

SANTA BARBARA CA 93101

# 44 HELENA AVENUE

IN THE  
*Funk Zone*

**MAJOR PRICE  
REDUCTION**

**\$2,800,000**

**±4,956 SF Funk Zone Building  
Near Santa Barbara's Waterfront  
& Stearns Wharf**

**ROB HAMBELTON**  
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HARBOR  
VIEW INN

FINNEY'S  
CRAFTHOUSE

SANTO  
MEZCAL

CABRILLO BOULEVARD

STATE STREET

GOAT TREE

HOTEL  
CALIFORNIA

BLUEWATER  
GRILL

44 HELENA AVE

HELENA AVENUE

SB  
BIERGARTEN

W. MASON STREET

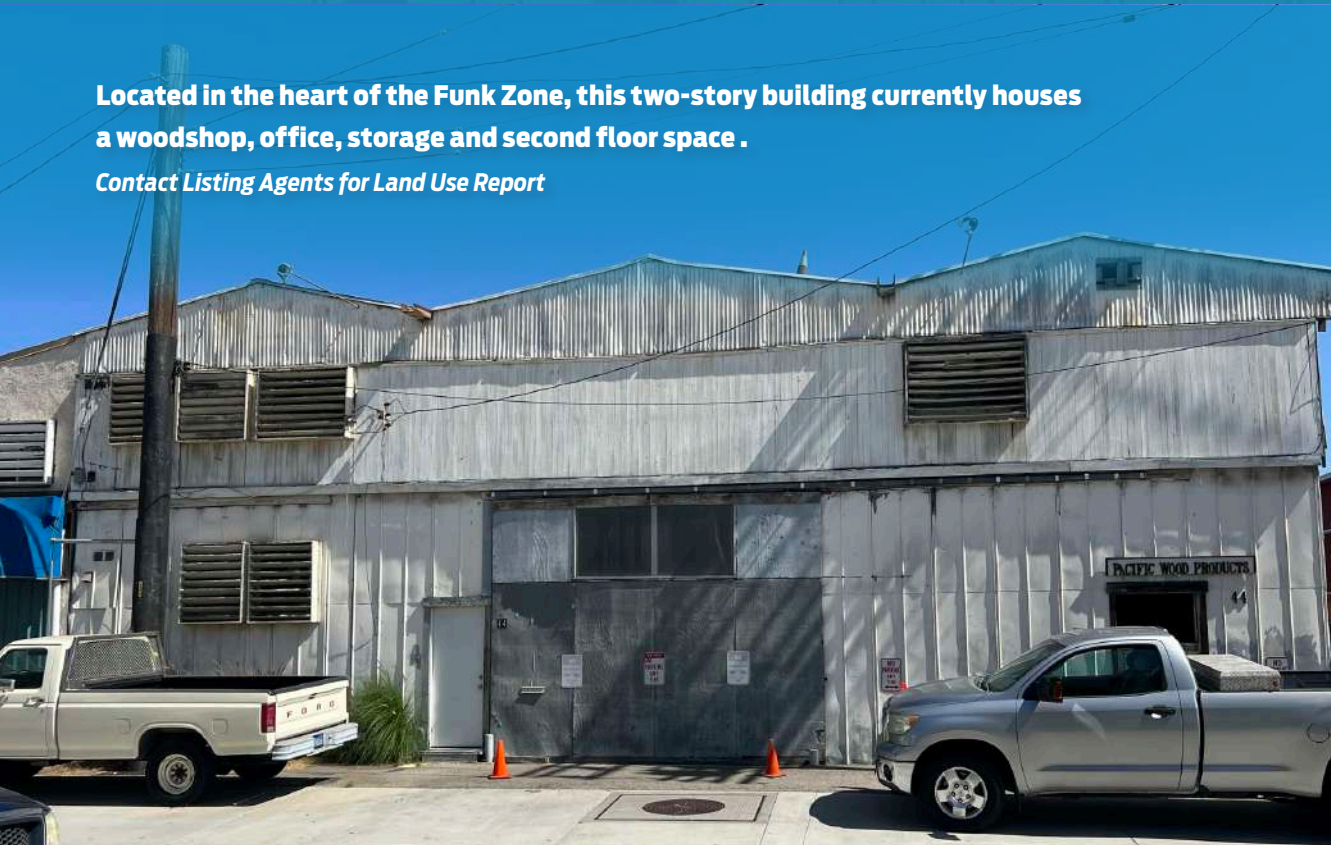




±4,956 SF Funk Zone Building  
Near Santa Barbara's Waterfront  
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Located in the heart of the Funk Zone, this two-story building currently houses a woodshop, office, storage and second floor space .

Contact Listing Agents for Land Use Report



### PROPERTY SPECIFICS

**\$2,800,000**

**Building Size**

±4,956 SF

**Land Size**

±5,227 SF

**APN**

033-112-008

**Restrooms**

Two

**Floors**

2

**Roll-Up Doors**

One - Ground Level

**Zoning**

OC/S-D-3

**CSO**

2.5%

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**COMPARABLE SALES**

	ADDRESS	CITY	COMP SF	SALE PRICE	PRICE PSF	CLOSING DATE	BUYER TYPE
	205 Anacapa St.	Santa Barbara	3,835	\$4,250,000	\$1,108	06/29/2021	Owner User
	228 Santa Barbara St.	Santa Barbara	4,700	\$4,650,000	\$989	2/28/2024	Owner User
	209 Anacapa St.	Santa Barbara	4,000	\$3,547,000	\$887	11/18/2021	Owner User
	209 Gray Ave.	Santa Barbara	3,000	\$2,390,000	\$797	08/05/2021	Owner User
	40 & 50 Los Patos Way	Montecito	7,800	\$7,000,000	\$897	11/01/2022	Investor

**AVERAGE: \$936/SF**

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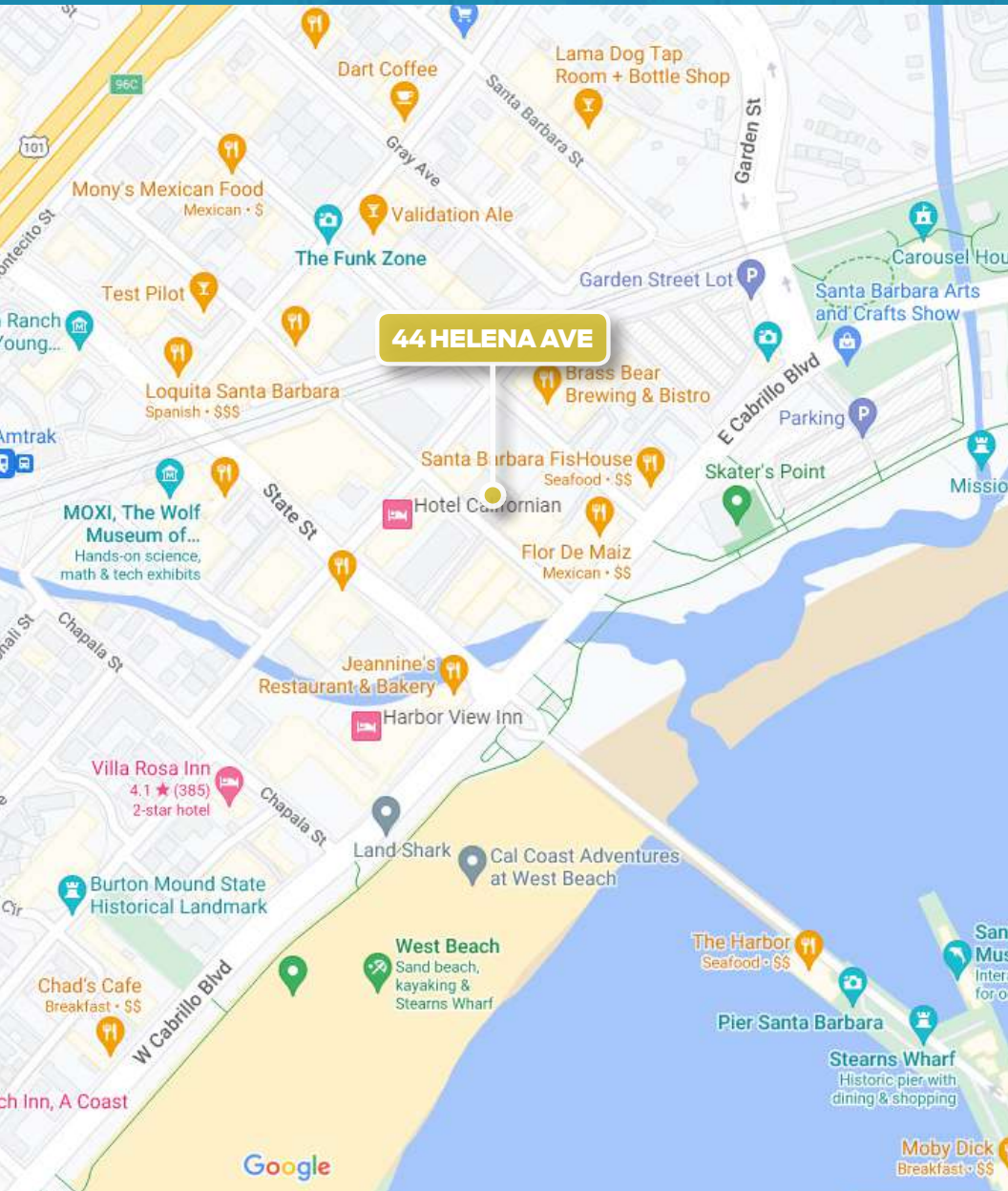
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PROPOSED DEVELOPMENT AT ADJACENT SITE – 35 ANACAPA ST



A new three-story building (27,386 SF) on a 0.51-acre vacant lot located at the southwest corner of Anacapa Street and E. Mason Street in the OC zone. The project will include ±15,741 SF of non-residential area, including ±12,175 SF of commercial area and 3,566 SF of hotel area. A total of 14,993 SF of demolition credit is available on the project site. The proposed building includes two 6-room small hotels (total of 12 hotel rooms, ±300 SF each), hotel lobby/amenities/back-of-house, and other commercial services including: corner market/bodega, restaurant, and tasting rooms. A total of two residential manager's units (±600 SF each) will be provided for the two hotels. The project proposes a total of 15 parking spaces, including 2 ADA spaces, for the required 12 spaces for the hotel rooms, pursuant to State of California State AB2097, with no minimum requirements for parking on commercial uses within 1/2 mile from a Major Transit Stops.

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# FUNK ZONE HOT SPOTS



Mony's

LUCKY PENNY

RINCON BREWERY

Loquita

TEST PILOT  
SANTA BARBARA

MUNICIPAL WINEMAKERS

- 1 Metropulos Fine Foods Merchant
- 2 Helena Avenue Bakery
- 3 Topa Topa Brewing Co.
- 4 Brass Bear Brewing & Bistro
- 5 Dart Coffee Co.
- 6 Shalhoob's
- 7 Rincon Brewery
- 8 Rare Society Steakhouse

DART COFFEE CO.  
SANTA BARBARA, CA

- 9 Pali Wine Co. Wine Garden
- 10 Test Pilot
- 11 Loquita
- 12 MOXI, Wolf Museum of Exploration & Innovation
- 13 Santo Mezcal
- 14 Mony's
- 15 The Hotel Californian
- 16 Channel Islands Surfboards

The LARK  
SANTA BARBARA, CA

- 17 The Lark | Lucky Penny
- 18 Figueroa Mtn Brewing Co. | Area 5.1 Winery
- 19 Validation Ale
- 20 La Lieff Winery
- 21 Margerum Tasting Room
- 22 Goat Tree

BEEGARTEN  
Santa Barbara, CA

SHALHOOB'S  
FUNK ZONE PATIO  
SANTA BARBARA, CA

HOTEL CALIFORNIAN  
SANTA BARBARA, CALIFORNIA

RARE SOCIETY

FINNEY'S CRAFTHOUSE

FIGUEROA MOUNTAIN BREWING CO.

MOXI  
The Wolf Museum of Exploration + Innovation

PALI WINE CO



# THE FUNK ZONE

## Santa Barbara's Unique Arts, Dining & Industrial District

Over the past decade Santa Barbara's Funk Zone has exploded into a contemporary sub-culture of artisan shops, galleries, hip eateries, award-winning microbreweries, craft distilleries, and the Urban Wine Trail with 29 wine tasting rooms all within walking distance. Perfectly situated in Santa Barbara's up-and-coming waterfront just footsteps from the beach, Stearns Wharf and the city's famed downtown, this mixed use neighborhood encompasses approximately 16 square blocks adjacent to State Street, the main commercial thoroughfare through the city, and is easily accessible off the 101 freeway and the Amtrak station.

Don't be deterred by the name; the area doesn't have a *funk* so much as it has a *vibe*. The Funk Zone delights visitors and locals with its rich tapestry of historical marine structures, industrial lots and old houses which support a colorful mixture of creative uses and give the zone its face, while its occupants that reside and work there embody its eclectic soul. With a spirit for innovation and community, the neighborhood offers the best that Santa Barbara has to offer wrapped in an eclectic, dynamic package. Artists, winemakers and chefs have taken up shop in aged warehouses and forgotten scuba shops, transforming the zone into an understated array of hidden hot spots.

Indeed the Funk Zone offers the perfect contrast to the pristine red tile roofs and charming Spanish-style architecture of Santa Barbara's historic downtown. Minus the polish and plus some grit, the Funk Zone has its own distinctive brand of charm. Filled with sightseers and locals, the Funk Zone offers the ultimate sense of discovery as it continues to evolve and get better as ever more businesses crop up in the 'hood.

The Funk Zone

## MARKET OVERVIEW

