

Lic. 02156327

Direct: +1 805 518 3254

Mobile: +1 805 453 3953

mike.chung@colliers.com

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