

# 125 S. QUARANTINA STREET

SANTA BARBARA  
CA 93103

SUBJECT  
PROPERTY

**PRICE REDUCTION**  
**\$1,050,000**



±3,778 SF Industrial/Warehouse condo  
near Santa Barbara waterfront  
with easy access to the  
US 101 Freeway

**ALSO AVAILABLE  
FOR LEASE**  
\$1.60/SF Modified Gross

**MIKE CHENOWETH**  
805.879.9608  
[mchenoweth@radiusgroup.com](mailto:mchenoweth@radiusgroup.com)  
CA LIC. 01213196





Centrally located Industrial/Warehouse condo available for sale or lease. Close proximity to downtown & waterfront, with easy access to US 101 Freeway. Featuring flexible layout, common area restrooms w/ showers, roll-up door. Contact Listing Agent for details.

**PRICE REDUCTION**  
**\$1,050,000**

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|                  |                     |
|------------------|---------------------|
| Size             | ±3,778 SF           |
| Association Fees | \$602/Month         |
| Parking          | 2 Spaces            |
| Zoning           | M-1/SD-3            |
| Roll-Up Door     | 1 Roll-Up Door      |
| Restrooms        | Common With Showers |
| Available        | Now                 |
| Sprinklers       | Yes                 |
| APN              | 017-570-007         |

**ALSO AVAILABLE  
 FOR LEASE**

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*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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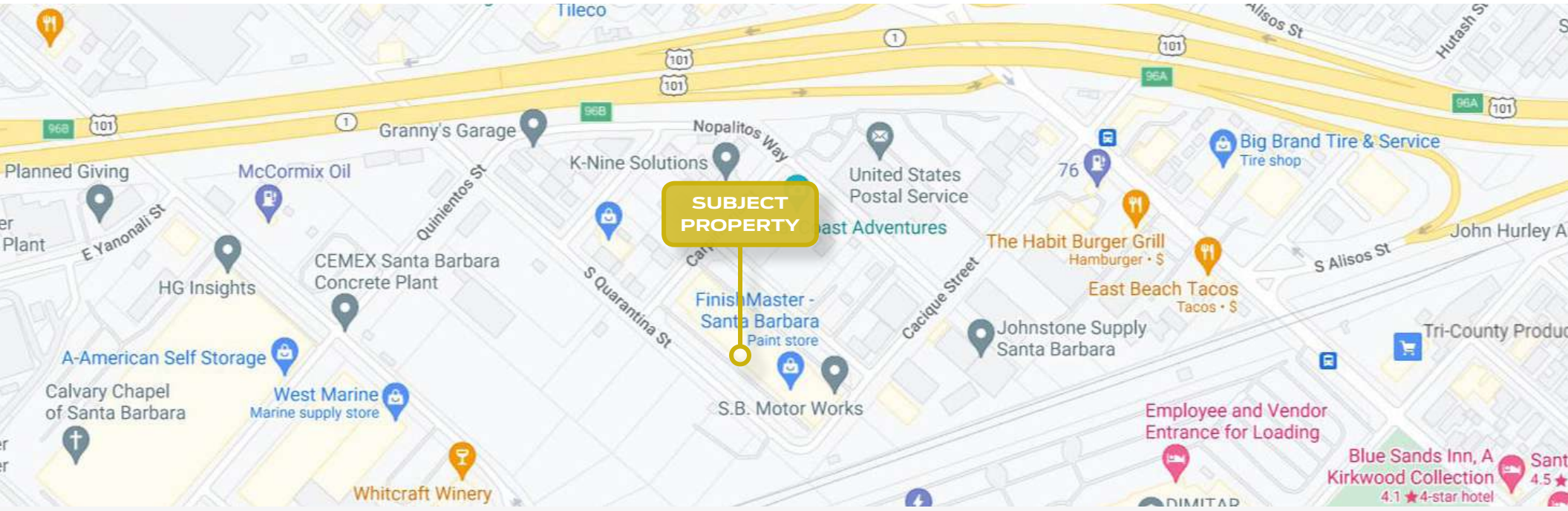
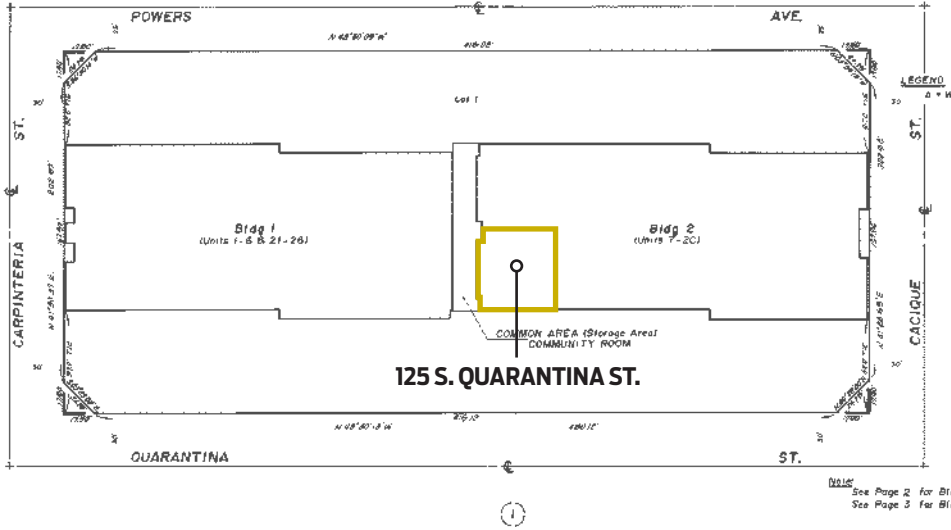




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available for sale or for lease



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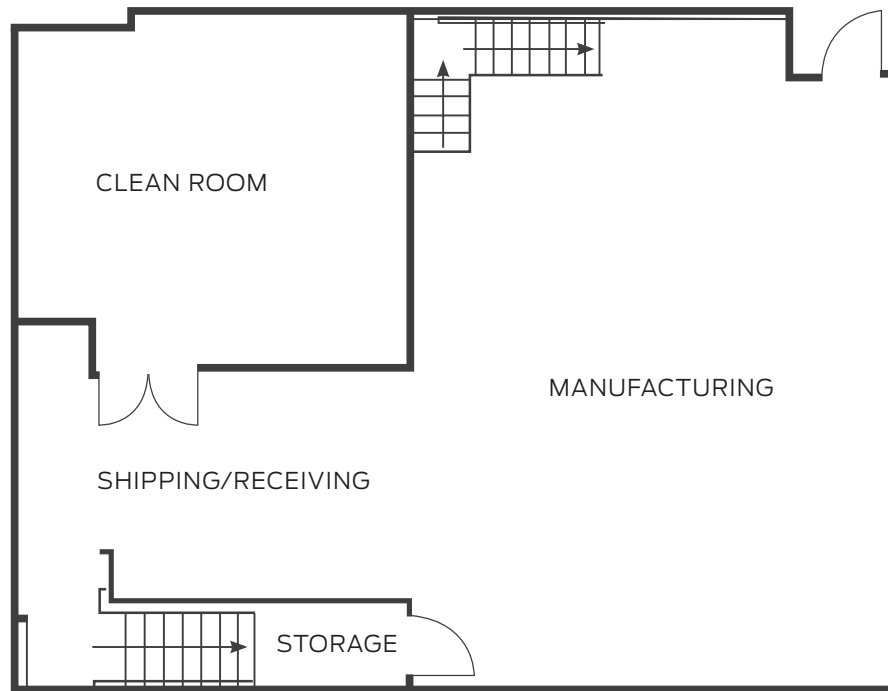
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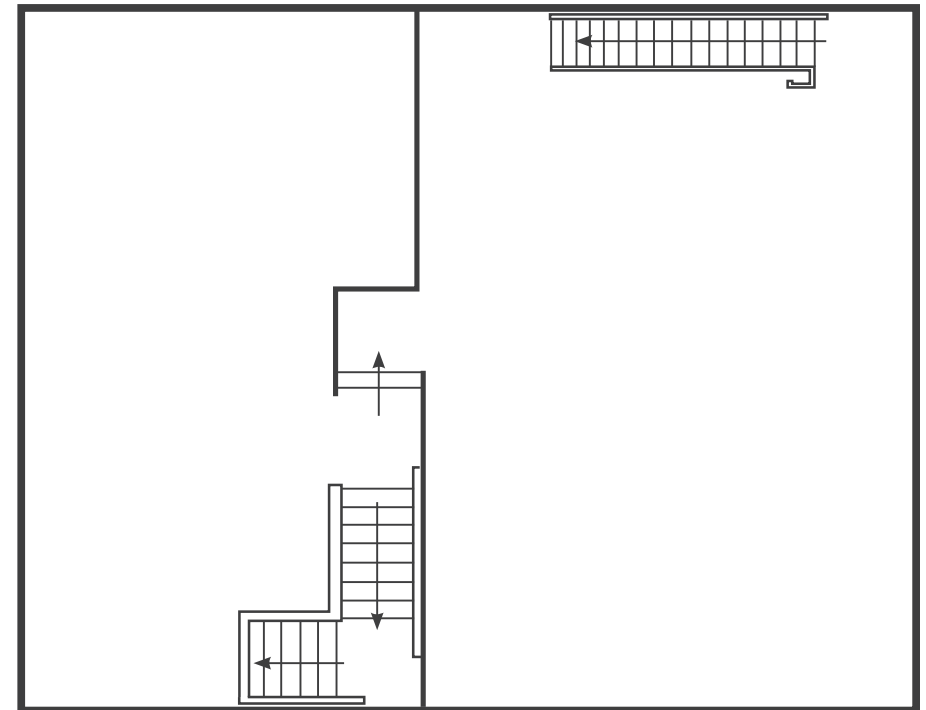


## FLOOR PLAN

### First Floor



### Second Floor



Not to scale

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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 87,533, 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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