

FOR LEASE

EXCELLENT 2ND GENERATION
RESTAURANT SPACE WITH HIGH CEILINGS

PRIME DOWNTOWN SANTA BARBARA LOCATION

1230 State St., Suite A, Santa Barbara, CA 93101



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COMMERCIAL DIVISION

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FOR LEASE

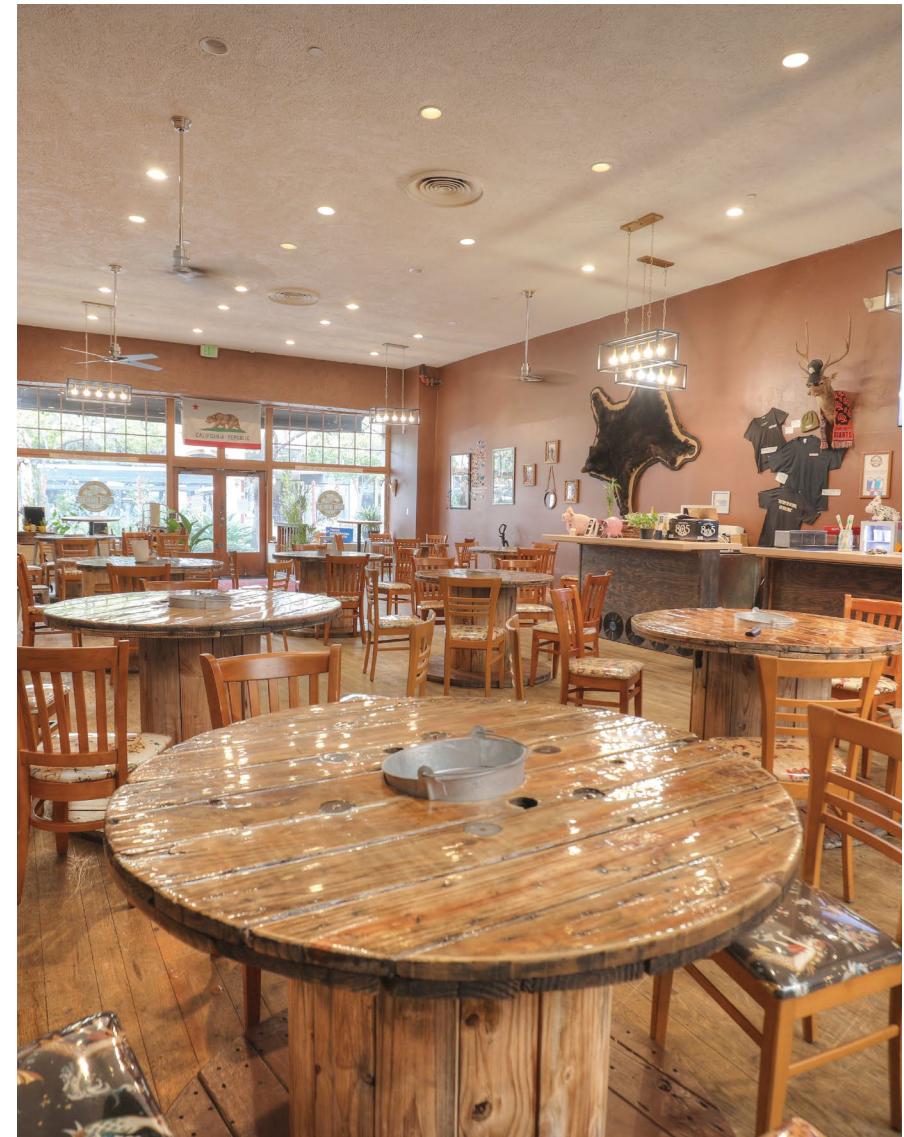
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Building Size:	3,081 SF plus 1,455 SF 2nd floor/mezzanine space
Lease Rate	\$3.50/SF NNN (.90) for the 1st floor space. 2nd floor/Mezzanine at no additional cost.
Lease Term:	3 - 5 years plus Options
Zoning:	C - G: Commercial General
Parking:	2 large capacity City lots in immediate vicinity
Restrooms:	Two ADA compliant
HVAC:	Yes
Fire Sprinklers:	Yes

Description:

Fantastic restaurant space for lease in the Arts District in downtown Santa Barbara. All major restaurant infrastructure in place including large walk in cooler, 14' hood, & grease trap. Great location between the Arlington and Granada Theaters, and many well established successful restaurants in the 1 block radius.



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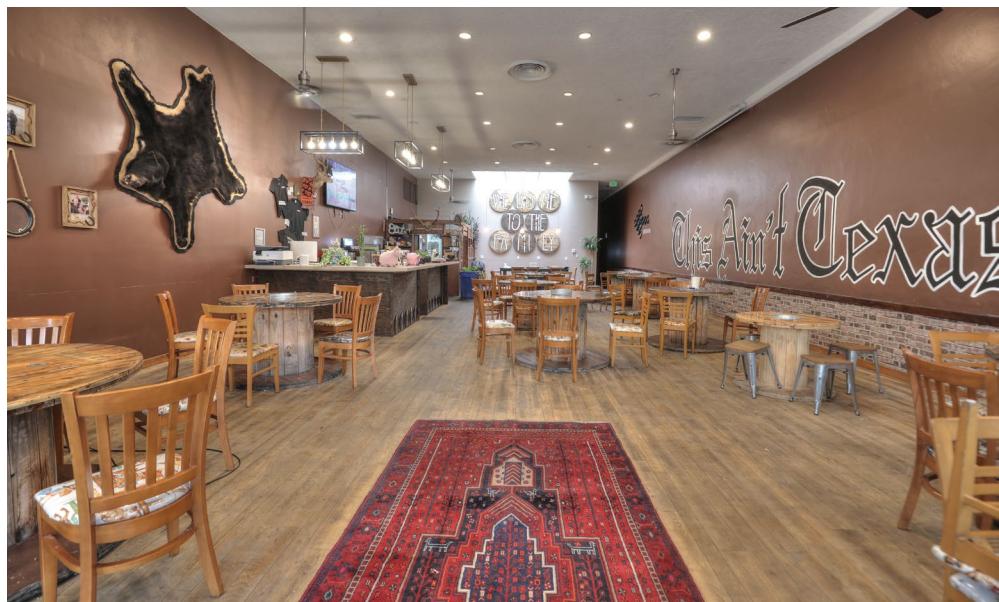
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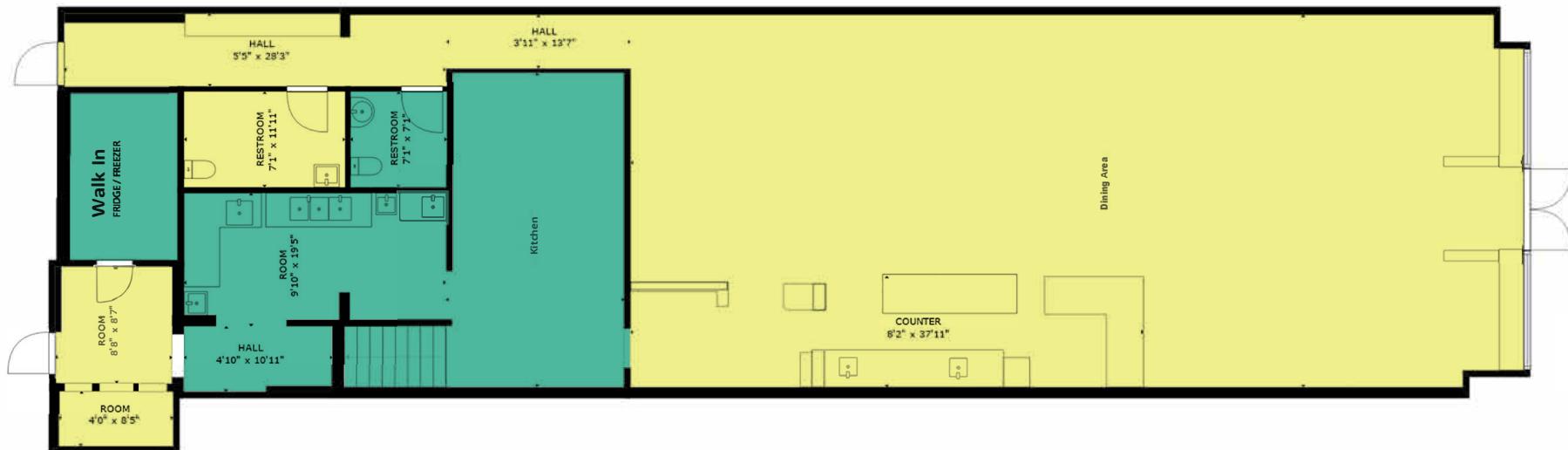
PHOTOS

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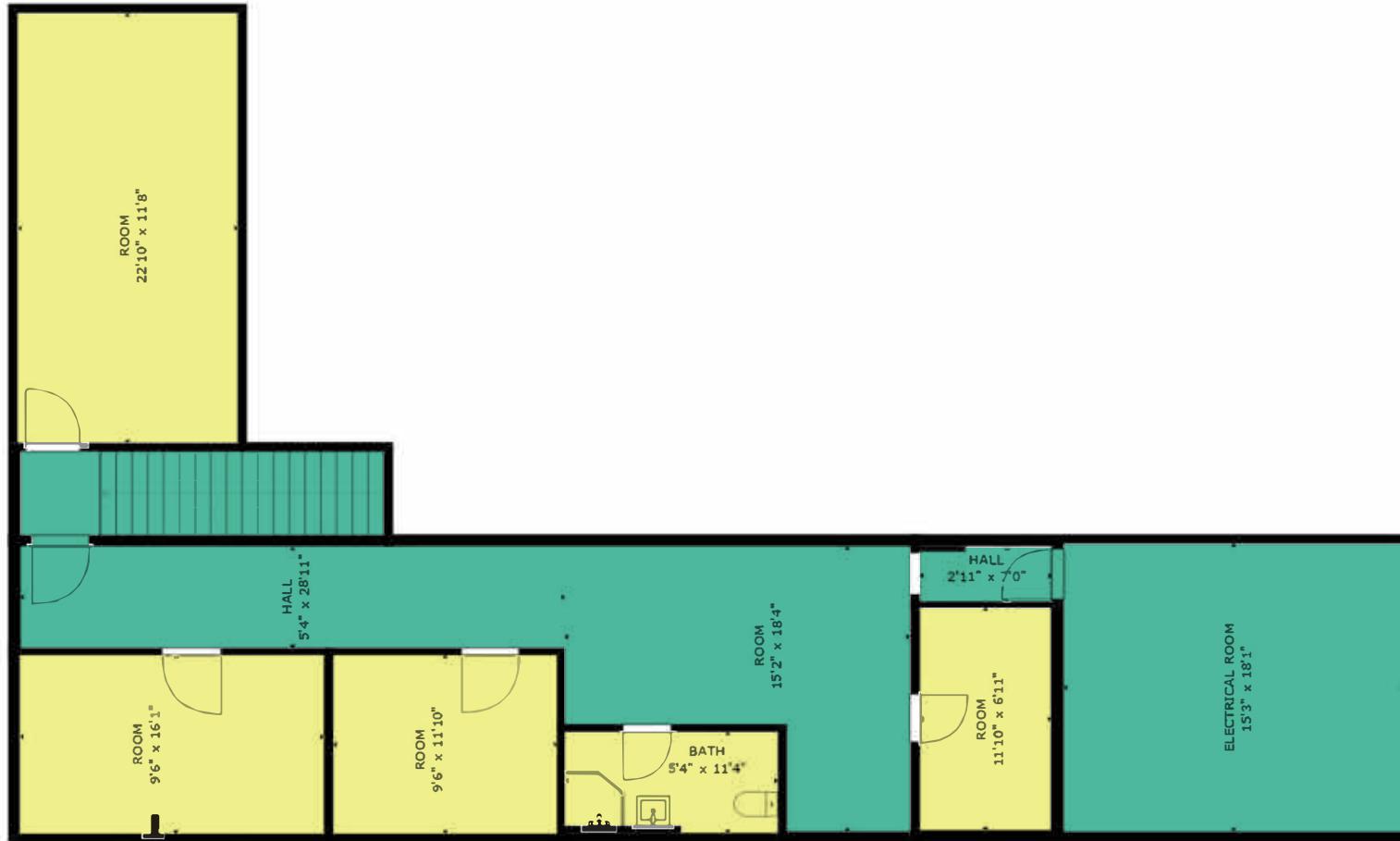
FLOOR PLAN - 1ST FLOOR

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FLOOR PLAN - 2ND FLOOR

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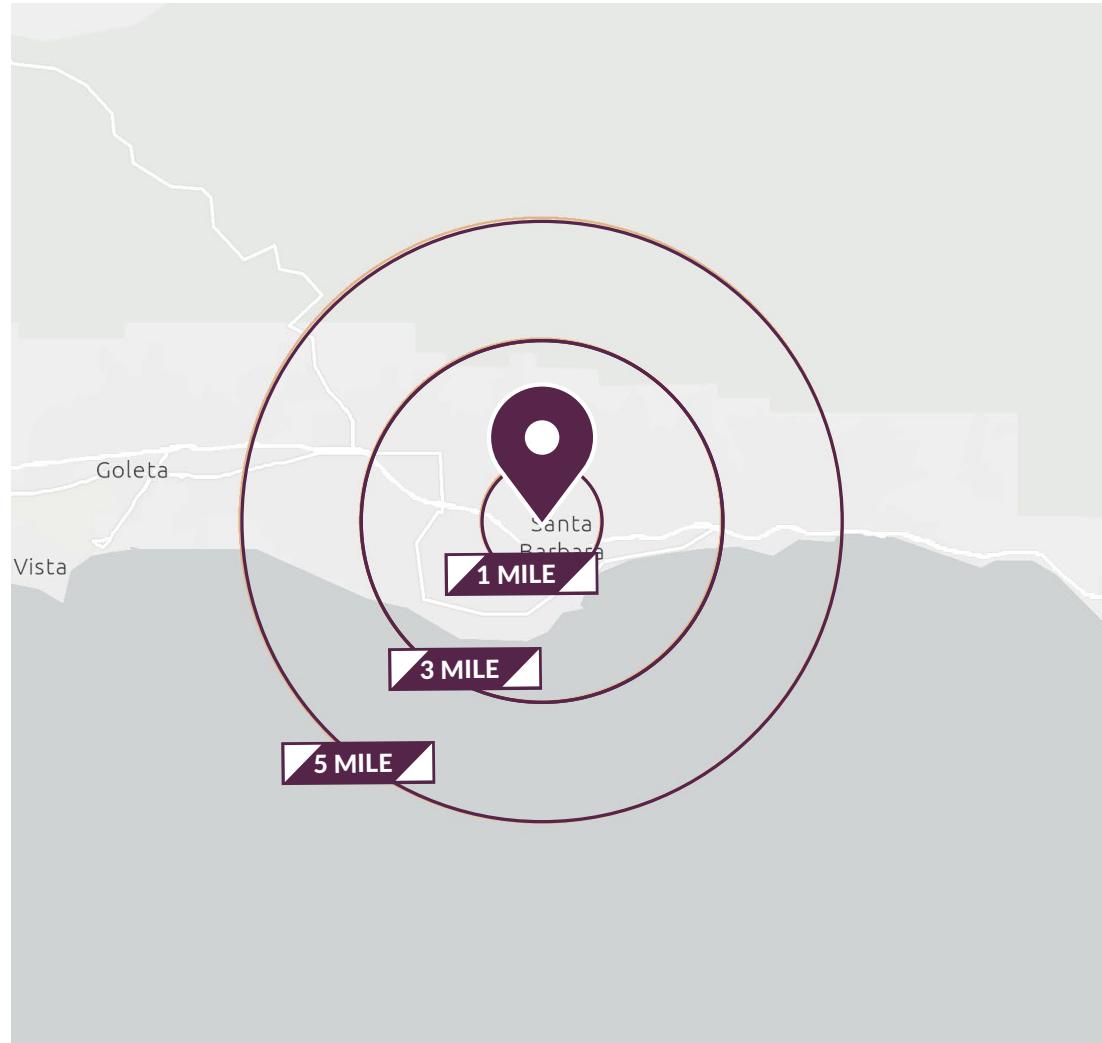
AMENITIES MAP

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DEMOGRAPHICS

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2022 Summary	1 Mile	2 Mile	3 Mile
Population	31,002	92,125	113,618
Households	13,170	36,227	44,696
Families	5,702	18,670	23,779
Average Household Size	2.32	2.44	2.44
Owner Occupied Housing Units	3,332	16,376	21,931
Renter Occupied Housing Units	9,838	19,852	22,765
Median Age	35.0	39.5	41.1
Median Household Income	\$73,529	\$96,451	\$100,198
Average Household Income	\$111,036	\$149,246	\$156,054

2027 Summary	1 Mile	2 Mile	3 Mile
Population	31,110	92,327	113,582
Households	13,208	36,319	44,687
Families	5,715	18,670	23,714
Average Household Size	2.32	2.44	2.44
Owner Occupied Housing Units	3,368	16,494	22,011
Renter Occupied Housing Units	9,840	19,825	22,676
Median Age	35.9	40.5	42.0
Median Household Income	\$94,052	\$115,549	\$120,329
Average Household Income	\$138,714	\$176,612	\$182,841