



# 315 EAST CANON PERDIDO STREET

SANTA BARBARA  
CA 93101

## PRICE REDUCTION

±2,936sf Freestanding Office  
Building Near The Corner  
of E. Canon Perdido  
& Garden Streets

Now offered at \$2,100,000

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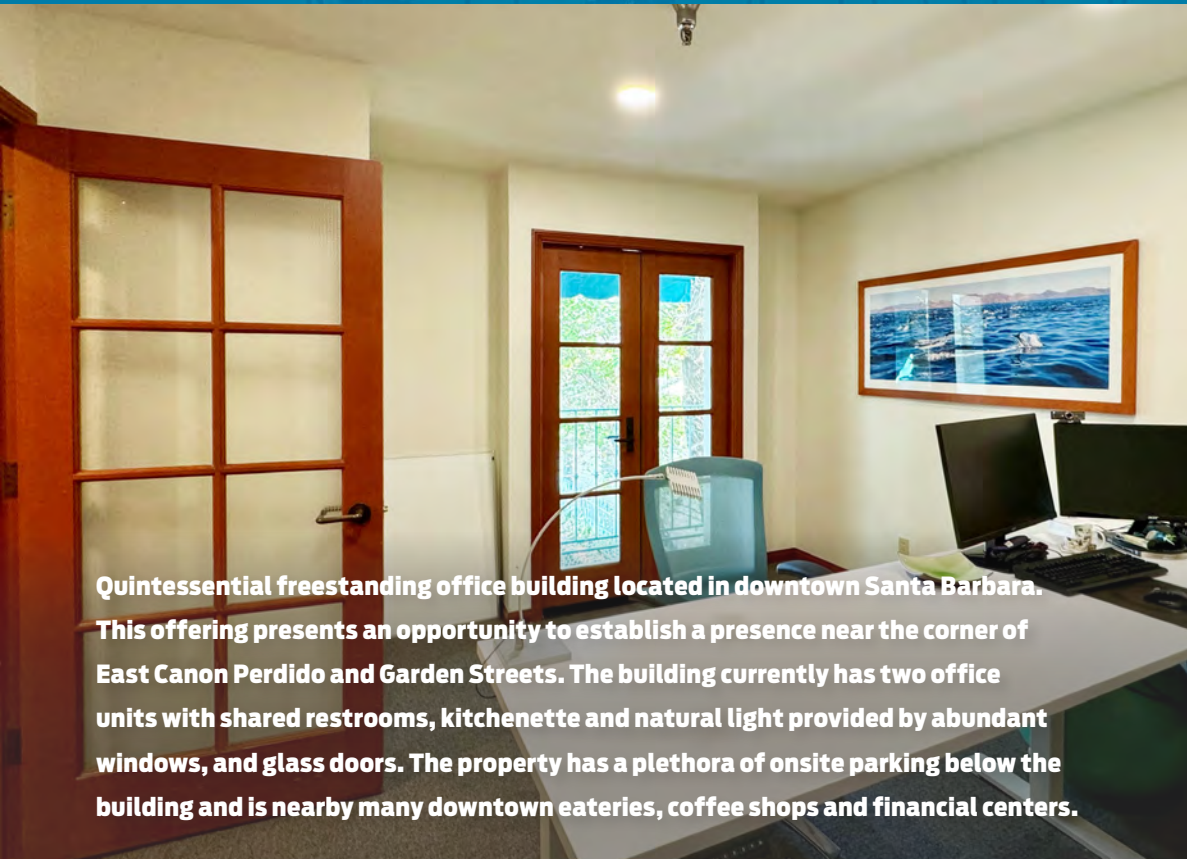


# 315 E. CANON PERDIDO ST

SANTA BARBARA CA 93101

**FOR SALE**

**±2,936SF Freestanding Office Building  
in Downtown Santa Barbara**



**Quintessential freestanding office building located in downtown Santa Barbara. This offering presents an opportunity to establish a presence near the corner of East Canon Perdido and Garden Streets. The building currently has two office units with shared restrooms, kitchenette and natural light provided by abundant windows, and glass doors. The property has a plethora of onsite parking below the building and is nearby many downtown eateries, coffee shops and financial centers.**

## Opportunity Highlights

NEW PRICE	\$2,100,000
Building Size	±2,936 SF (\$715/SF)
Land Size	±6,969 SF
Parking	14 Private Parking Spaces (2 Reserved For Another Property)
Restrooms	Two (2) Common (One w/ Shower)
HVAC	Yes
Sprinklers	Yes
Elevators	None
Zoning	C-G
APN	029-301-033
Constructed	1986
CSO	2.5%

*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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**CURRENT INCOME**

Suite	Tenant	Size	Lease Type	Base Rent/SF	Base Rent	NNN	Gross Rent	Annual Rent Increase	Lease Expiration	Options
A	Gellert Simonsen & Co.	1,392 SF	NNN	\$2.69	\$3,739	\$2,280	\$6,019	COLA	6/30/2028	One 5 Year (MRV)
B	Mechanical Engineering Consultants	1,544 SF	NNN	\$2.59	\$3,995	\$2,530	\$6,525	COLA	12/15/2026	One 5 Year (COLA)

**Total Bldg. SF: 2,936 SF**

Monthly Base Rent:	\$7,734
Tenant Reimbursable (NNN's):	\$4,810
Gross Monthly Rent (Base Rent + NNN's):	\$12,544
Annual Scheduled Income:	\$150,528

**Annual Gross Income: \$150,528**

NNN Expenses (Estimated)

New Taxes at 1.1%	\$23,100
Insurance	\$2,350
Repairs & Maintenance	\$12,000
Landscaping	\$2,920
Property Management at 4%	\$6,000
Utilities	\$11,350

**Annual Commercial Expenses: \$1.64 \$57,720**

(Monthly Expenses/Total Bldg. SF) PSF

**Net Operating Income: \$92,808**

**PRICE ANALYSIS**

	Sale Price	Sale Price/SF	CAP Rate
Values:	\$2,100,000	\$715/SF	4.42%

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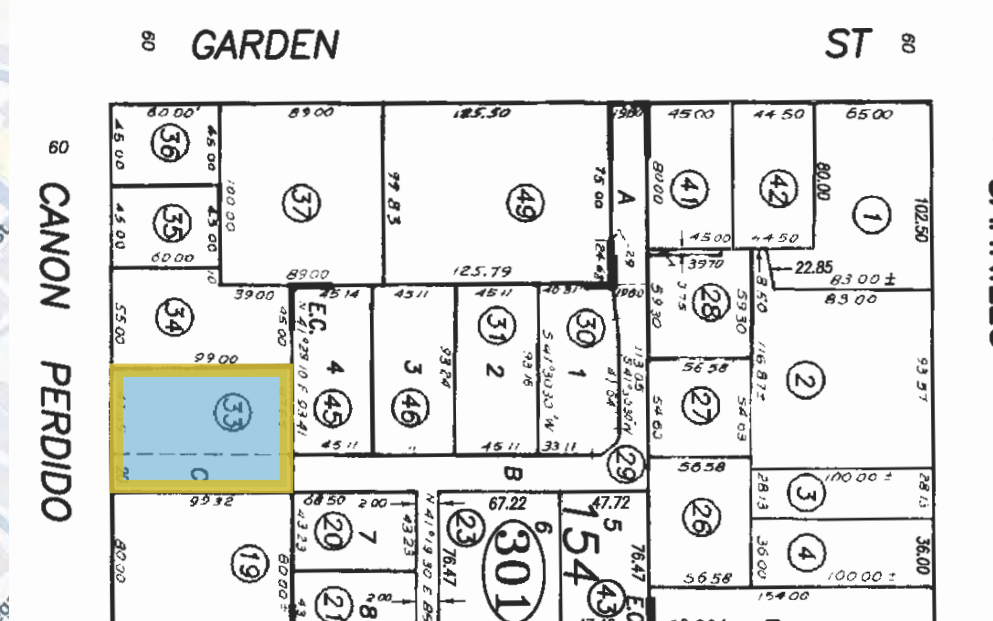
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Santa Barbara

## CENTRAL BUSINESS DISTRICT LOCATION



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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 OfficeMax
- 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



### PASEO NUEVO MALL



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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.

**"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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