

# FOR SALE

AMAZING CHARACTER, CHARM, AND CONDITION  
FANTASTIC DOWNTOWN SANTA BARBARA LOCATION

2,750 SF FREESTANDING SINGLE-TENANT COMMERCIAL BUILDING  
532 STATE ST., SANTA BARBARA, CA 93101



**BERKSHIRE  
HATHAWAY** | California  
HomeServices Properties

COMMERCIAL DIVISION

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Fantastic downtown Santa Barbara quintessential Spanish Style commercial building for sale located in the heart of the 500 block of State St. Perfectly located across from Hotel Santa Barbara and close to the trendy Drift Hotel. This two level, highly versatile building is in beautifully upgraded condition with recessed lighting, new split HVAC units, stylish bathrooms, rear courtyard/patio, 12 foot ceilings on 1st floor and 8' ceilings on 2nd floor, and features a beautiful staircase with original iron work! The 1st floor is suitable for a variety of commercial uses, & the upstairs has the versatility of a myriad of uses, and is currently used as a lovely residential unit with skylight, upgraded full bathroom, and a wonderful balcony overlooking State St! A true gem!

<b>Sale Price:</b>	\$2,100,000
<b>Total Building Size:</b>	2,750 SF - 1st Floor Retail/Restaurant/Commercial: 1,750 SF 2nd Floor Office/Retail/Possible Residential: 1,000 SF
<b>Lot Size:</b>	2,178 SF
<b>Year Built:</b>	1929
<b>Construction Type:</b>	Masonry/Stucco with Seismic Reinforcement
<b>APN:</b>	037-173-027
<b>Zoning:</b>	MC - Manufacturing Commercial
<b>Parking:</b>	2 large capacity City Public Parking Lots in immediate vicinity of Property
<b>HVAC:</b>	Yes, newly installed split units
<b>Restrooms:</b>	2 on 1st floor, 1 on 2nd floor



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## HIGHLIGHTS:

- **Dynamic Downtown Santa Barbara Core Location:**

The subject property is positioned in one of the best blocks on State St, across from the newly remodeled Hotel Santa Barbara, and a couple of doors away from the trendy Drift Hotel. Many food and beverage concepts in the immediate vicinity along with significant foot traffic. Ghiradelli Chocolate/Ice Cream in negotiations to take approximately 2,700 SF at 509 State St.

- **Excellent Market Fundamentals:**

Overall City of Santa Barbara Retail Vacancy Rate is sub 4%.

- **Attractive Demographic Trends:**

Strong migratory demographic trends to the Central California Coast, in particular coastal communities like Santa Barbara, will continue to attract millennials for quality of life and strong employment opportunities, as well as baby boomers for a “utopian” retirement. Given its relative close proximity to Los Angeles, Santa Barbara shall also continue to flourish as a mecca for tourism due to its small town charm, proximity to beach, mountains, and wine country.

- **Fantastic Charm, & Character:**

Truly unique in character with its Spanish Style exterior; the subject property exudes the charm that only the era of the 1920's could provide. From the magnificent wide plank stairway leading to the 2nd floor, to the high voluminous ceilings, along with an exceptional balcony with State St views, this is truly a magical property like none other and one that is virtually impossible to replicate.

- **Highly Versatile Building:**

Excellent Opportunity for a possible “Live/Work” experience, with the perfect upstairs “studio” with skylight and upgraded full bathroom. The first floor lends itself to a variety of commercial uses!





# PHOTOS

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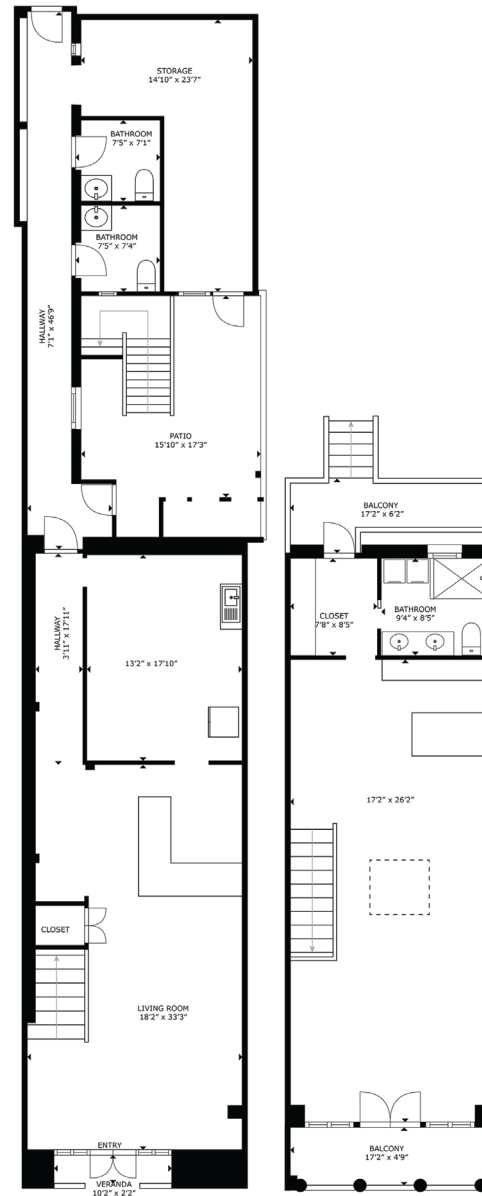
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# FLOOR PLAN

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# AERIAL

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# AMENITIES MAP

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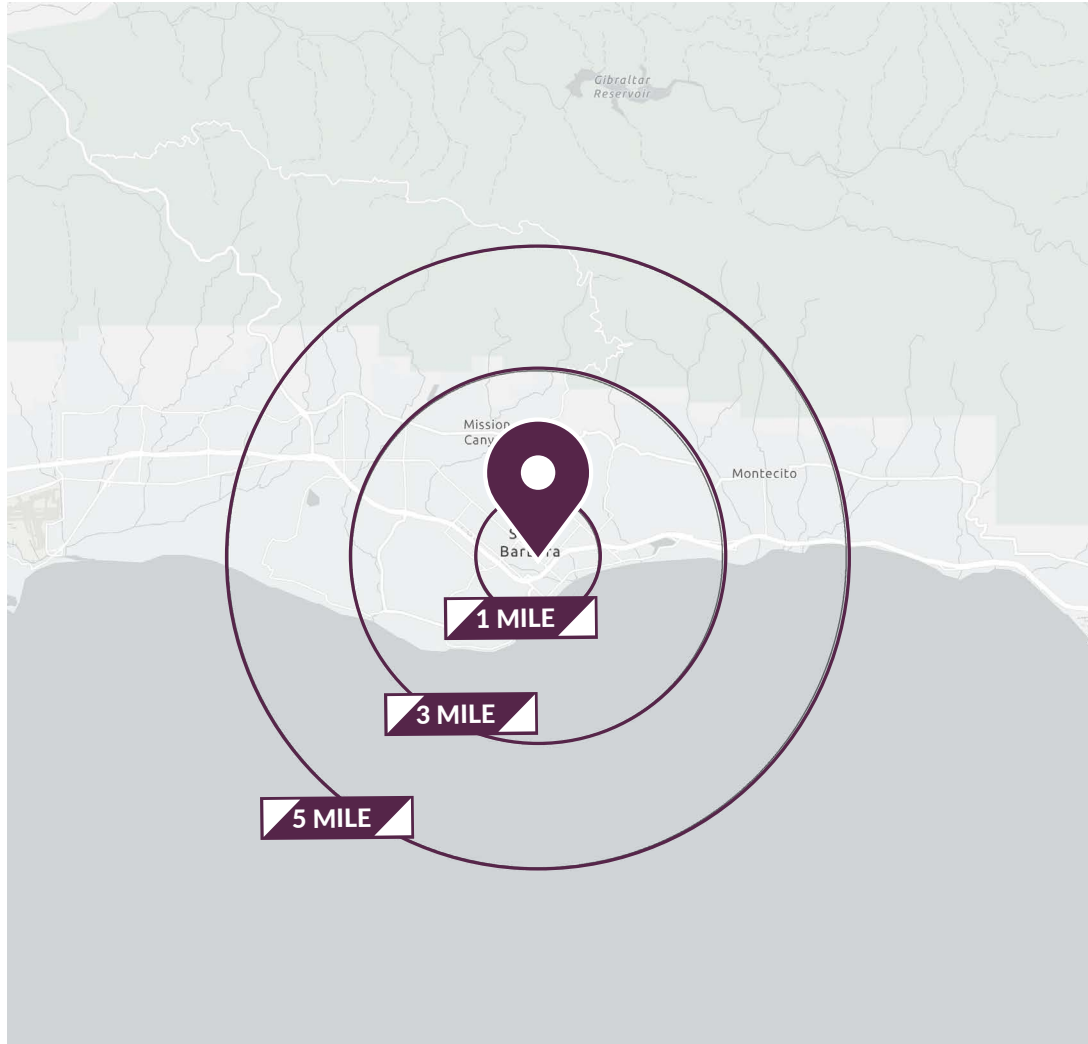
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# DEMOGRAPHICS

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## 2024 Summary

	1 Mile	3 Mile	5 Mile
Population	21,836	83,693	107,488
Households	9,117	33,089	42,887
Families	3,780	17,466	23,247
Average Household Size	2.33	2.43	2.41
Owner Occupied Housing Units	1,680	13,602	19,469
Renter Occupied Housing Units	7,437	19,487	23,418
Median Age	35.4	40.1	42.1
Median Household Income	\$75,480	\$109,577	\$114,446
Average Household Income	\$116,905	\$163,474	\$168,840

## 2029 Summary

	1 Mile	3 Mile	5 Mile
Population	21,910	83,277	106,704
Households	9,224	33,295	43,067
Families	3,823	17,536	23,286
Average Household Size	2.32	2.40	2.38
Owner Occupied Housing Units	1,767	14,025	20,011
Renter Occupied Housing Units	7,457	19,269	23,056
Median Age	37.3	41.6	43.5
Median Household Income	\$90,780	\$132,900	\$139,004
Average Household Income	\$138,729	\$189,756	\$195,225