

410 STATE STREET

SANTA BARBARA CA 93101

FOR LEASE

**Versatile Downtown Space
Uses Include Retail, Industrial,
Office & Recreational Facilities**

**±17,716 SF Open Floorplan w/
Roll-up Door & Loading Area**

**Zoned C-M (Commercial Manu-
facturing — see page 4)**

STEVE BROWN
805.879.9607
sbrown@radiusgroup.com
CA LIC. 00461986

MILES WATERS
805.879.9614
mwaters@radiusgroup.com
CA LIC. 02047288

CHRIS PARKER
805.879.9642
cparker@radiusgroup.com
CA LIC. 01887788

AUSTIN HERLIHY
805.879.9633
aherlihy@radiusgroup.com
CA LIC. 01518112



410 STATE STREET
AVAILABLE SPACES

410 STATE STREET

STATE STREET



Not to scale

Space Can Be Demised. Contact Listing Agents for Further Details.

New 78-unit luxury apartment building to be constructed in rear of Subject Property & projected to be completed mid 2024.

PRIME DOWNTOWN FLEXIBLE SPACE AVAILABLE FOR A VARIETY OF USES



Potential Experiential Retail Interior Build-Out

Flexible Zoning Allows this Property a Variety of Uses — Retail, Industrial, Office, or Light Manufacturing.

This property is very well located in downtown Santa Barbara and is readily available from the 101 freeway and downtown surface streets. The building itself is 100' x 170' with 18' clear height to ceilings and a roll-up door with an adjacent load lift. C-M zoning allows for multiple uses from retail to light manufacturing. Also within easy walking distance to additional parking in City Parking Lot 12. Will be adjacent to a to-be-constructed 78 unit luxury apartment building.

DEMOGRAPHICS

2023 Estimates	1 Mile	3 Mile	5 Mile
Population:	19,192	83,238	106,708
Average Household Income:	\$127,768	\$179,532	\$188,671
Daytime Employees:	35,612	76,283	96,573

2023 Demographics from Sites USA

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.

Offering Specifics

Location	Desirable downtown location with easy access to the 101 Freeway
Lease Rate	\$2.50/SF NNN (\$0.80)
Size	±17,716 SF w/ 100' of State St. frontage
Tenant Improvements	Negotiable
Year Built	1992
Ceiling Height	18' Clear
Parking	22 on-site spaces available
Roll-up Door	One (1)
Zoning	C-M (Commercial Manufacturing)
Term	5-10 years
Available	Now
To Show	Contact Listing Agents

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ZONING INFORMATION

C-M COMMERCIAL MANUFACTURING ZONE

28.69.030 Uses Permitted

A. Any use permitted in the C-2 Zone and subject to the use restrictions and limitations contained in that zone, except that any such use specifically mentioned hereafter shall be subject to the restrictions of the C-M Zone.

B. Any of the following uses, provided that such operations, manufacturing, processing or treatment of products are not obnoxious or offensive by reason of emission of odor, dust, gas, fumes, smoke, liquids, wastes, noise, vibrations, disturbances or other similar causes which may impose hazard to life or property:

1. Automobile body shop.
2. Automobile paint shop.
3. Bakery goods manufacturing.
4. Boat building and repairing and machine shop.
5. Building contractor and material storage.
6. Cabinet shop.
7. Canvas and canvas products manufacturing.
8. Car wash.
9. Cement products manufacturing.
10. Cleaning and dyeing.
11. Clothing products manufacturing.
12. Draying and truck yard or terminal.
13. Electronics products manufacturing.

14. Emergency Shelters in compliance with Chapter 28.79.
15. Equipment and trailer rental and storage.
16. Food products manufacturing.
17. House moving.
18. Laundry.
19. Lumber yard.
20. Machine shop.
21. Plating works.
22. Produce warehouse.
23. Research and development establishment and related administrative operations.
24. Rug cleaning.
25. Sheet metal shop.
26. Sign manufacturing.
27. Storage warehouse.
28. Tire retreading.
29. Veterinary hospital.
30. Other businesses and occupations that are substantially similar to the uses enumerated above, as determined and documented by the Community Development Director in a manner similar to the substantial conformance determination process provided in the adopted Planning Commission Guidelines.

C. Accessory buildings and accessory uses. (Ord. 5662, 2014; Ord. 5459, 2008; Ord. 3710, 1974; Ord. 3398, 1970; ORD. 3120, 1966.)

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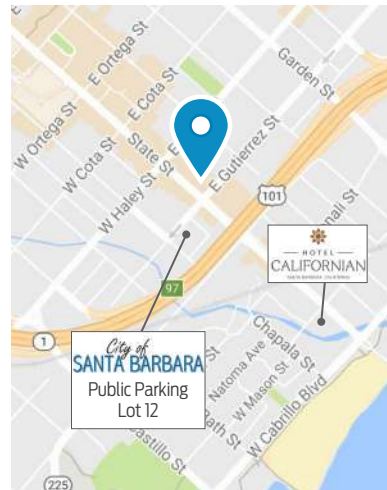




Rendering for 78-unit Multi-Family development in rear of Subject Property. Construction completion projected mid 2024.



Paseo positioned between the Subject Property and new apartment building.



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SITE PLAN

±17,716SF AVAILABLE

410 STATE ST.

COMMERCIAL PARKING

RESIDENTIAL PARKING

NEW 78-UNIT APARTMENT BLDG

Available
COMMERCIAL SPACE C
±720 SF

Available
COMMERCIAL SPACE B
±535 SF

RESIDENTIAL PARKING

27 E. GUTIERREZ ST.

RESIDENTIAL PARKING

Available
COMMERCIAL SPACE A
±535 SF

REID'S APPLIANCES

409 ANACAPA ST.
REID'S APPLIANCES

ADJACENT BUILDING/PROPERTY

E. GUTIERREZ STREET

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1 SUBJECT PROPERTY · 410 STATE STREET

- 2 Old Kings Road
- 3 Patxi's Pizza
- 4 Hibachi Steak House & Sushi Bar
- 5 DRIFT (New Hotel; 47 Keys)
- 6 The Shaker Mill
- 7 99 Cents Only Stores
- 8 Uncle Rocco's Famous NY Pizza
- 9 Sandbar

- 10 Institutional Ale Company
- 11 The Cruisery
- 12 Hotel Santa Barbara
- 13 Municipal Winemakers
- 14 Santa Barbara Craft Ramen
- 15 Loquita
- 16 MOXI, The Wolf Museum of Exploration & Innovation
- 17 Invoca
- 18 Santa Barbara City College

- 19 REI
- 20 SONOS
- 21 Santa Barbara Amtrak Station
- 22 Joe's Cafe
- 23 Hotel Californian
- 24 Hotel Virginia Tapestry Collection by Hilton
- 25 The Red Piano
- 26 The Riviera Beach House
- 27 Stearns Wharf

NEARBY PUBLIC PARKING + Up to 77 on-site parking spaces (22 post development)



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DEMOGRAPHICS

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Population

Estimated Population (2023)	19,192	83,238	106,708
Projected Population (2028)	19,100	82,928	106,237
Census Population (2020)	19,492	83,552	107,395
Census Population (2010)	19,364	83,306	106,812
Projected Annual Growth (2023-2028)	-92	-310	-471
Historical Annual Growth (2020-2023)	-300	-314	-687
Historical Annual Growth (2010-2020)	128	246	582
Estimated Population Density (2023)	6,112 <i>psm</i>	2,945 <i>psm</i>	1,359
Trade Area Size	3.1 <i>sq mi</i>	28.3 <i>sq mi</i>	78.5

Households

Estimated Households (2023)	7,788	32,918	42,913
Projected Households (2028)	7,831	33,105	43,112
Census Households (2020)	7,786	32,608	42,639
Census Households (2010)	7,684	32,708	42,817
Projected Annual Growth (2023-2028)	43	187	199
Historical Annual Change (2010-2023)	104	210	96

Average Household Income

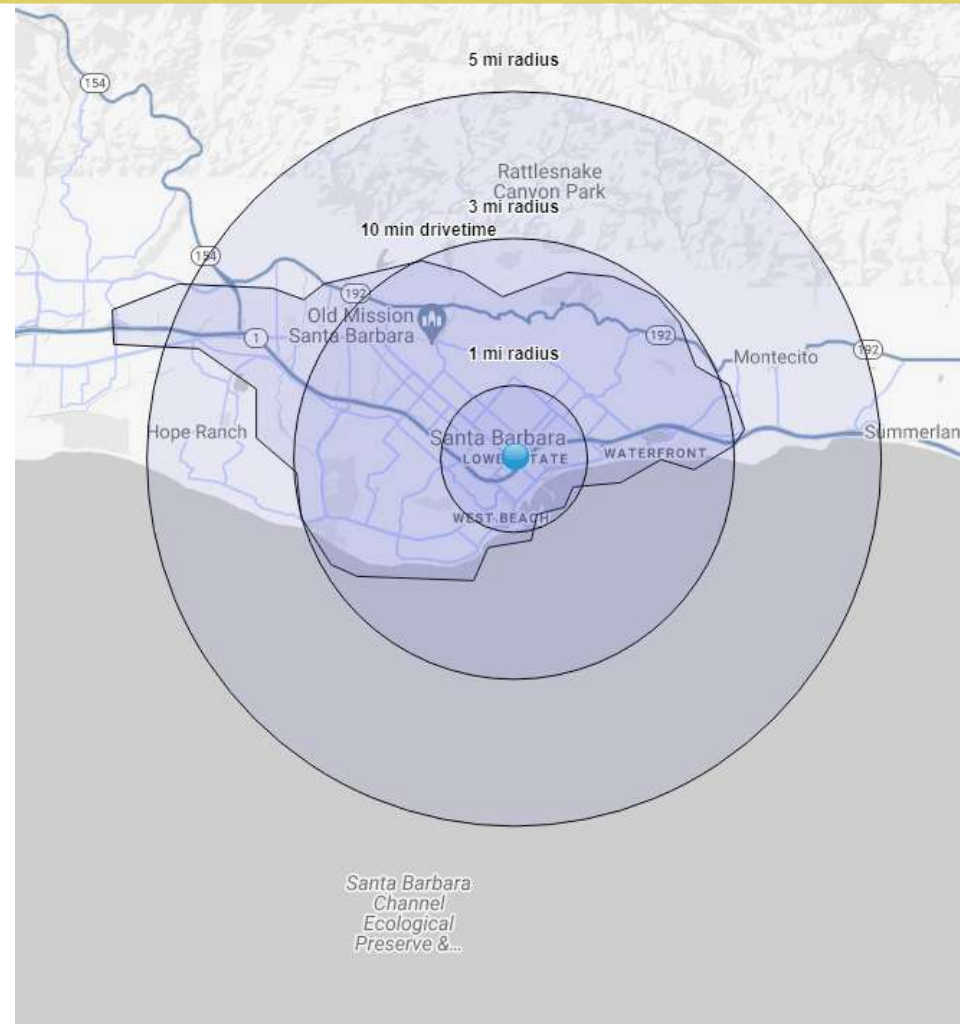
Estimated Average Household Income (2023)	\$127,768	\$179,532	\$188,671
Projected Average Household Income (2028)	\$135,974	\$195,278	\$206,631
Census Average Household Income (2010)	\$57,973	\$85,160	\$93,255
Census Average Household Income (2000)	\$48,232	\$71,960	\$78,596
Projected Annual Change (2023-2028)	\$8,206	\$15,746	\$17,960
Historical Annual Change (2000-2023)	\$79,536	\$107,572	\$110,075

Median Household Income

Estimated Median Household Income (2023)	\$83,911	\$120,115	\$122,875
Projected Median Household Income (2028)	\$77,647	\$122,301	\$126,552
Census Median Household Income (2010)	\$46,006	\$63,126	\$64,996
Census Median Household Income (2000)	\$35,772	\$53,152	\$57,347
Projected Annual Change (2023-2028)	-\$6,263	\$2,187	\$3,677
Historical Annual Change (2000-2023)	\$48,139	\$66,963	\$65,528

Per Capita Income

Estimated Per Capita Income (2023)	\$52,346	\$71,447	\$76,281
Projected Per Capita Income (2028)	\$56,252	\$78,405	\$84,262
Census Per Capita Income (2010)	\$23,006	\$33,439	\$37,386
Census Per Capita Income (2000)	\$18,245	\$27,612	\$31,007
Projected Annual Change (2023-2028)	\$3,906	\$6,958	\$7,981



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THE MARKET | SANTA BARBARA

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 92,101, 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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