

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as the flagship "Dean" location of the Karpeles Manuscript Library Museum, which displayed thousands of significant historical documents and educational exhibits and became a wellcultural anchor in the community for nearly four decades.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

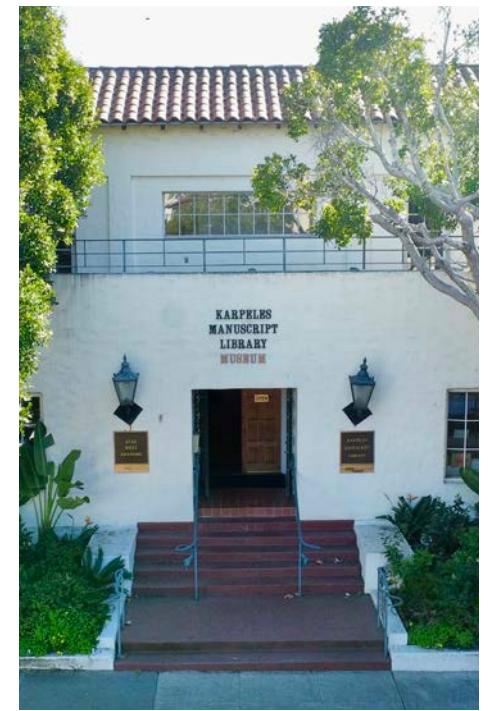
Purchased by David Karpeles & Mounir Ashamalla

Through Today

The Karpeles Manuscript Library Museum

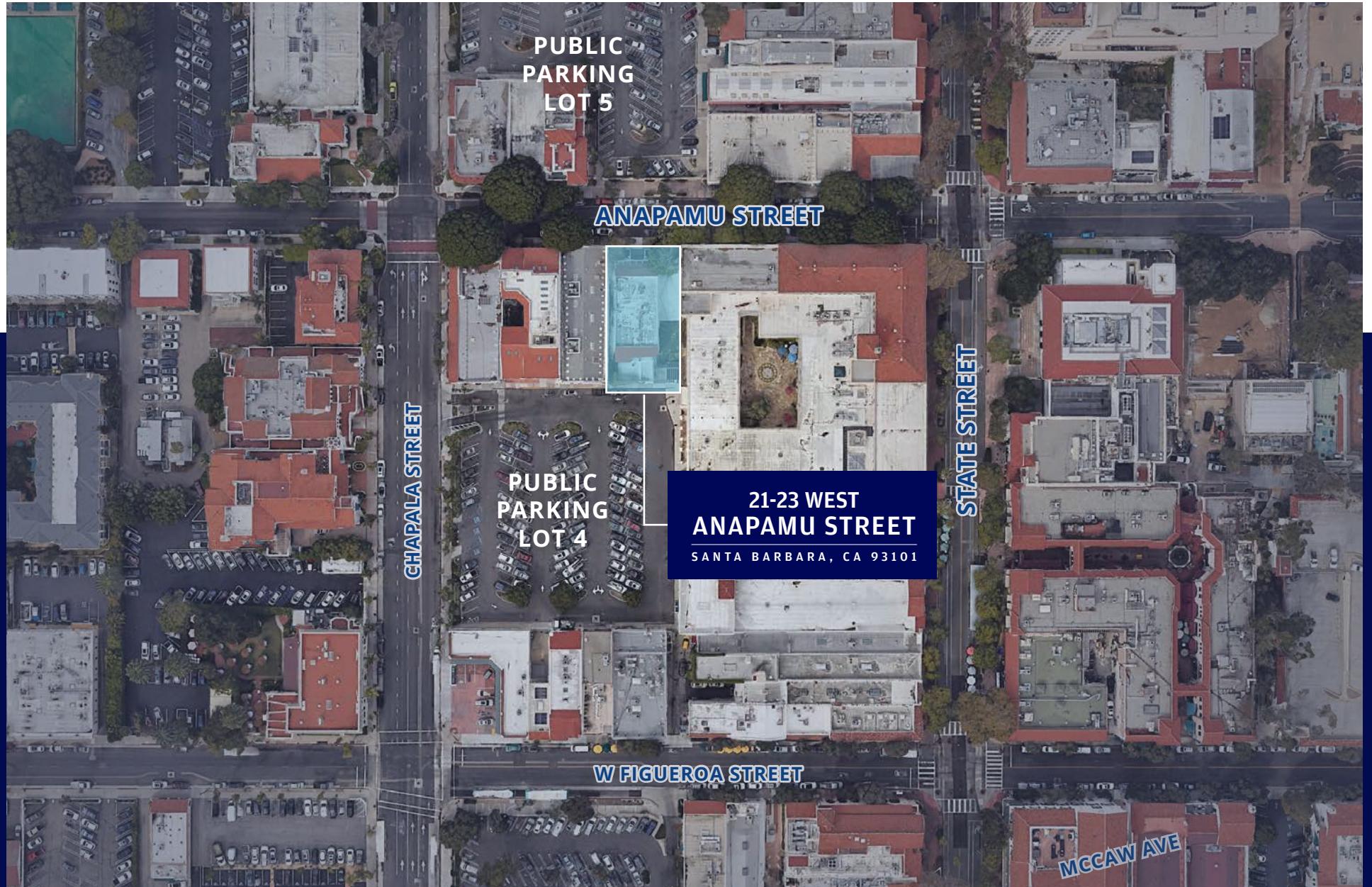
Property Photos

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The Location

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Nearby Amenities

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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

205,611

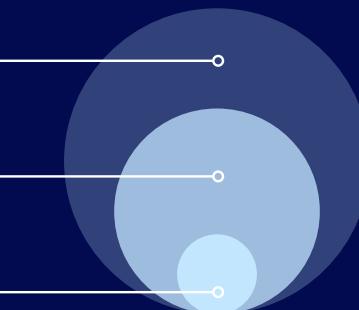
15 Miles

190,492

10 Miles

128,422

5 Miles



AVERAGE HH INCOME 2025

\$154K

5 Miles

\$151K

10 Miles

\$151K

15 Miles

ESTIMATED LABOR FORCE 2025

5 Miles



72,620

10 Miles



104,991

15 Miles



113,379

RENTER OCCUPIED HOUSING

52.0%



5 Miles

53.2%



10 Miles

52.5%



15 Miles

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