

# 1525 STATE STREET

SUITE 204  
SANTA BARBARA  
CA 93101

## PRICE REDUCTION

±1,854 SF 2nd floor office condo  
with mountain views & patio

NOW OFFERED AT

**\$1,050,000**

PRESENTED BY

**GENE DEERING**

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Plaza Linda Vista is a mixed-use property featuring a professional office component on the first and second floors, with residential condos on the third floor and above the parking garage. Now, 8 of those office condos are being offered for sale, some vacant and ideal for owner-users, others leased and generating income for investors. The seller recently completed the process of condo mapping all 15 office suites in the building, creating individual office condos. Condo maps and HOA information available for review upon request.

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Excellent opportunity to own a fully built-out dental office in a premier Santa Barbara location. Suite 204 offers ±1,854 rentable square feet and is currently configured with multiple operatories, a reception area, and support rooms. The suite features abundant natural light and beautiful mountain views, creating a bright and welcoming environment for patients and staff alike. Currently occupied by a month-to-month tenant, this is a rare chance for an owner-user to step into a turnkey dental space or reconfigure for other professional use. Contact Listing Agents for further details.

**SUITE 204**

**NEW PRICE**

**\$1,050,000**

## Opportunity Highlights

### Suite Size

Rentable: ±1,854

Usable: ±1,598

### Price Per Bldg SF

\$566/SF

### Proposed Parking

Four (4) Stacked & Covered Spaces  
(Underground Garage)

### HVAC

Yes

### Restrooms

Common

### Floor

2nd

### Elevator

Yes

### Current Lease

Month-to-Month

### HOA Fee

\$1,523 (Paid by Tenant)

Various commercial condos available for purchase within the project. Contact listing agents for all offerings.

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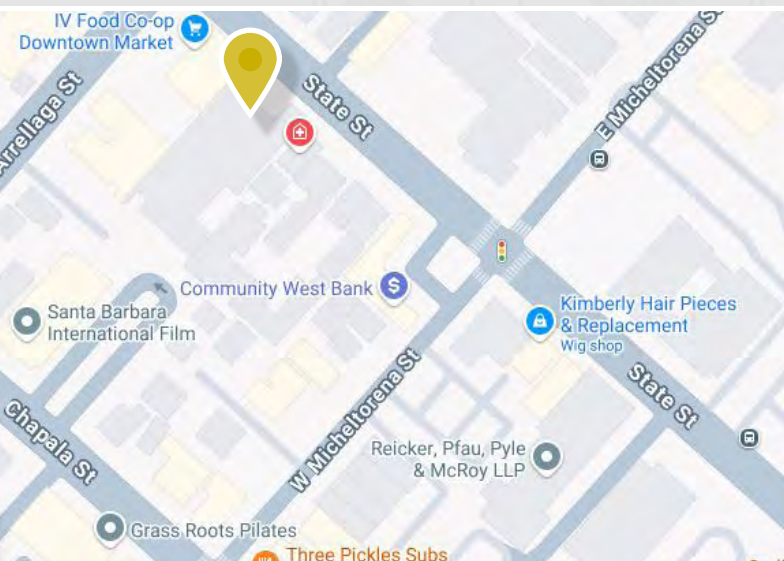
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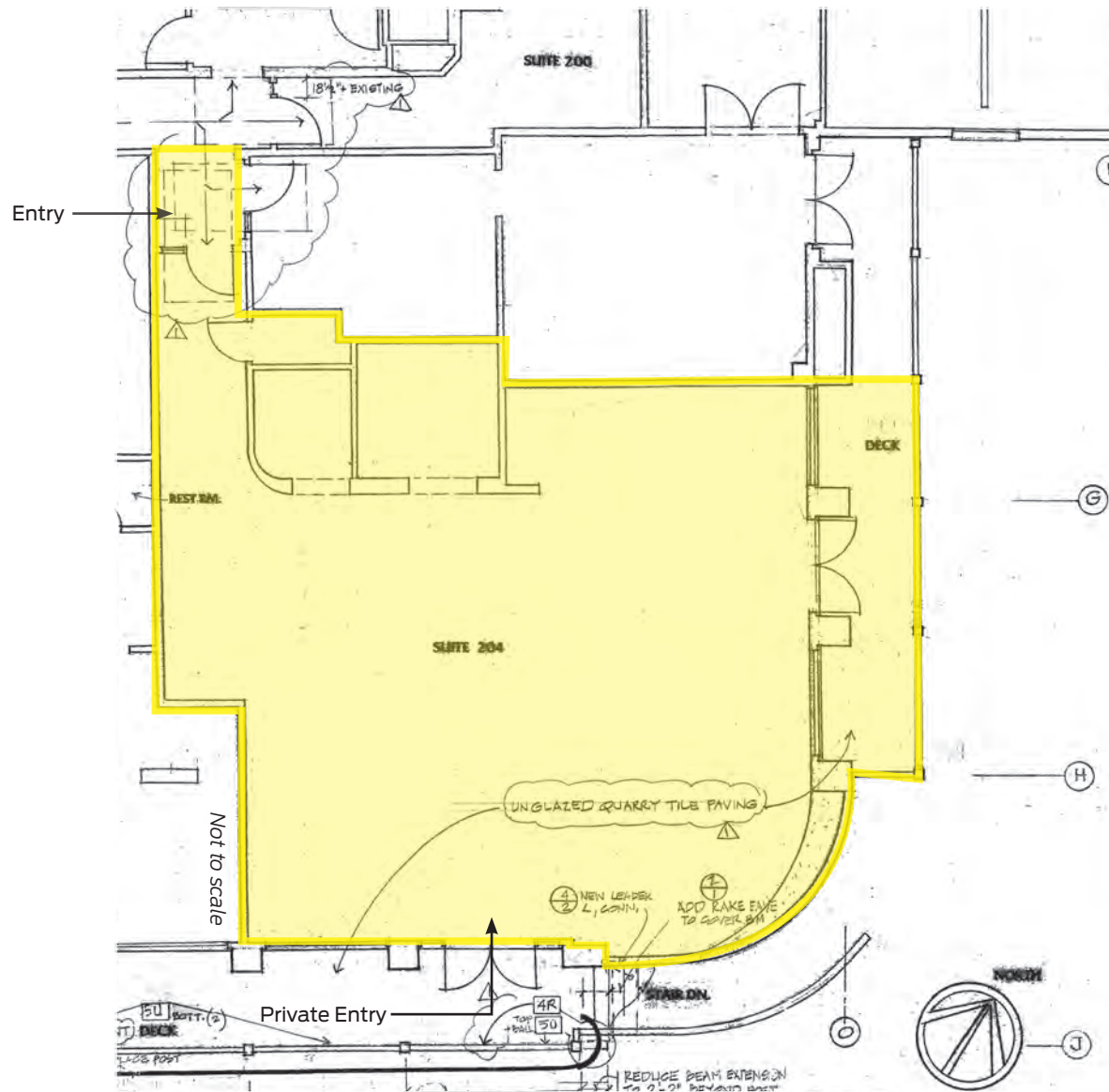
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## FLOOR PLAN



STATE STREET

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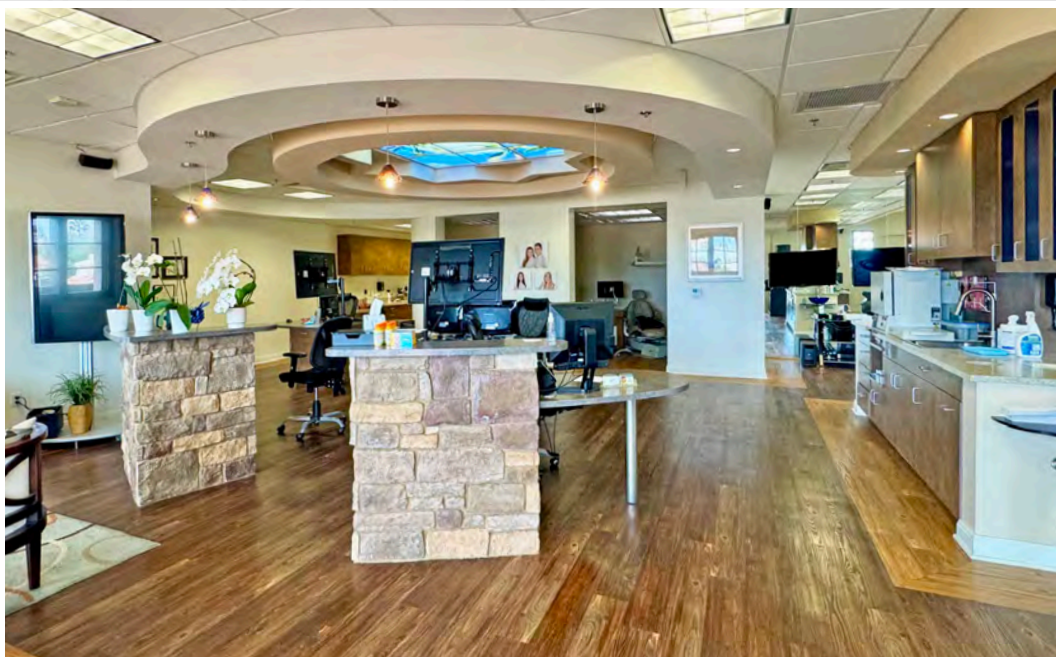
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## Downtown Area Merchants & Attractions

- 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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# SANTA BARBARA THE AMERICAN RIVIERA

**Symbolizing the ultimate in casual California lifestyle, Santa Barbara is undoubtedly one of America's most desirable destinations in which to live and travel.**



Located on a pristine coastline approximately 332 miles south of San Francisco and 92 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 87,000, 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 and numerous Zagat-rated restaurants. Pristine, sunny beaches, an expansive harbor and countless attractions including the Santa Barbara Zoo, Santa Barbara Mission, Arlington Theatre, Stearns Wharf, Santa Barbara Museum of Art and Santa Barbara Museum of Natural History all add to the area's appeal. And with nearly 200+ 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.

## Sunset

**“Best Beach Town”**

*Sunset Magazine's 2015 Inaugural Travel Awards*

## U.S. News & World Report

**“The 12 Best Cities  
for a Weekend Getaway”**

*U.S. News & World Report*

## Condé Nast Traveler

**“30 Best Small Cities  
in America”**

*Condé Nast Traveler's Readers' Choice Awards*

