



# JAEGER PARTNERS

*Commercial Real estate & Investments*

Suite 619 A: +/- 1,484 sf

## Prime Retail for Lease

1 block away from Paseo Nuevo Mall

619 A State Street,  
Santa Barbara, CA 93101

21 E. Carrillo Street, Suite 270, Santa Barbara, CA 93101  
Office: 805.845.9300 | [www.jaegerpartners.net](http://www.jaegerpartners.net)

January 18, 2023



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Commercial Real estate & Investments

**Jason Jaeger, Broker**

jason@jaegerpartners.net  
805.452.4381 BRE# 01514807



## Highly Desirable Retail Space Located At 619 A State Street

1 block away from Paseo Nuevo Mall. Nearby tenants include: Night Lizard, Starbucks, Volcom and World Market.

### *Details of the Available Retail Spaces:*

#### **619 A State Street**

**Size:** +/- 1,484 sf

**Width:** 14'-10"

**Base Rent:** \$4.00 psf. + NNN (\$0.87)

**Parking:** Available at an additional cost of \$165 per stall per month

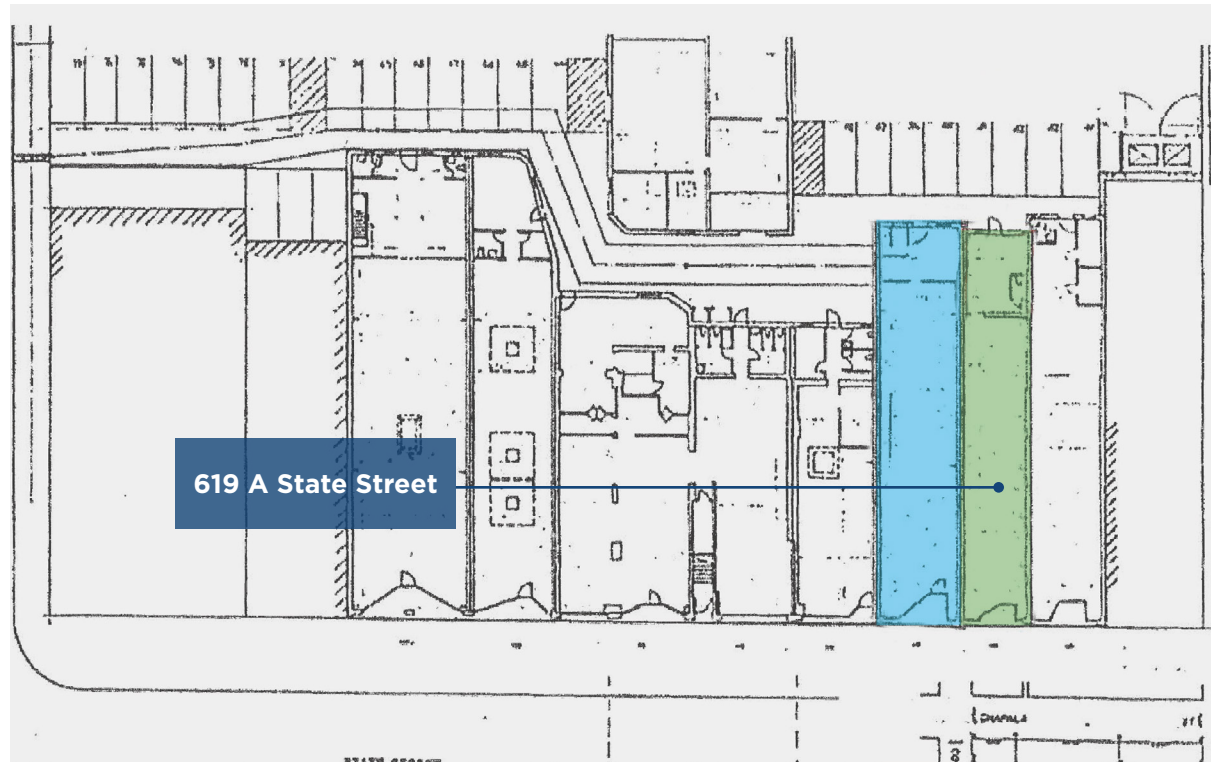
**Features:** 1 restroom and storage room in the back

**Roll up Doors:** No

**Zoning:** C-M

**CSO:** 3% up to 5 years

**To Show:** Please call broker (805) 452-4381  
(Do not disturb the tenant)





FUNK ZONE

SANTA BARBARA HARBOR

DRIFT HOTEL

HOTEL SANTA BARBARA

JOE'S CAFE

NIGHT LIZARD BREWING COMPANY

LEVI'S

WORLD MARKET

SITE

URBAN OUTFITTERS

VAN'S STORE

The information contained herein 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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## Demographics

### Population:

1 Mile .....	24,352
2 Mile .....	84,719
3 Mile .....	108,499

Households ..... 10,383

Median Age .....	32
10-19 .....	11.4%
20-29 .....	28.1%
30-39 .....	13.3%
40-49 .....	10.7%
50-59 .....	9.9%
60-69 .....	10.1%
70 & over .....	8.4%

### Median Household Income

1 Mile .....	\$63,248
2 Mile .....	\$83,120
3 Mile .....	\$88,105

### Mean Household Income

1 Mile .....	\$88,542
2 Mile .....	\$120,118
3 Mile .....	\$129,855
Less than \$25,000 .....	18.8%
\$25,000 to \$49,999 .....	22.2%
\$50,000 to \$74,999 .....	17.9%
\$75,000 to \$99,999 .....	12%
\$100,000 to \$199,999 .....	21%
\$200,000 or more .....	8.2%



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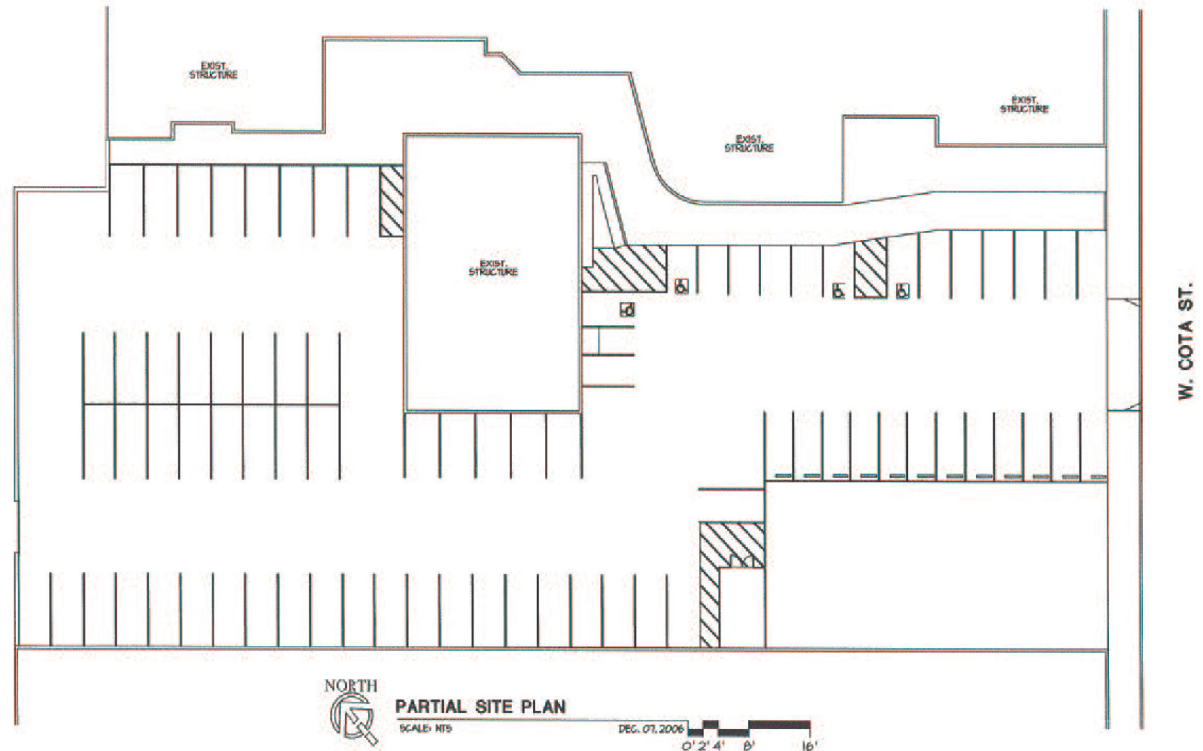
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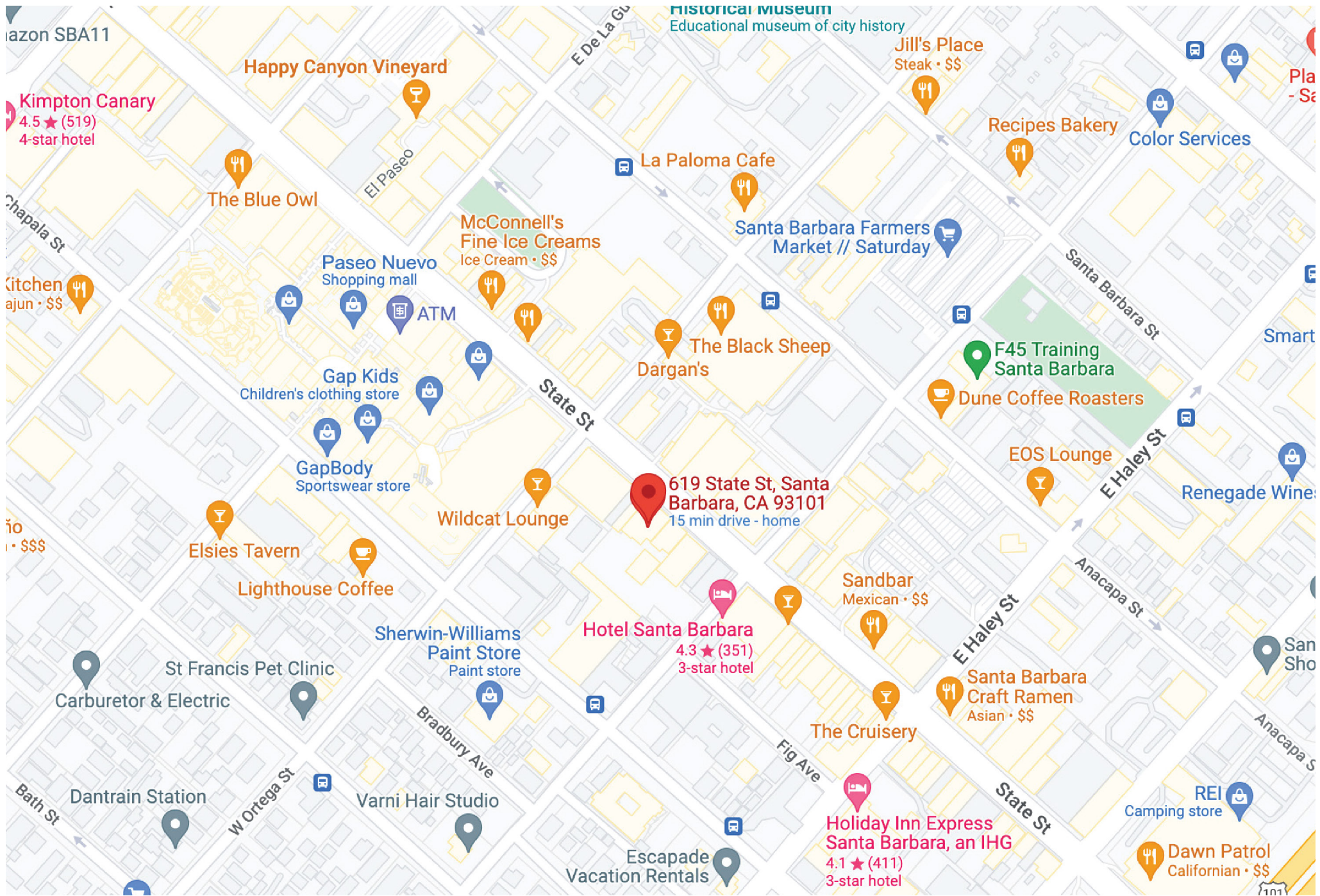
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## Rear Parking Lot



Parking Lot Plan  
Parking is \$165 per stall per month



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