

1603 & 1607 CHAPALA STREET

SANTA BARBARA CA 93101



±902 SF Ste. 1607 Newly Remodeled Office
±1,174 SF Ste. 1603 To Be Renovated
Early Tenant Input Opportunity
Centrally Located in Santa Barbara

LEASE RATE

\$3.50/SF MODIFIED GROSS + UTILITIES

PRESENTED BY

RHONDA LEDSON HENDERSON

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1607 CHAPALA ST
SANTA BARBARA CALIFORNIA 93101

FOR LEASE

Newly Remodeled Professional Office or Medical Space
Centrally located in Santa Barbara



Newly Remodeled Professional Office or Medical Space Ground Floor - Central Santa Barbara

Professionally remodeled ground-floor office or medical suite located at the corner of Chapala Street and West Arrellaga Street in highly accessible central Santa Barbara. Thoughtfully updated throughout, this turnkey space offers a clean, modern environment ideal for professional or medical users seeking visibility, convenience, and functionality. The property includes three off-street parking spaces, in addition to ample street parking for clients and staff.

The suite features new hardwood flooring throughout, fresh interior paint, a new HVAC and heating system, and new ceiling tiles, creating a bright and comfortable work setting. A remodeled private restroom adds convenience, while the efficient layout includes four private offices, an open reception/front office area, and a flexible open workspace off reception that may remain open for collaborative use or be enclosed to accommodate additional private offices. The design provides a polished, professional setting with convenient ground-floor access.

Prime Central Location

Situated just one block off State Street and four blocks from Highway 101, the property offers exceptional accessibility for both clients and employees. Cottage Hospital is approximately one mile away, making this an ideal location for medical, wellness, or health-related practices. Surrounding traffic counts range from approximately 4,300 to 8,700 vehicles per day along adjacent arterials.

Offering Specifics

| | |
|----------------|---|
| Lease Rate | \$3.50/SF Modified Gross + Utilities |
| Size | ±902 Rentable Square Feet |
| Utilities | Tenant Expense: Interior janitorial and utilities |
| Deposit | One month, based on credit review |
| Term | 4 - 5 Years |
| Date Available | Now |
| Parking | 3 Off- Street, On-Site + Ample Street Parking |
| HVAC | Throughout |
| Elevators | None |
| Floor | 1st Floor |
| Restrooms | Yes, private |
| CPI | 4% Annual Increase |
| CSO | 3% |



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1603 CHAPALA ST
SANTA BARBARA CALIFORNIA 93101

FOR LEASE

±1,174 SF Suite to Be Renovated - Early Tenant Input Opportunity
Centrally located in Santa Barbara



±1,174 SF Suite to Be Renovated – Early Tenant Input Opportunity Ground Floor • Central Santa Barbara

Adjacent to the newly remodeled Suite 1607, this suite offers a unique opportunity for a tenant to participate in the renovation of this +1,174 square foot space. Ownership is planning thoughtful improvements and welcomes the opportunity for an incoming tenant to have a seat at the table in shaping the layout, finishes, and functionality of the suite. Improvements can be delivered in a style and quality similar to the beautifully renovated suite next door, which features modern finishes and a refreshed professional environment while maintaining the charm of the building's character. This allows a tenant to benefit from a newly updated space tailored to their needs, rather than adapting to someone else's prior layout.

The suite also offers flexibility as a natural extension of Suite 1607, providing an attractive option for tenants seeking additional space now or the ability to expand within the building over time. With convenient plumbing and water access within the suite, the space is well suited for a variety of professional uses, including medical or wellness practices, therapy and counseling services, boutique healthcare providers, and other professional office users who benefit from a thoughtfully designed and private environment.

Located in the heart of Santa Barbara's Upper State/Chapala corridor, the building provides a professional setting with convenient access to nearby amenities, restaurants, and services, making it an ideal location for professionals seeking a welcoming and accessible office environment for both clients and staff.

Offering Specifics

| | |
|----------------|---|
| Lease Rate | \$3.50/SF Modified Gross + Utilities |
| Size | ±1,174 Rentable Square Feet |
| Utilities | Tenant Expense: Interior janitorial and utilities |
| Deposit | One month, based on credit review |
| Term | 4 - 5 Years |
| Date Available | Now |
| Parking | 3/1,000 |
| HVAC | Throughout |
| Elevators | None |
| Floor | 1st Floor |
| Restrooms | Yes, private |
| CPI | 4% Annual Increase |
| CSO | 3% |



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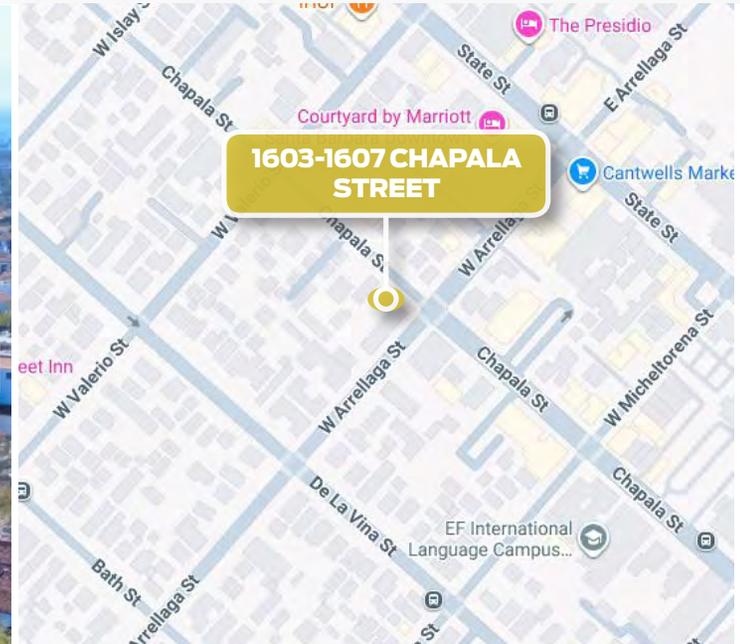
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CENTRAL LOCATION FOOTSTEPS FROM NUMEROUS
DOWNTOWN SHOPS, RESTAURANTS & CORE AMENITIES



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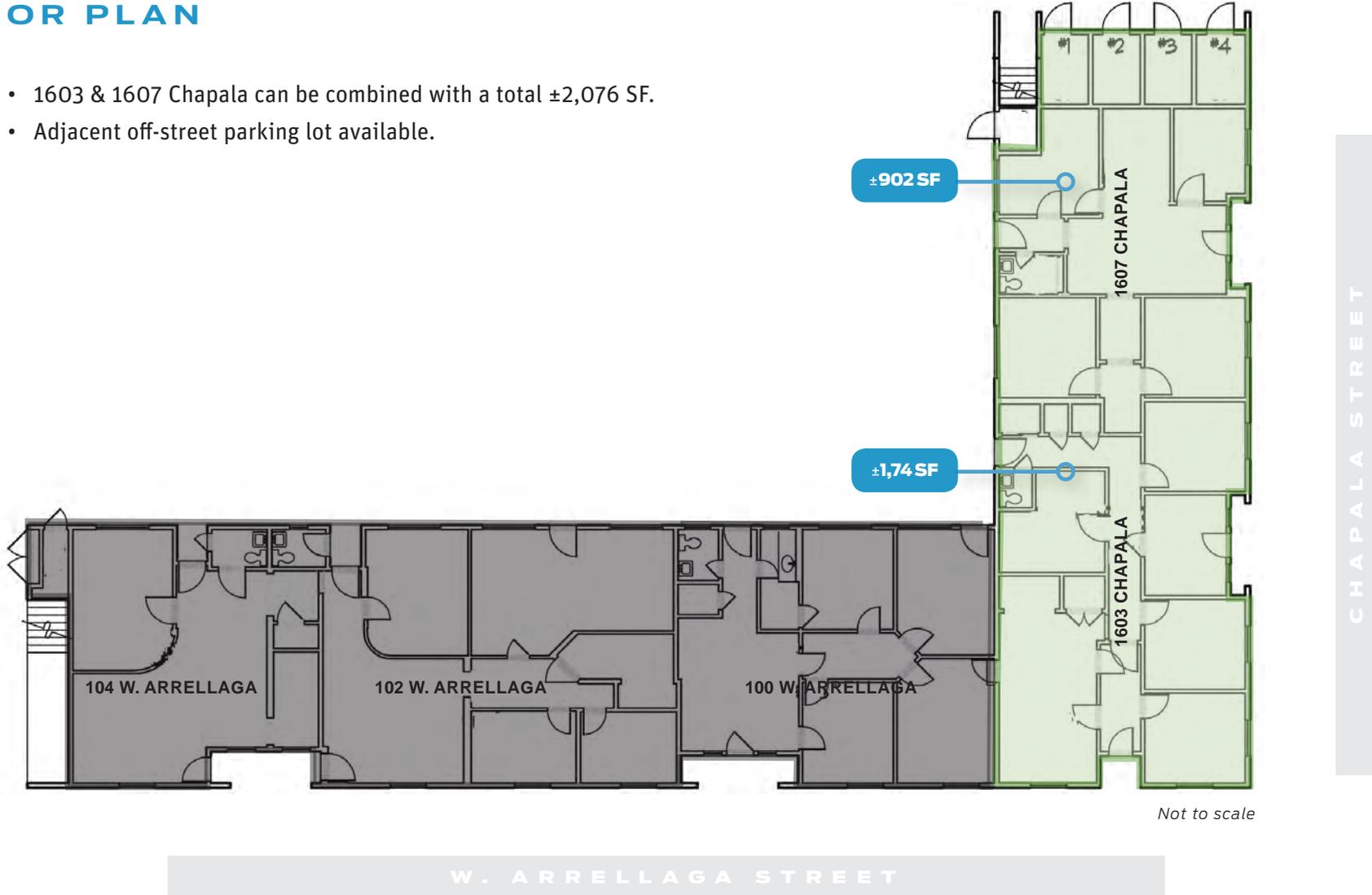


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FLOOR PLAN

- 1603 & 1607 Chapala can be combined with a total $\pm 2,076$ SF.
- Adjacent off-street parking lot available.



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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



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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.

**"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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