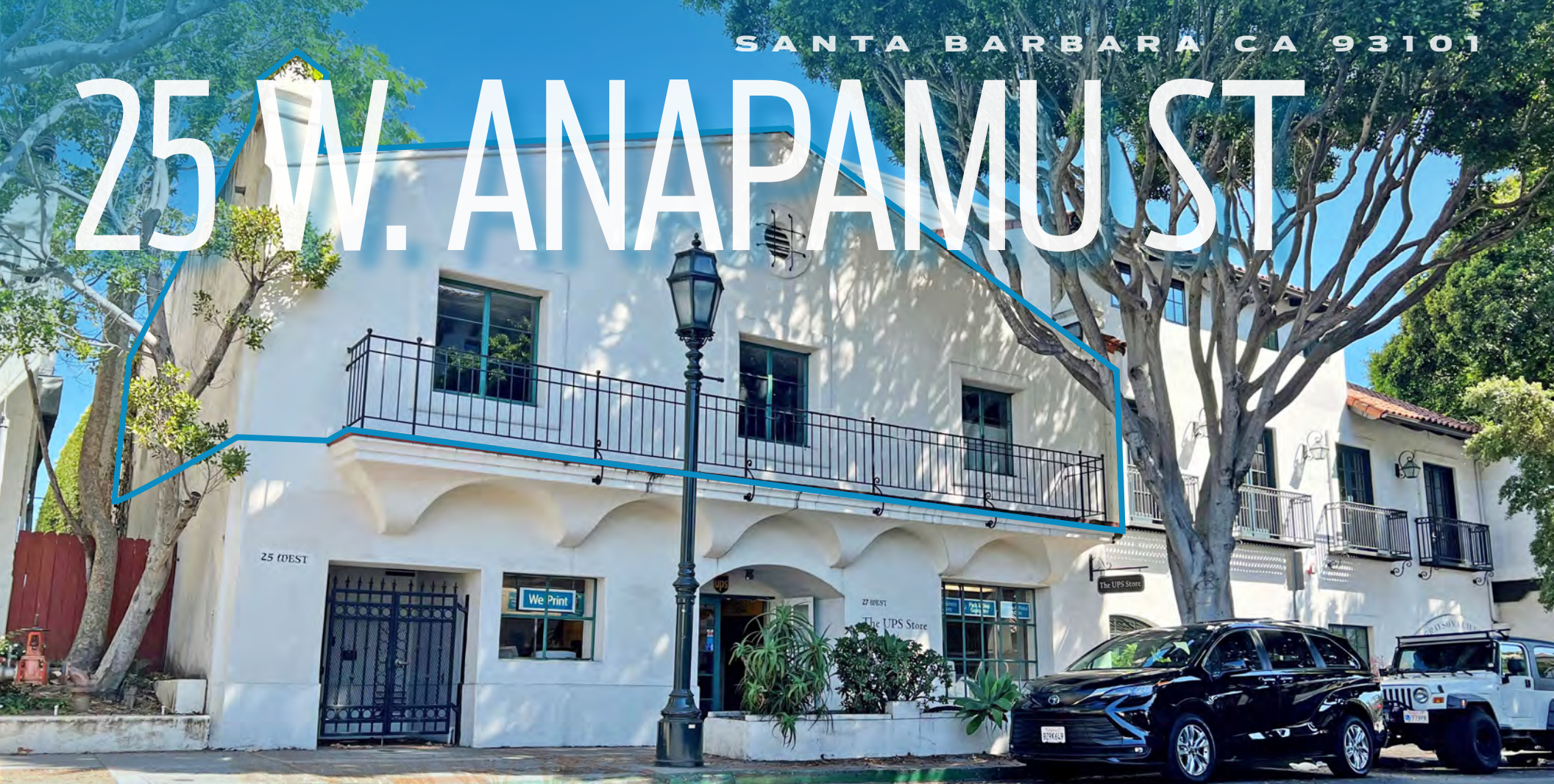


SANTA BARBARA CA 93101

# 25 W. ANAPAMU ST



**FOR LEASE • SUITE C**  
**\$1.60/SF NNN (\$0.63)**

**±5,274 SF downtown office space directly off State Street  
in Santa Barbara's amenity-rich downtown  
immediately adjacent to public parking City Lot 4**

**PAUL GAMBERDELLA**  
**805.879.9622**

[pgamberdella@radiusgroup.com](mailto:pgamberdella@radiusgroup.com)

CA LIC. 01267748

**GENE DEERING**  
**805.879.9623**

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[RADIUSGROUP.COM](http://RADIUSGROUP.COM)



# 25 SUITE C • SANTA BARBARA 93101 W. ANAPAMU STREET



## FOR LEASE • ±5,274sf office space located directly off State Street in Santa Barbara's amenity rich downtown

Located in the heart of downtown Santa Barbara, immediately adjacent to Public Parking Lot. The property is in close proximity to many downtown amenities (dining, fitness and shopping). Functional layout with private offices, open work areas, conference room storage area, and kitchenette. This space is ideal for a tenant seeking a location in the heart of downtown, an efficient layout and an economical lease rate. Call Listing Agents to show.



### Opportunity Highlights

Size	Suite C: ±5,274 SF
Lease Rate	\$1.60/SF NNN (\$0.63)
Available	Immediately
Parking	Immediately Adjacent to Public Parking Lot
HVAC	Yes
Restrooms	Three (3) Private; Two (2) Common
Floors	2nd
Elevator	Yes
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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# 25 SUITE C • SANTA BARBARA 93101 W. ANAPAMUST

±5,274 SF DOWNTOWN OFFICE SPACE

Located directly off State Street immediately adjacent to public parking  
City Lot 4 in Santa Barbara's amenity-rich downtown



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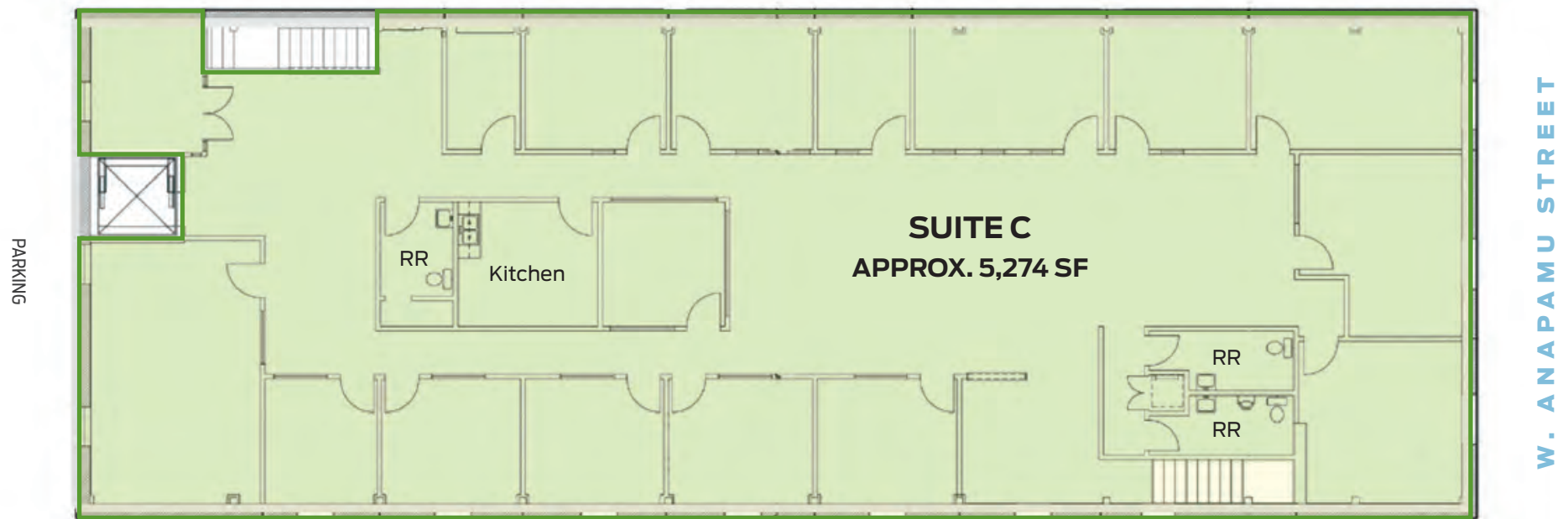
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### FLOOR PLAN • 2ND FLOOR



Not to scale

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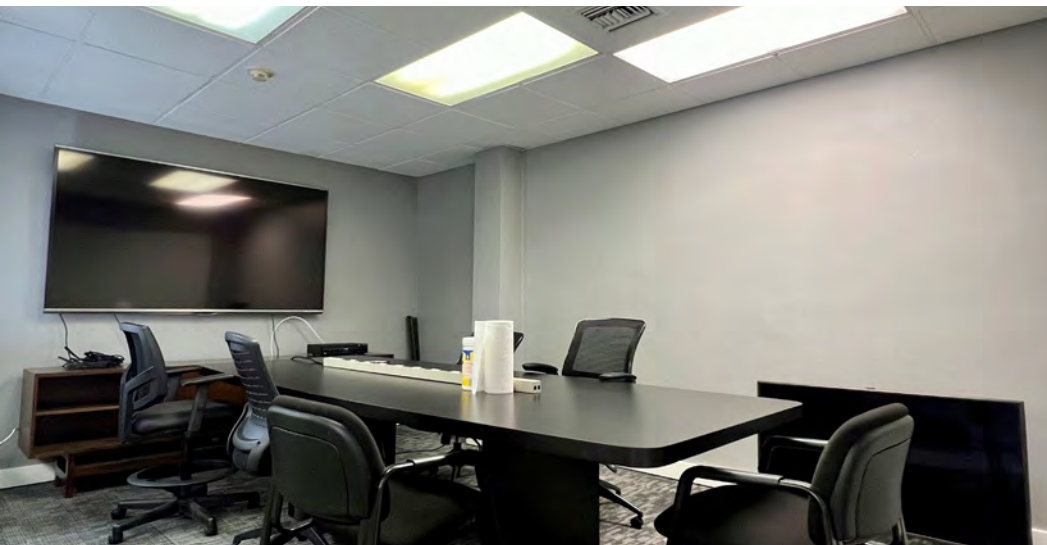
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# 25 SUITE C • SANTA BARBARA 93101 W. ANAPAMUST

±5,274 SF DOWNTOWN OFFICE SPACE

Located directly off State Street immediately adjacent to public parking  
City Lot 4 in Santa Barbara's amenity-rich downtown



SUITE C • 2ND FLOOR • ±5,274 SF



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# 25 W. ANAPAMU STREET

SUITE C • SANTA BARBARA 93101

±5,274 SF DOWNTOWN OFFICE SPACE

Located directly off State Street immediately adjacent to public parking  
City Lot 4 in Santa Barbara's amenity-rich downtown

## 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 Patxi's Pizza
- 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



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# THE AMERICAN RIVIERA

THE MARKET | SANTA BARBARA

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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