

# 1215 DE LA VINA ST. SUITE F

SANTA BARBARA  
CA 93101

**OFFICE  
CONDOMINIUM**  
±825 SF  
In Downtown Santa Barbara

Offered at  
**\$425,000**

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[RADIUSGROUP.COM](http://RADIUSGROUP.COM)



# 1215 DE LA VINA ST., SUITE F

SANTA BARBARA  
CA 93101

**\$425,000**

Price/SF Bldg. \$515

## OPPORTUNITY HIGHLIGHTS

### Condo Size

±825 SF

### Association Fee

\$358/month

### Zoning

GC (General Commercial)

### Parking

One (1) Reserved + Visitor Spaces

### Restrooms

Common

### Floors

Ground Floor

### Year Built

1980's

### APN

039-340-006

### CSO

3%

**Rare, ground level ±825 SF office condo in the heart of downtown Santa Barbara. The condo includes three offices, a reception area, a kitchenette, and two parking spaces. The space is an ideal opportunity for an owner user or an investor as this is a projected 5% cap at market rents. Please do not disturb existing tenant as their lease expires at the end of the year.**



*The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.*

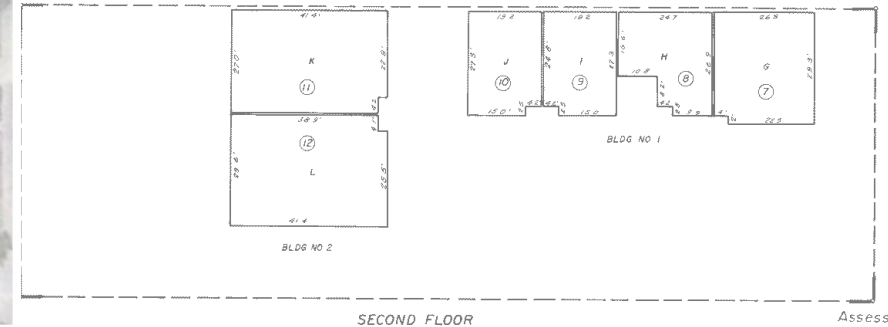
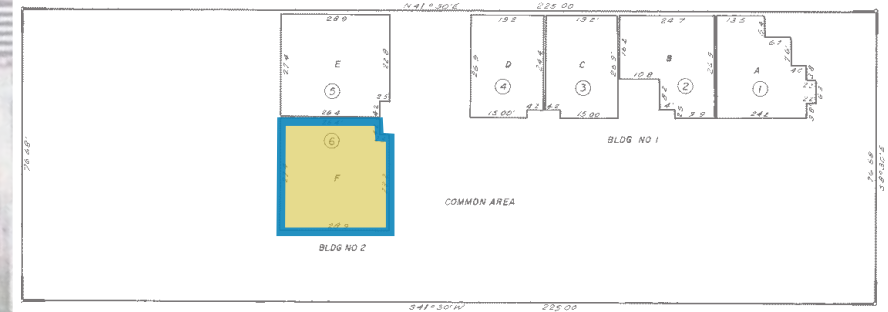
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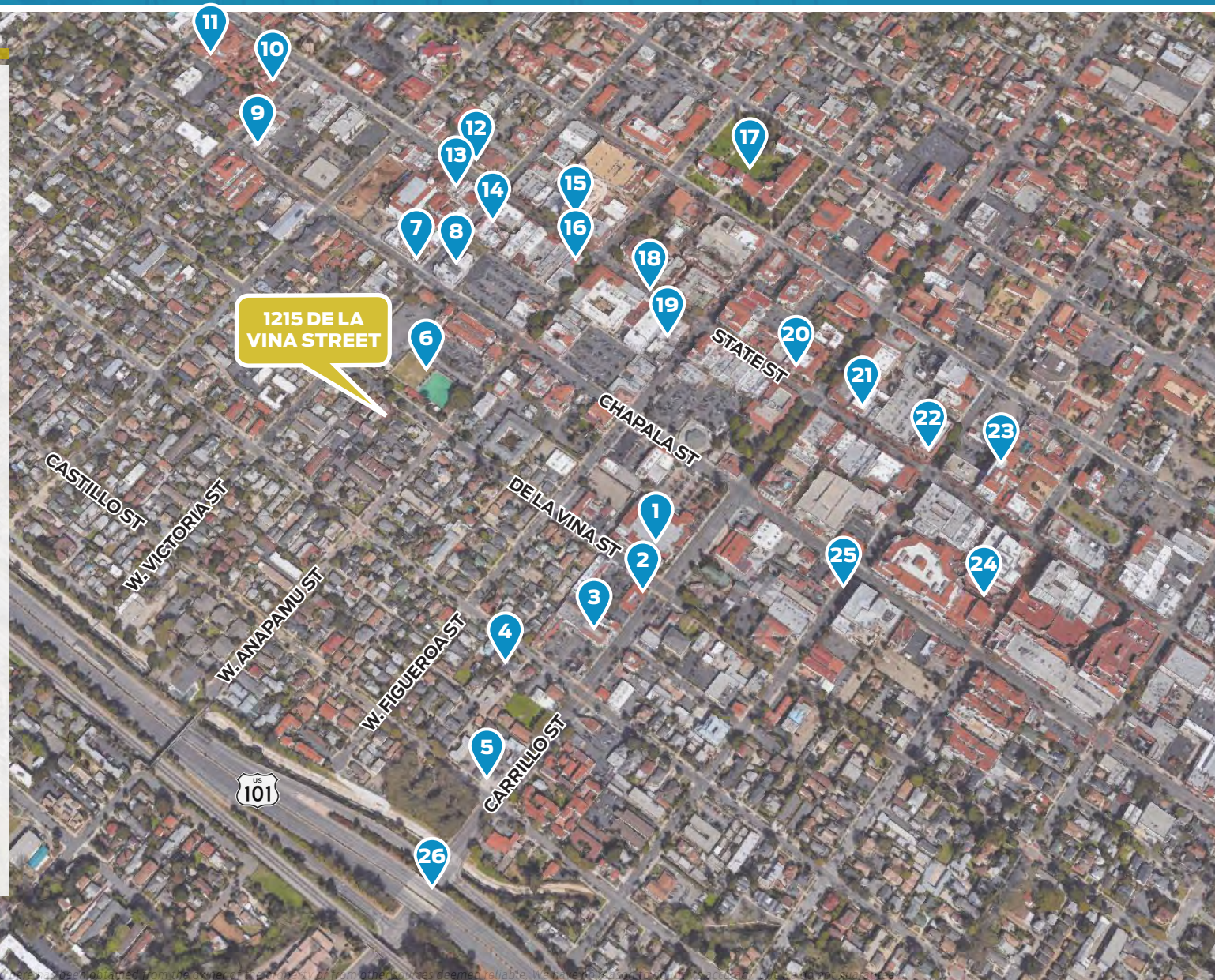
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## Nearby Merchants & Amenities

- 1 Ralph's Supermarket
- 2 Starbucks
- 3 CVS Pharmacy
- 4 Sushi Teri Japanese
- 5 ARCO
- 6 Spencer Adams Park
- 7 Santa Barbara Public Market
- 8 Scarlett Begonia Restaurant
- 9 Three Pickles
- 10 Community West Bank
- 11 Cantwell's Grocery Market & Deli
- 12 Carlito's Cafe y Cantina
- 13 Arlington Theater
- 14 Bouchon Santa Barbara
- 15 The Granada Theatre
- 16 Benchmark Eatery
- 17 Santa Barbara Courthouse
- 18 La Arcada Plaza
- 19 Dune Coffee Roasters
- 20 Chase Restaurant
- 21 Apple Store
- 22 Marshalls
- 23 24 Hour Fitness
- 24 Paseo Nuevo Mall
- 25 Cajun Kitchen
- 26 Primary Downtown Freeway Access



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## THE AMERICAN RIVIERA

Symbolizing the ultimate in casual California lifestyle, Santa Barbara is undoubtedly one of America's most desirable destinations to live and travel.



Located on a pristine coastline approximately 337 miles south of San Francisco and 93 miles north of Los Angeles, Santa Barbara is nestled between the Pacific Ocean and the Santa Ynez Mountains. This stretch of coast is known as the "American Riviera" because of its mild Mediterranean climate.

With a population of approximately 92,101, Santa Barbara is both small and vibrant. Locals and visitors are drawn to the city's charming downtown and picturesque State Street with its rich Spanish architecture and historical sites, wide variety of shops and galleries, numerous Zagat-rated restaurants and thriving open-air shopping centers like the famed Paseo Nuevo Mall. Pristine, sunny beaches, an expansive harbor and countless outdoor attractions including the Santa Barbara Zoo, Santa Barbara Mission, Stearns Wharf and Santa Barbara Museum of Natural History all add to the area's appeal. And with nearly 220 vineyards within a short drive, Santa Barbara County is a renowned wine region offering an array of some of the finest labels in the world.

### "Best Beach Town"

*Sunset Magazine's 2015 Inaugural Travel Awards*

### "The 12 Best Cities for a Weekend Getaway"

*U.S. News & World Report*

### "30 Best Small Cities in America"

*Condé Nast Traveler's Readers' Choice Awards*

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