

FOR LEASE

116 ANACAPA ST

Elevate your presence in the American Riviera at 116 Anacapa St, positioned in the heart of Santa Barbara's coveted 'Funk Zone'



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SANTA BARBARA

A WORLD CLASS COASTAL DESTINATION

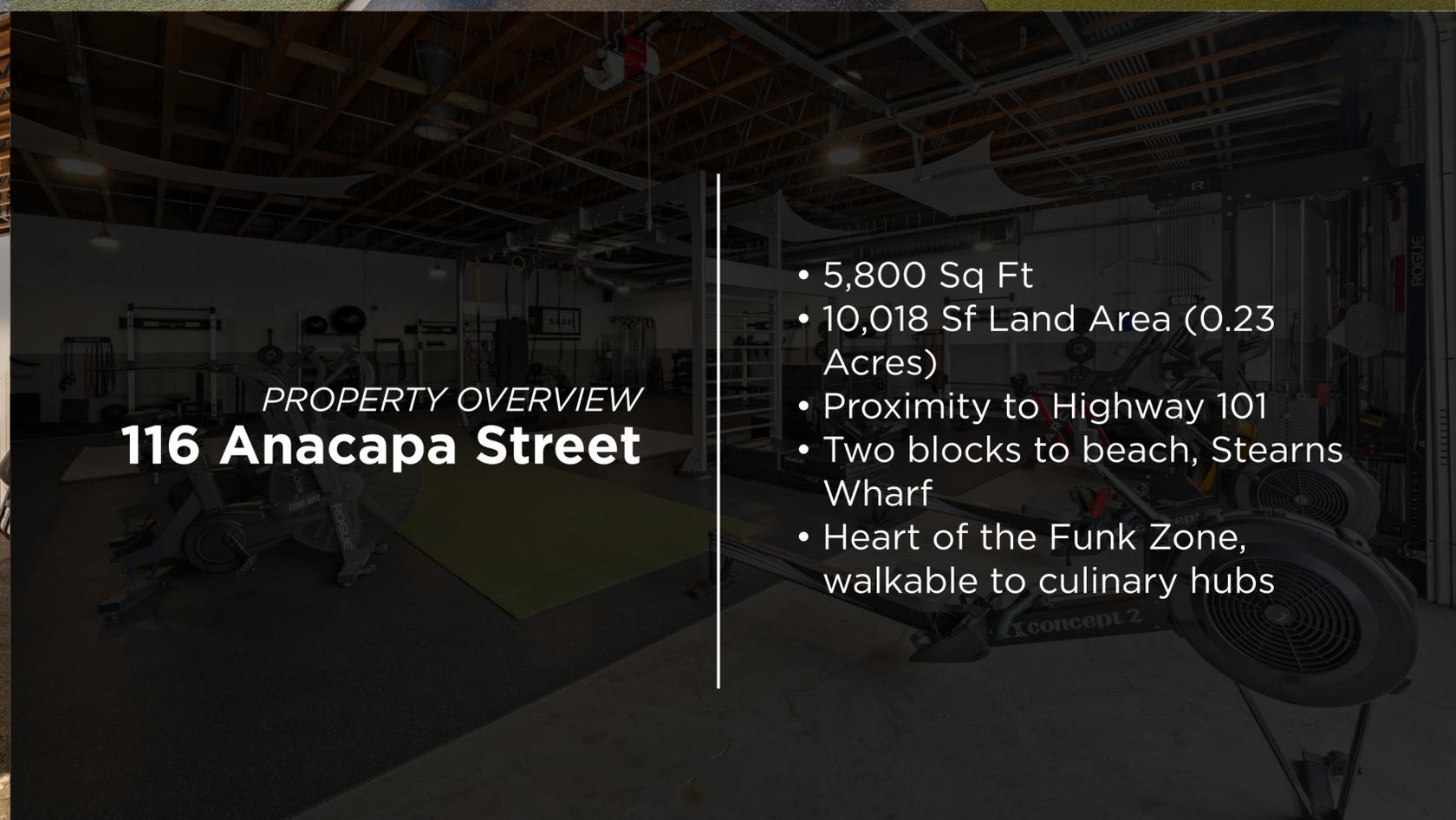
Experience a location where Spanish-style beauty meets a world-class lifestyle. Santa Barbara—known as the American Riviera—offers a mild Mediterranean climate and a vibrant downtown core that serves as the city's premier destination for commerce, community, and culture.



116 Anacapa Street

Positioned in the heart of Santa Barbara's 'Funk Zone,' 116 Anacapa Street is ideal for boutique retail, food and beverage, and lifestyle-oriented concepts seeking an authentic presence in the American Riviera, with strong visibility driven by tourism, culture, and local activity.



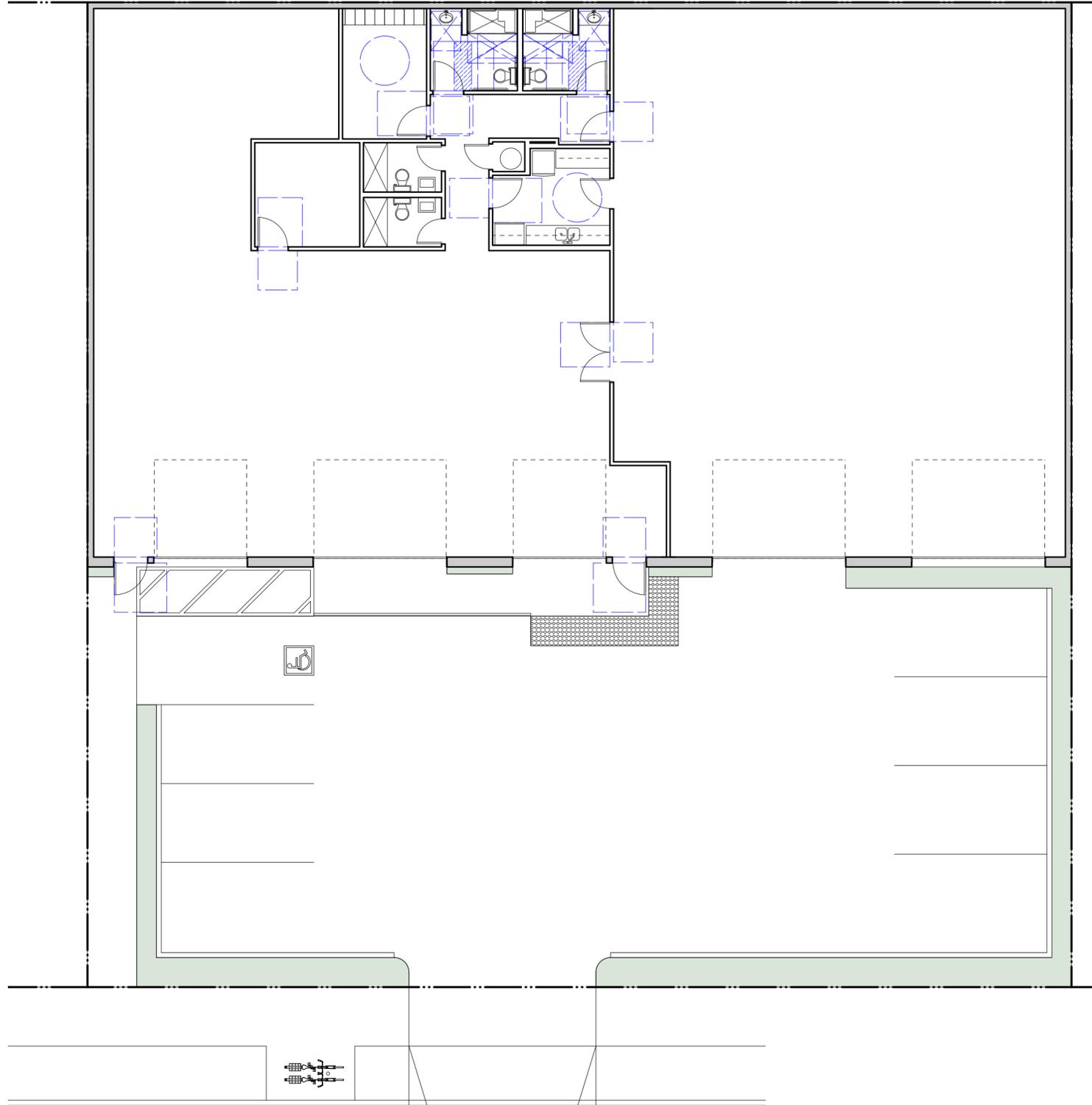


PROPERTY OVERVIEW
116 Anacapa Street

- 5,800 Sq Ft
- 10,018 Sf Land Area (0.23 Acres)
- Proximity to Highway 101
- Two blocks to beach, Stearns Wharf
- Heart of the Funk Zone, walkable to culinary hubs

CONCEPTUAL RENDERING





FLOOR PLAN

A versatile, move-in-ready commercial space with an existing open layout and established infrastructure.

- **Existing Open-Use Buildout** – Currently operating as a gym, offering a functional, open configuration that allows for immediate use or easy customization.
- **Efficient, Flexible Floor Plan** – Open interior with no offices, providing a blank canvas that can be readily adapted to suit a variety of business concepts and operational needs.



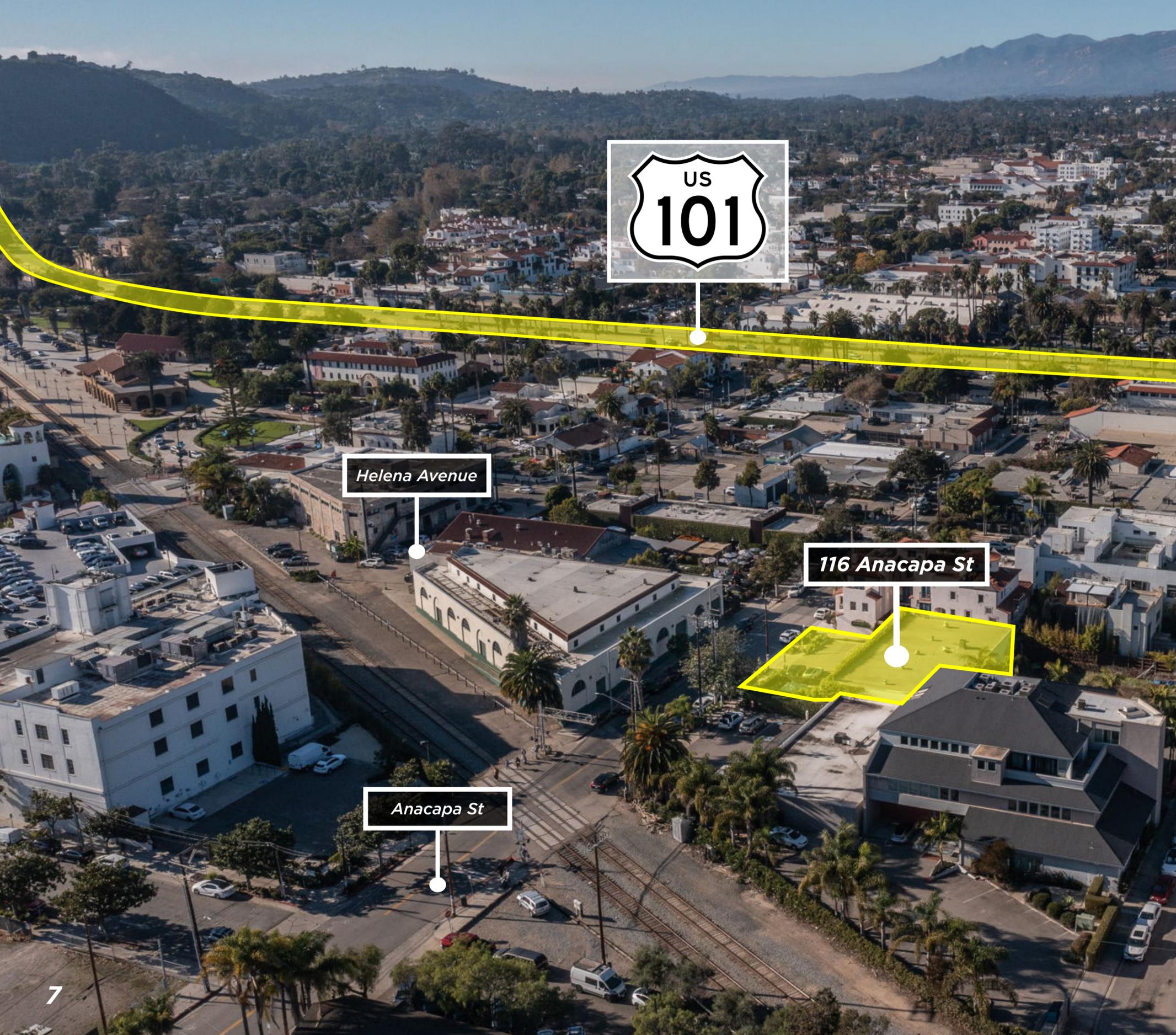
FLOOR PLAN STUDY

SCALE: 3/32" = 1'-0"

THE FUNK ZONE

Once a gritty, industrial warehouse district, the Funk Zone offers a dynamic mix of wine tasting, arts, and award-winning dining, including over 20 tasting rooms and restaurants such as The Lark, Loquita, and Lucky Penny.





UNMATCHED LOCATION

This compact, walkable neighborhood sits between the Pacific Ocean and Highway 101 and attracts both locals and visitors seeking an authentic Santa Barbara 'insider' experience.

A PREMIER SHOPPING & LIFESTYLE MARKET

Shopping ranks as the #3 most popular activity for travelers (behind only dining and beaches), with visitors contributing \$1.9 billion to the local economy annually.

7.2m

Annual visitors in Santa Barbara

63%

Of travelers explore Downtown and State Street

\$126k

Average local household income

60%

Of residents hold college degree or higher



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