

SANTA BARBARA CA 93105

3860 STATE STREET

**For Lease - \$3.25/SF NNN (\$0.66)
High Identity Freestanding Restaurant**

±3,966 SF restaurant space in bustling upper State Street district
with excellent freeway access & adjacent to major national retailers.



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3860 STATE STREET



High identity ±3,966 SF freestanding restaurant located in the emerging La Cumbre Plaza district. Plans have been submitted for 685 unit multifamily project directly across the street. 3860 State St. shares a parcel with the Best Western Pepper Tree Inn consisting of 150 guest rooms. Future tenant must serve breakfast and lunch but will have the benefit of being the sole restaurant for the Pepper Tree Inn. Contact Listing Agents for details.

Type	Restaurant
Lease Rate	\$3.25/SF NNN (\$0.66)
Size	±3,966 SF
Available	Immediately
Parking	Reserved Parking
Restrooms	Private
CSO	3%

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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NEARBY RETAILERS

SUBJECT PROPERTY

STATE ST.

S. LA CUMBRE RD.

TARGET

ROSS DRESS FOR LESS

petco

BLAZE PIZZA

Starbucks

Smart & Final

CVS pharmacy

BLENDERS

POTTERY BARN

Starbucks

WILLIAMS SONOMA CALIFORNIA

macy's

TALBOTS

ISLANDS fine burgers & drinks

Lure FISH HOUSE

J.Jill

MAYWEATHER BOXING + FITNESS

ME Massage Envy

Bristol Farms

backyard bowls

CHIPOTLE MEXICAN BOWL

PANDA EXPRESS CHINESE BUFFET

WING STOP

Habit

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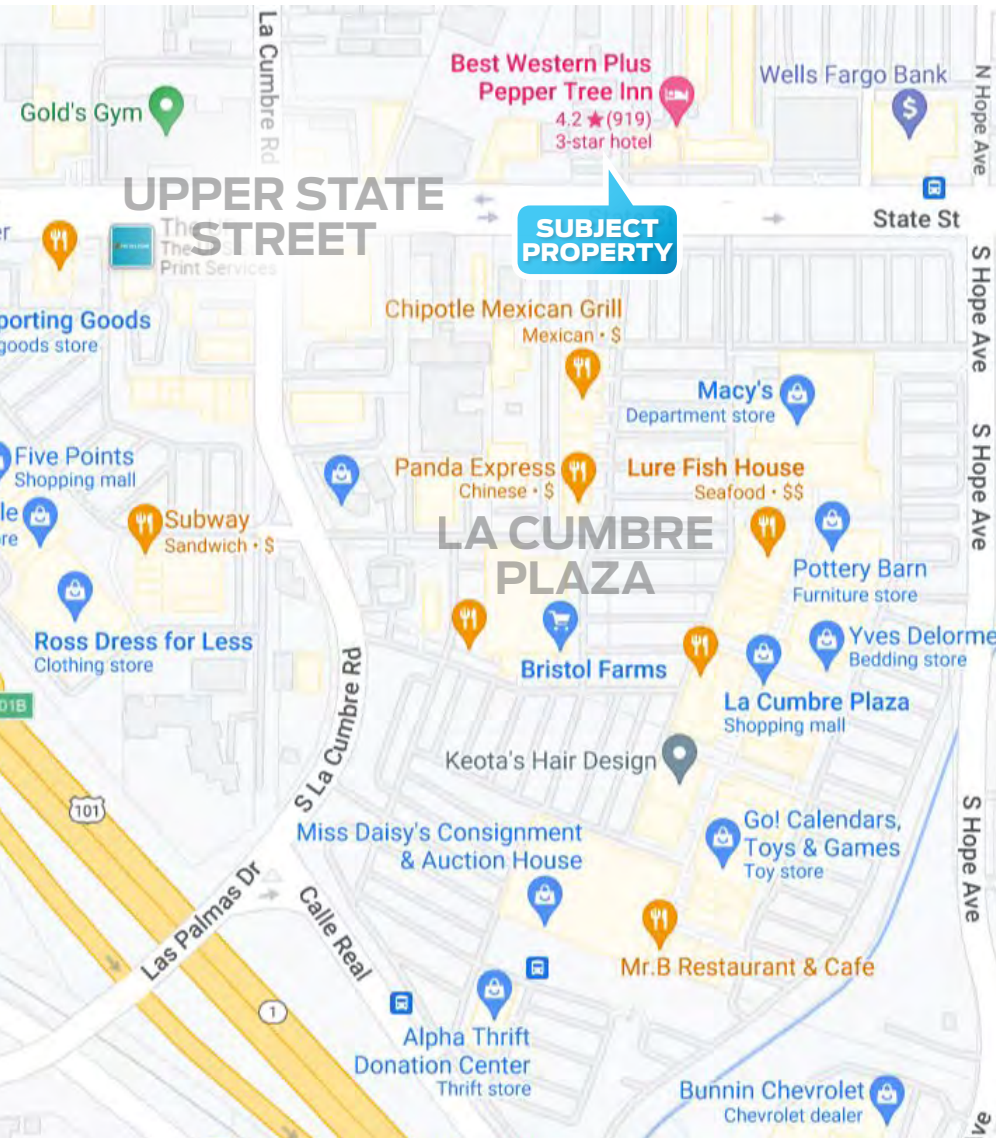
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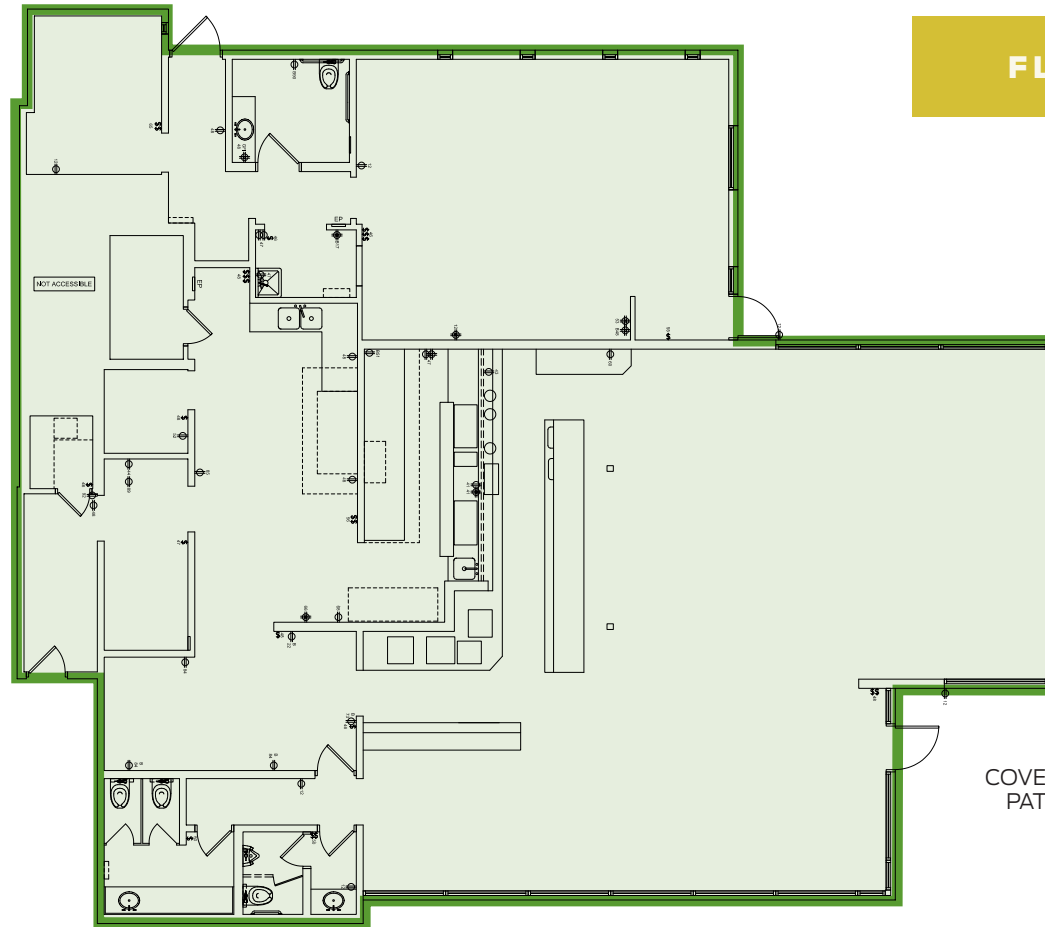
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FLOORPLAN | ±3,966 SF

Not to scale

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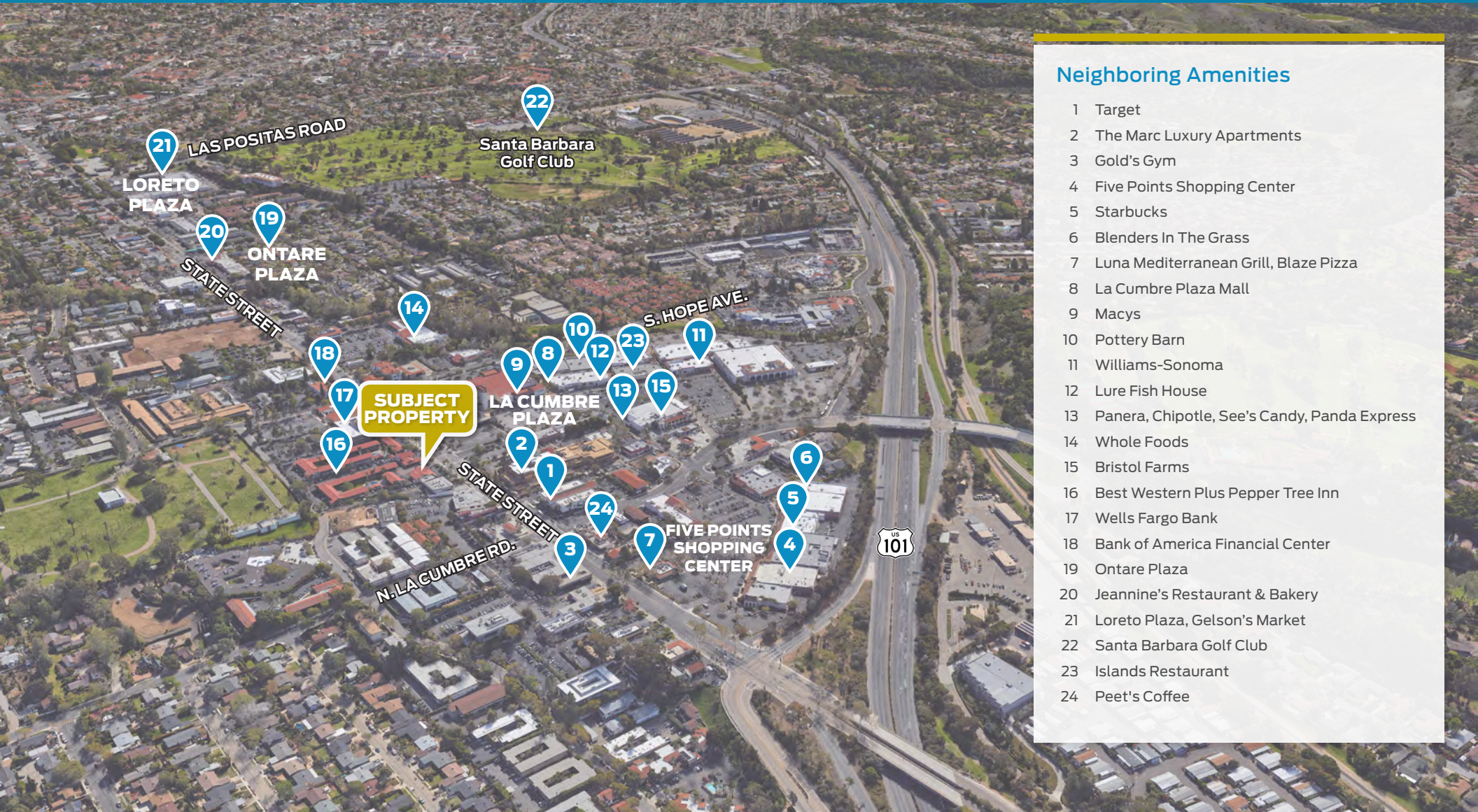
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Neighboring Amenities

- 1 Target
- 2 The Marc Luxury Apartments
- 3 Gold's Gym
- 4 Five Points Shopping Center
- 5 Starbucks
- 6 Blenders In The Grass
- 7 Luna Mediterranean Grill, Blaze Pizza
- 8 La Cumbre Plaza Mall
- 9 Macys
- 10 Pottery Barn
- 11 Williams-Sonoma
- 12 Lure Fish House
- 13 Panera, Chipotle, See's Candy, Panda Express
- 14 Whole Foods
- 15 Bristol Farms
- 16 Best Western Plus Pepper Tree Inn
- 17 Wells Fargo Bank
- 18 Bank of America Financial Center
- 19 Ontare Plaza
- 20 Jeannine's Restaurant & Bakery
- 21 Loreto Plaza, Gelson's Market
- 22 Santa Barbara Golf Club
- 23 Islands Restaurant
- 24 Peet's Coffee

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THE MARKET | SANTA BARBARA

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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