

323 N NOPAL ST

SANTA BARBARA
CA 93103

FOR LEASE

Lease Rate: \$9,000/month
Modified Gross

Highly improved ±3,521 SF
Industrial/R&D space
Located in downtown Santa Barbara.



BRAD FROHLING

805.879.9613

bfrobling@radiusgroup.com

CA LIC. 01323736

MIKE CHENOWETH

805.879.9608

chenoweth@radiusgroup.com

CA LIC. 01213196



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Flexible industrial building centrally located in the downtown area.
To show please call Listing Agents.

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OFFERING SPECIFICS

Lease Rate	\$9,000/month Modified Gross
Size	Approx. 3,521 SF
Tenant Expenses	Utilities, Insurance
Deposit	\$Equal to one months rent
Term	3 – 5 Years
Available	30 Days
Annual Increases	3%
Zoning	M-1
Parking	Five -(5) Reserved
HVAC	Yes
Restrooms	One
Ceiling Height	12'
Power	800 amp, 3-phase
Roll-Up Doors	Four (4)
Sprinklers	Yes



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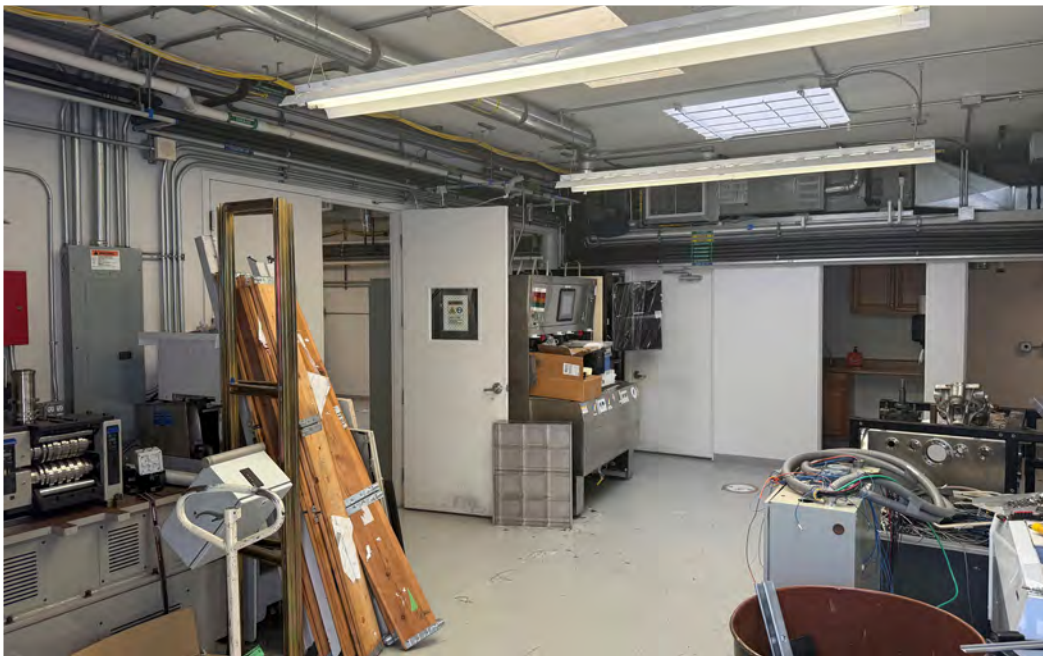


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RADIUSGROUP.COM

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Downtown Area Merchants & Attractions

- 1 Community West Bank
- 2 Saint Remy at El Prado Inn by Marriott
- 3 Renaud's Patisserie & Bistro
- 4 Scarlett Begonia
- 5 LOKUM
- 6 McConnell's Fine Ice Creams
- 7 Historic Santa Barbara Courthouse
- 8 World Market/Cost Plus
- 9 Lobero Theater
- 10 Buena Onda Empanadas
- 11 Joe's Cafe
- 12 Chocolate Maya
- 13 Rare Society
- 14 MOXI Wolf Museum of Exploration
- 15 Stearns Wharf
- 16 Hotel Californian
- 17 Oku
- 18 Jeannine's Restaurant & Bakery
- 19 Hilton Santa Barbara Beachfront Resort
- 20 El Presidio de Santa Bárbara State Historic Park
- 21 Santa Barbara Public Market
- 22 Hook & Press Donuts



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RADIUS
Commercial Real Estate

SANTA BARBARA THE AMERICAN RIVIERA

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



Located on a pristine coastline approximately 332 miles south of San Francisco and 92 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 87,000, 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 and numerous Zagat-rated restaurants. Pristine, sunny beaches, an expansive harbor and countless attractions including the Santa Barbara Zoo, Santa Barbara Mission, Arlington Theatre, Stearns Wharf, Santa Barbara Museum of Art and Santa Barbara Museum of Natural History all add to the area's appeal. And with nearly 200+ 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.

Sunset

“Best Beach Town”

Sunset Magazine's 2015 Inaugural Travel Awards

U.S. News & World Report

**“The 12 Best Cities
for a Weekend Getaway”**

U.S. News & World Report

Condé Nast Traveler

**“30 Best Small Cities
in America”**

Condé Nast Traveler's Readers' Choice Awards