

820 E. ORTEGA STREET

SANTA BARBARA CA 93103

FOR LEASE

±5,617 SF FREESTANDING
INDUSTRIAL BUILDING

\$2.35/SF NNN (\$0.40)

Rare freestanding industrial building offering exceptional functionality and flexibility. Featuring multiple grade-level roll-up doors, a high-bay warehouse with generous clear height, and dedicated garage/office space, this property is built for efficient operations. A fully gated, secure yard provides room for parking, while the office component supports day-to-day administration and client-facing needs. An ideal fit for a variety of tenant types (industrial, “flex” industrial — industrial/office or industrial/retail) seeking a turnkey footprint in a central Santa Barbara location.

PRESENTED BY

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FOR LEASE
Rare freestanding industrial building
centrally located in Santa Barbara

Size	Building A: ±3,714 SF Building B: ±1,903 SF Total: ±5,617 SF
Lot Size	±10,454 SF
Lease Rate	\$2.35/SF NNN (\$0.40/SF)
Term	5+ Years
Available	Now
Zoning	C-G (Commercial General)
Parking	Gated Private Lot
Restrooms	Two (2)
Ceiling	Building A: Lowend: 11'3" to beam Highend: 13'5" to Beam Building B: 9'3"
Roll-up Doors	Two (2) Roll-ups Three (3) Garage Doors
CSO	2.5%



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RADIUSGROUP.COM

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BUILDING A



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BUILDING A



BUILDING B



BUILDING B



BUILDING B

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BUILDING B



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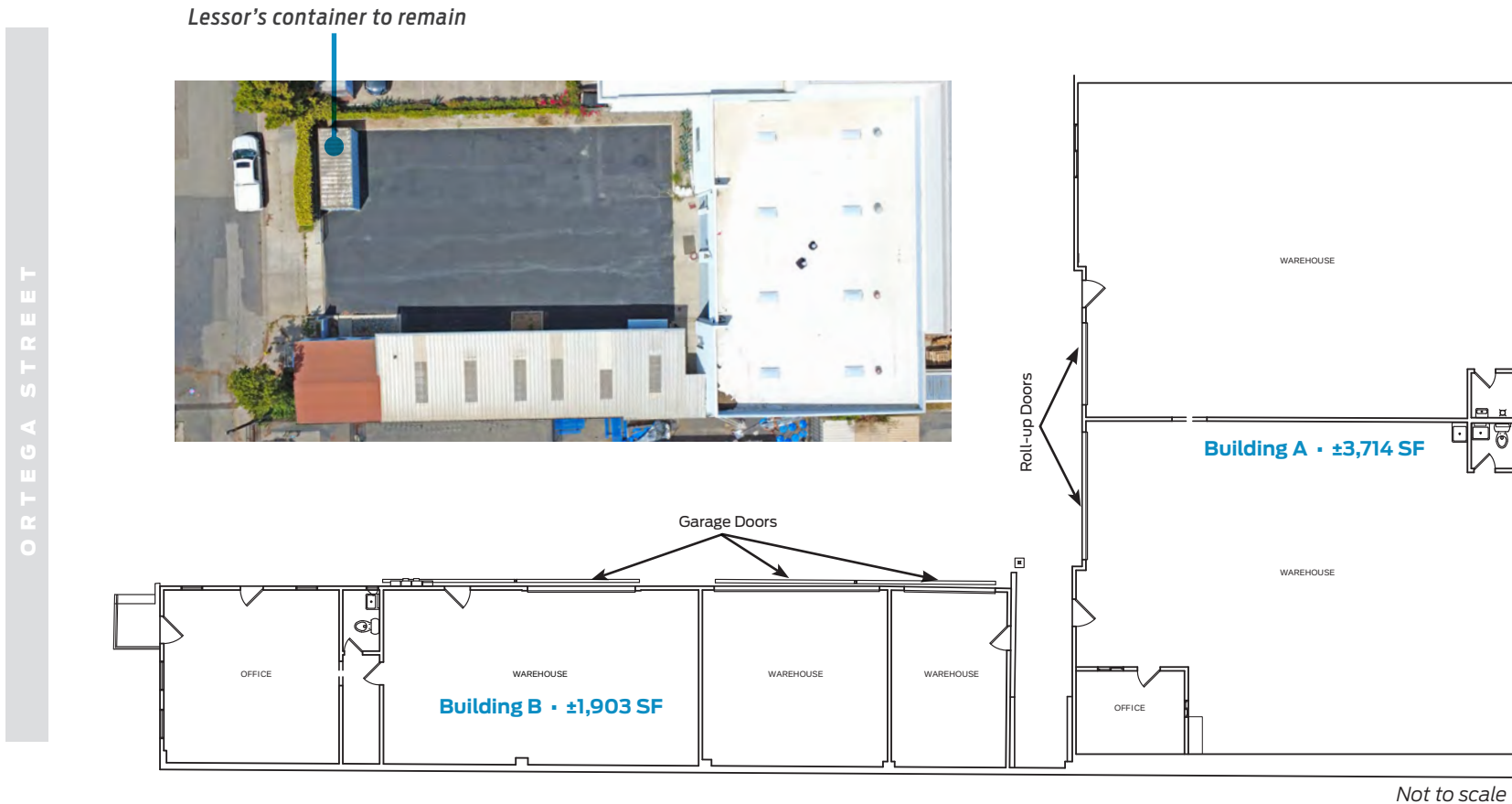


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Floor Plan

±5,617 SF • \$2.35/SF NNN (\$0.40/SF)



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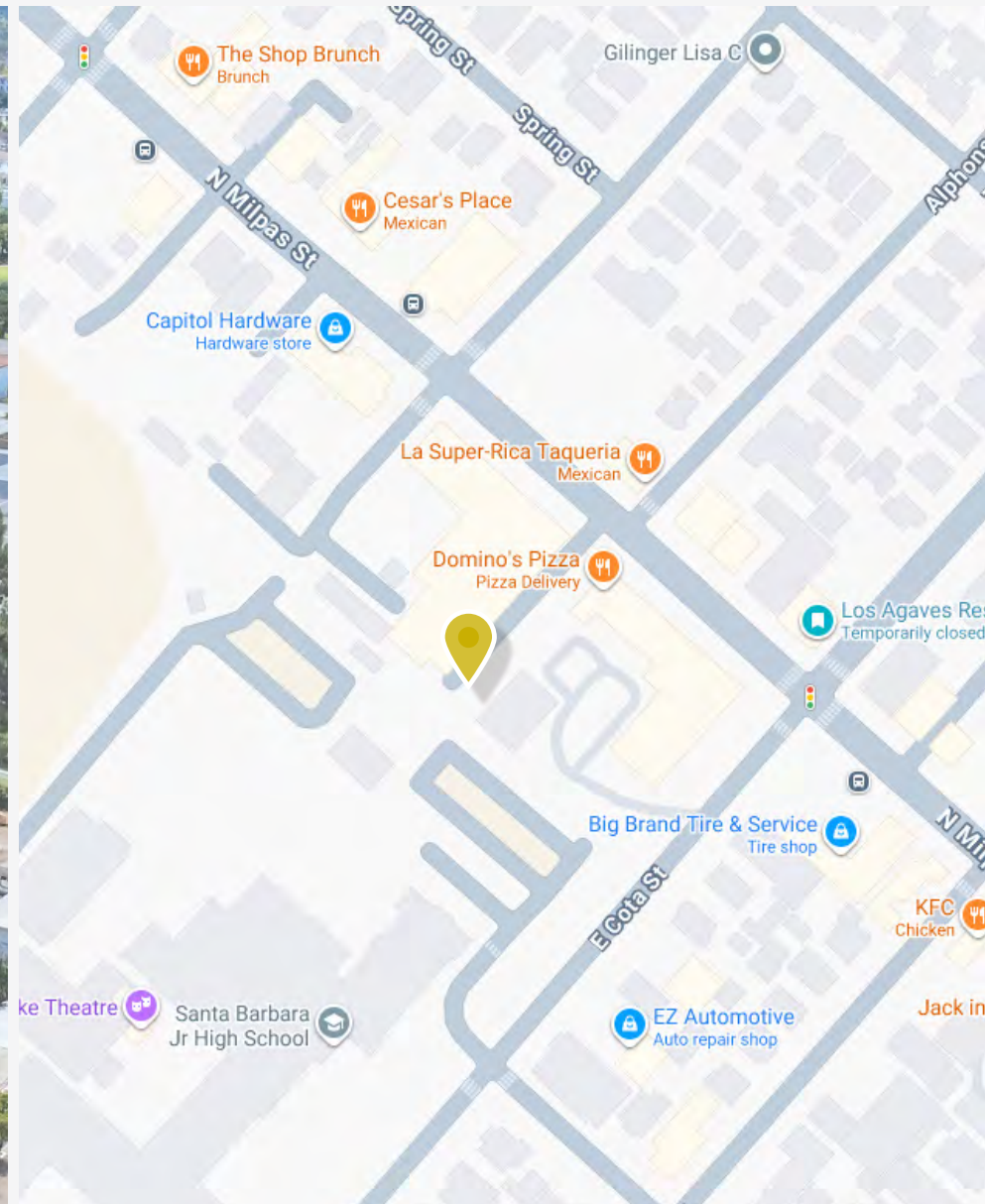
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SELECT NEARBY AMENITIES & POINTS OF INTEREST



Outstanding Location in Close Proximity to Numerous Amenities

US 101 FWY
0.4 miles

EAST BEACH
0.7 miles

SPROUTS MARKET
0.5 miles

STEARNS WHARF
1.5 miles
SB ZOO
0.9 miles

SB HIGH SCHOOL
1.5 miles

500 BLOCK STATE ST.
1.6 miles

- 1 Sprout's Farmers Market & RiteAid
- 2 Trader Joe's & PetSmart
- 3 Habit Burger / East Beach Tacos
- 4 East Beach
- 5 Santa Barbara Zoo
- 6 SB Municipal Tennis Courts
- 7 Stearns Wharf
- 8 Santa Barbara Harbor & Marina
- 9 West Beach

- 10 Hilton SB Beachfront Resort
- 11 Santa Barbara City College
- 12 CVS Pharmacy
- 13 Santa Barbara Jr High School
- 14 Cabrillo Park
- 15 Dwight Murphy Field
- 16 Paseo Nuevo Mall
- 17 Santa Barbara High School
- 18 Rusty's Pizza Parlor

- 19 Franklin Elementary School
- 20 Eastside Neighborhood Park
- 21 State Street Promenade
- 22 Santa Barbara Courthouse
- 23 Buena Onda Restaurant
- 24 Los Agaves Mexican Restaurant
- 25 Carr Winery
- 26 Third Window Brewing
- 27 Ortega Park

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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 90,000, 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 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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