



FOR LEASE

THE LOCAL LEADER IN
EXTRAORDINARY PROPERTIES



1113 STATE ST

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ADAM GEEB
Adam.Geeb@sima.net
Ext. 1213
DRE# 01445473

CARLY BARNES
Carly.Barnes@sima.net
Ext. 1208
DRE# 01730439

DOWNTOWN SPACE AVAILABLE

LEASING SUMMARY

Lease Rate: \$1.25/SF MG
Term: Negotiable
Size: 8,892 r.s.f.
Restrooms: Two private + shower
Parking: Adjacent City Lot - first 75 min free
Available: September 2026

DESCRIPTION:

This rarely available basement-level space occupies a prime downtown location in the heart of Santa Barbara's business and retail districts. Surrounded by popular restaurants, shops, and cafés, the property sits directly across from the Santa Barbara Museum of Art and just steps from the Granada Theatre, Arlington Theatre, and the Santa Barbara Courthouse. 1113 State Street totals approximately 8,892 square feet and offers both State Street and rear parking lot access, along with ADA access via ramp. The space includes private restrooms and shower, HVAC throughout, and convenient parking in the adjacent city lot. Currently configured as a martial arts studio, this versatile space offers flexible potential for a variety of uses, including a fitness gym, creative studio, specialty retail, storage, and more.



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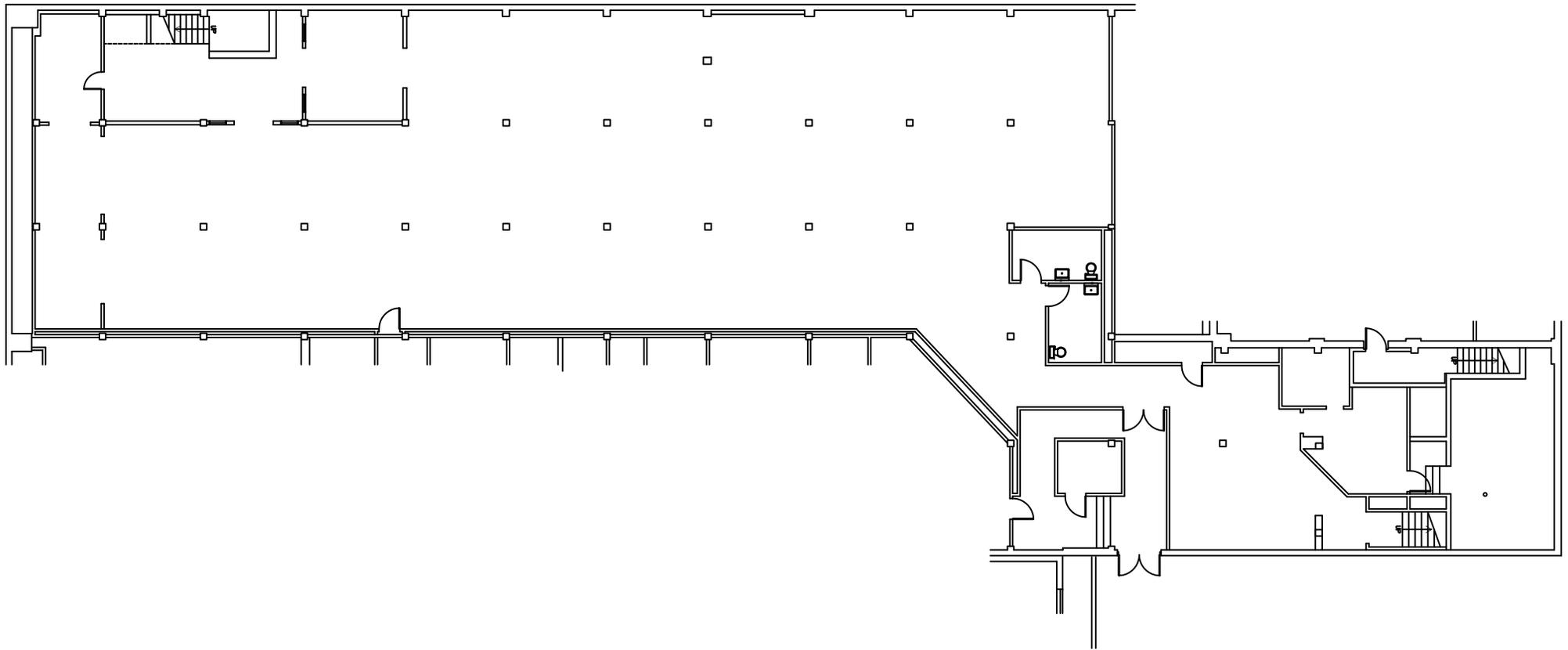


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BASEMENT LEVEL SPACE FOR LEASE DOWNTOWN SANTA BARBARA

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