

1 mile to the beach

VIDEO TOUR



[vimeo.com/902323762](https://vimeo.com/902323762)

331 N Milpas St  
SANTA BARBARA, CA

Across the street from  
CVS and Starbucks



**For Lease** | Newly Renovated 2nd Floor Office/Retail Suites | **513 - 1,782 SF**

*Experience. Integrity. Trust.*  
Since 1993

**Dan Ferrick**  
805.898.4371  
[dferrick@hayescommercial.com](mailto:dferrick@hayescommercial.com)  
lic. 01936711

 **Hayes**  
COMMERCIAL GROUP



## PROPERTY SUMMARY

Newly renovated office/retail space on the second floor of a freestanding building in the heart of the Milpas Corridor, across from CVS and Starbucks, and a block from Trader Joe's. Great for traditional office use and second-floor retail tenants such as pilates, yoga and dance. The suites feature an abundance of natural light with Riviera views, and now include all new finishes & fixtures, as well as on-site parking and a common kitchenette/lounge area for second-floor tenants.

<b>Spaces:</b>	<u>Suite</u>	<u>Size</u>
	2A	1,269 SF
	2B	513 SF
	All suites	1,782 SF

**Rental Rate:** \$1.75 NNN (.60)

**Available:** Now

**Term:** 2 - 5 years

**Parking:** Approx. 2/1,000 SF

**Kitchenette:** Common for 2nd floor tenants

**Zoning:** GC

**HVAC:** Yes

**Restrooms:** Two shared on 2nd floor

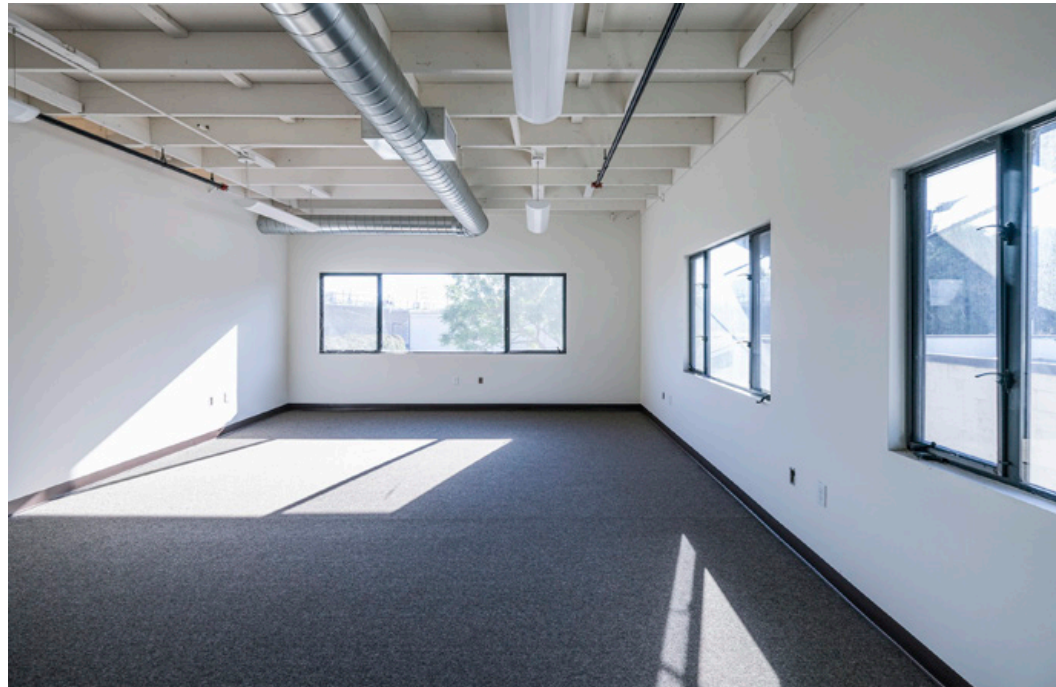
**CSO:** 3%

**To Show:** CLA

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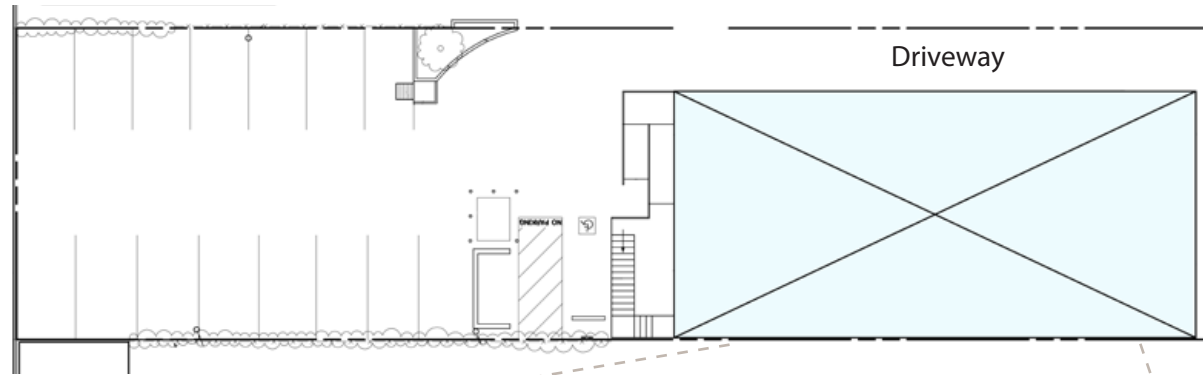


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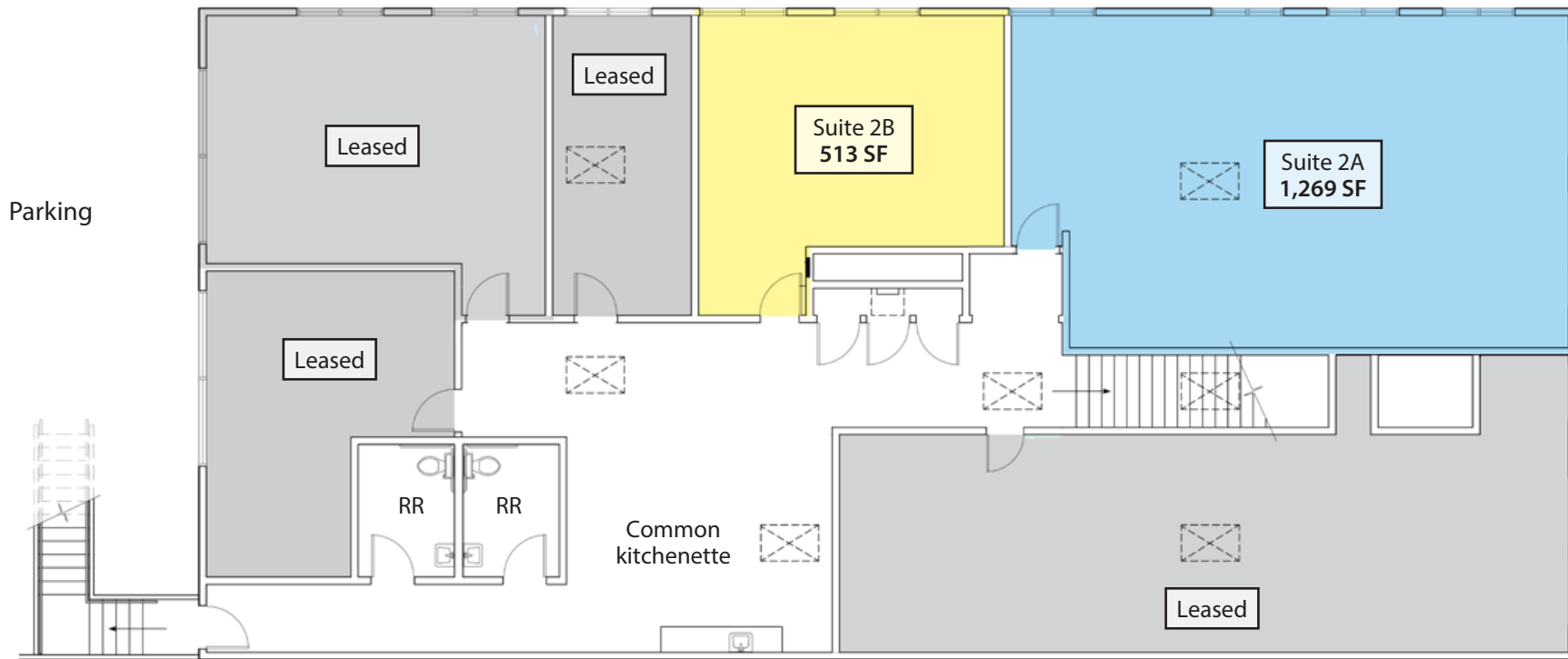
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# SITE PLAN



# FLOOR PLAN



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# THE MILPAS CORRIDOR

Santa Barbara, CA



About a mile from Santa Barbara's upscale State Street shopping strip, Milpas Street is the heart of the dynamic neighborhood at the foot of the Riviera.

The street runs from the hills embracing the Santa Barbara Bowl amphitheater to a wide, white beach bordered by swaying palms.

The area has a mix of uses including retail, service retail, commercial office, industrial, single family residences and multi-family residential.

SANTA BARBARA BOWL

BOSSIE'S KITCHEN

THE SHOP/WINGMAN RODEO

SUPER-RICA

LOS AGAVES

DEUX BAKERY

BUENA ONDA

SITE

RUSTY'S PIZZA

STARBUCKS

CVS

TRADER JOE'S

PETSMART

JAFFURS WINE CELLARS

WELLS FARGO

YOUR PLACE THAI

MILPAS RENTAL

SPROUTS

RITE-AID

JACK'S BISTRO

SANGUIS WINERY



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