



101 WEST ARRELLAGA STREET

SUITE 5 • SANTA BARBARA CA 93101

±1,000 SF MEDICAL/OFFICE CONDO
NEW PRICE • \$845,000

Plus ¼ ownership in Unit 3 — a ±435 SF condo.
Excellent owner/user or investment opportunity.

Located in downtown Santa Barbara
with easy freeway access.



PRESENTED BY

RHONDA HENDERSON

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101 W. ARRELLAGA ST

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ALICE KECK PARK MEMORIAL GARDENS

KIDS WORLD

ALAMEDA PLAZA

SAINT REMY

COURTYARD SANTA BARBARA DOWNTOWN

SANTA BARBARA FOOD CO-OP DOWNTOWN MARKET

SANTA BARBARA INTERNATIONAL FILM

THREE PICKLES SUBS & SANDWICHES

101 WEST
ARRELLAGA ST

W. ARRELLAGA ST



Discover this ±1,000 SF medical or professional office condominium, ideally located at the corner of Chapala and Arrellaga streets in the heart of Santa Barbara. Professional office space, previous use was dental, with layout still remaining. Situated within a charming Midcentury 5-unit complex, this space is perfect for an owner-user seeking a central, accessible, and well-maintained location.

- Private entrance from the parking lot plus main client entrance off the interior courtyard.
- Recent capital improvements: roof replacement (±6 years ago) + parking lot renovation (±4 years ago).
- Excellent visibility and access in a highly desirable downtown corridor.
- Self-managed association with low monthly fees.
- Ownership includes a ¼ interest in an additional ±435 SF income-generating condo, helping to offset HOA dues and increase long-term investment value.
- Well-maintained common areas and pride of ownership throughout.

101 WEST ARRELLAGA STREET

OFFERING SPECIFICS

Size

±1,000 SF Plus 1/4 Ownership
in ±435 SF Condo (Suite 3)

Now Offered at

\$845,000

Use

Office or Medical

Parking

16 shared 4/1,000 off-street parking
+ on-street parking

APN

027-610-005

Association Fee

\$300/month

Zoning

Office/Residential Zone

HVAC

Yes

Year Built

1960

Restroom

One (1) Private

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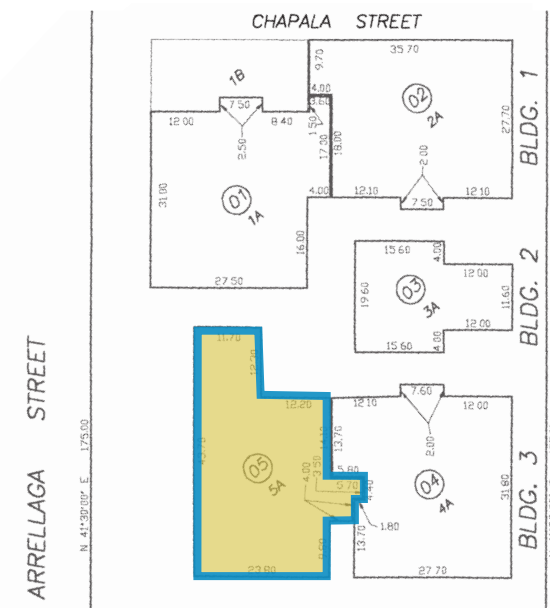
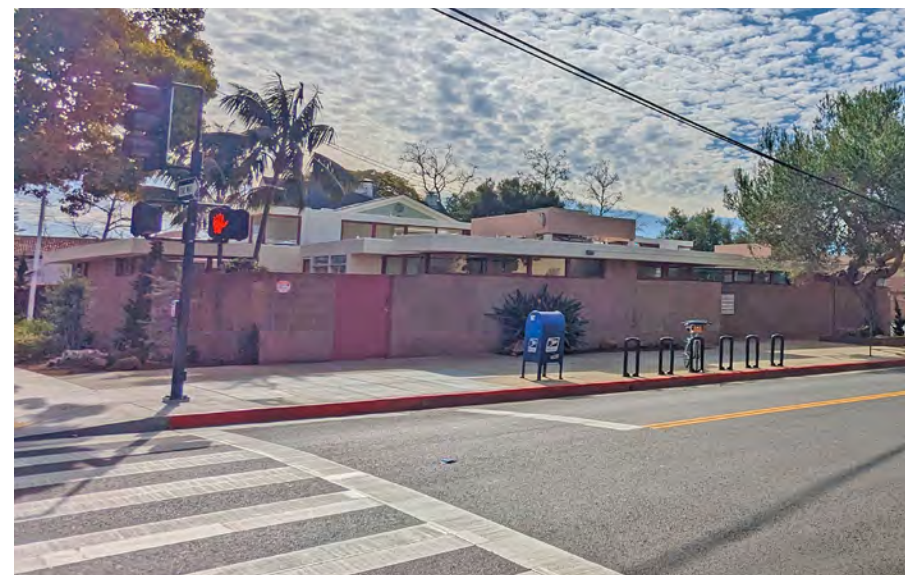
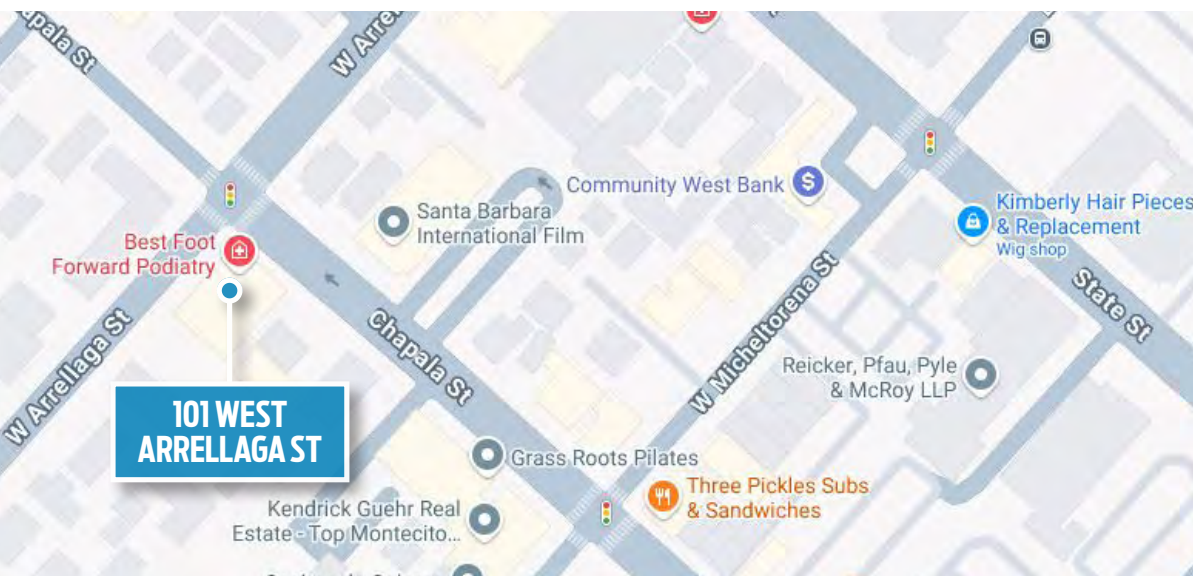


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PRICE REDUCTION

Professional condo in this sought-after complex *rarely* hits the market. Ideal for investor or owner-user.



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PRIVATE
BACK
ENTRANCE

PARKING LOT

RECEPTION

RESTROOM

Not to scale

KITCHEN/LAB

CHAPALA STREET

W. ARRELLAGA STREET

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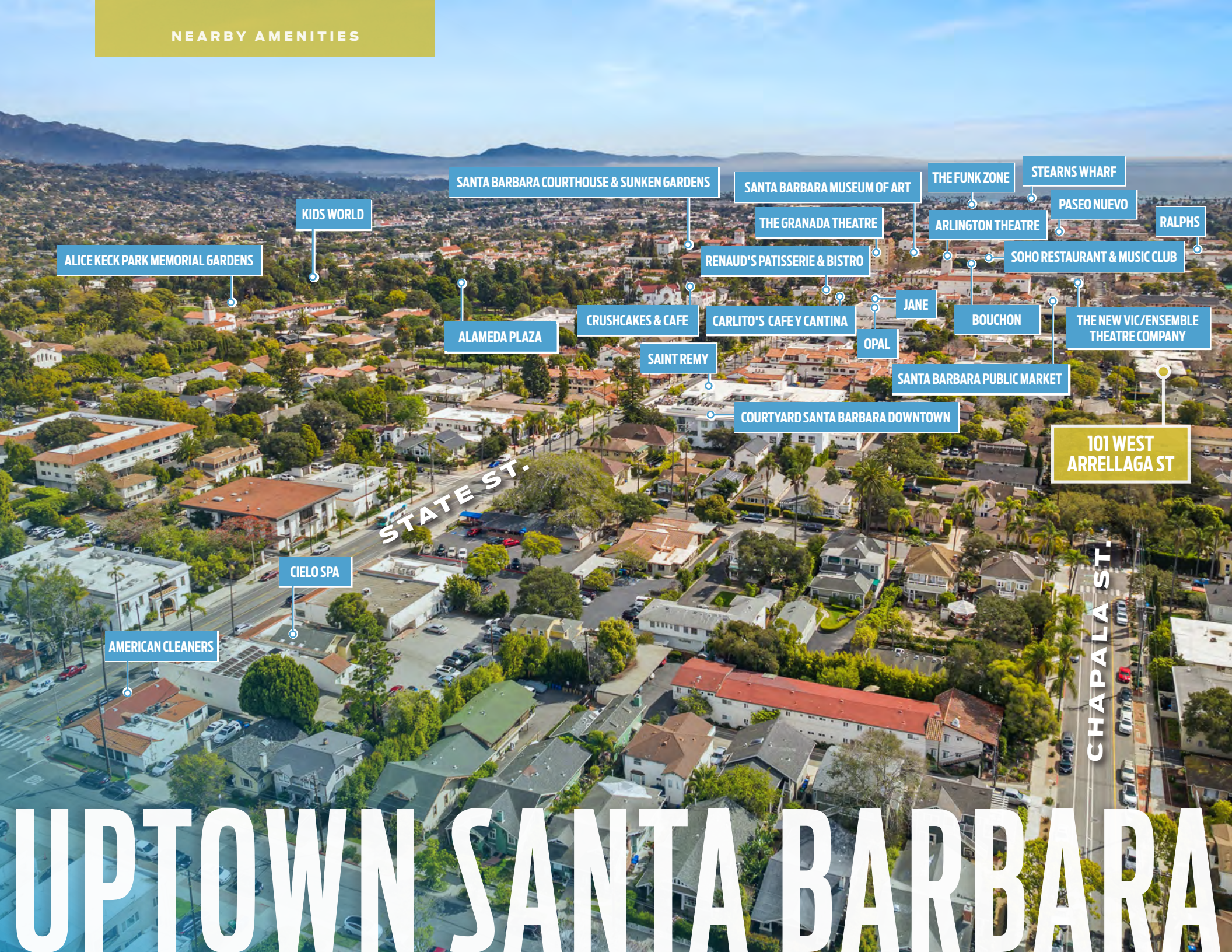
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NEARBY AMENITIES



ALICE KECK PARK MEMORIAL GARDENS

KIDS WORLD

SANTA BARBARA COURTHOUSE & SUNKEN GARDENS

SANTA BARBARA MUSEUM OF ART

THE FUNK ZONE

STEARNS WHARF

PASEO NUEVO

RALPHS

THE GRANADA THEATRE

ARLINGTON THEATRE

SOHO RESTAURANT & MUSIC CLUB

RENAUD'S PATISSERIE & BISTRO

ALAMEDA PLAZA

CRUSHCAKES & CAFE

CARLITO'S CAFE Y CANTINA

JANE

BOUCHON

THE NEW VIC/ENSEMBLE THEATRE COMPANY

SAINT REMY

OPAL

SANTA BARBARA PUBLIC MARKET

COURTYARD SANTA BARBARA DOWNTOWN

101 WEST ARRELLAGA ST

STATE ST.

CIELO SPA

AMERICAN CLEANERS

CHAPALA ST.

UPTOWN SANTA BARBARA

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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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