

# 22 El Paseo

SANTA BARBARA CA 93101

**Rare Opportunity in the Heart of Historic  
El Paseo, Santa Barbara**

Available for the first time in nearly 20 years, this charming ±573 SF ground-floor suite at 22 El Paseo offers direct access to a beautiful courtyard featuring classic Colonial Spanish architecture and lush landscaping. Surrounded by boutique shops, wine tasting rooms, professional offices, and renowned restaurants like The Wine Cask and El Paseo, the space provides a prestigious downtown Santa Barbara address—ideal for a professional office, designer, or small retail concept seeking an elegant, inspiring setting.

**FOR SUBLEASE**

**\$2,400/Month Modified Gross**

**±573 SF**

**Available Now**

**Furnished or Unfurnished**

**Common Restrooms**

PRESENTED BY

**SIERRA FALSO**  
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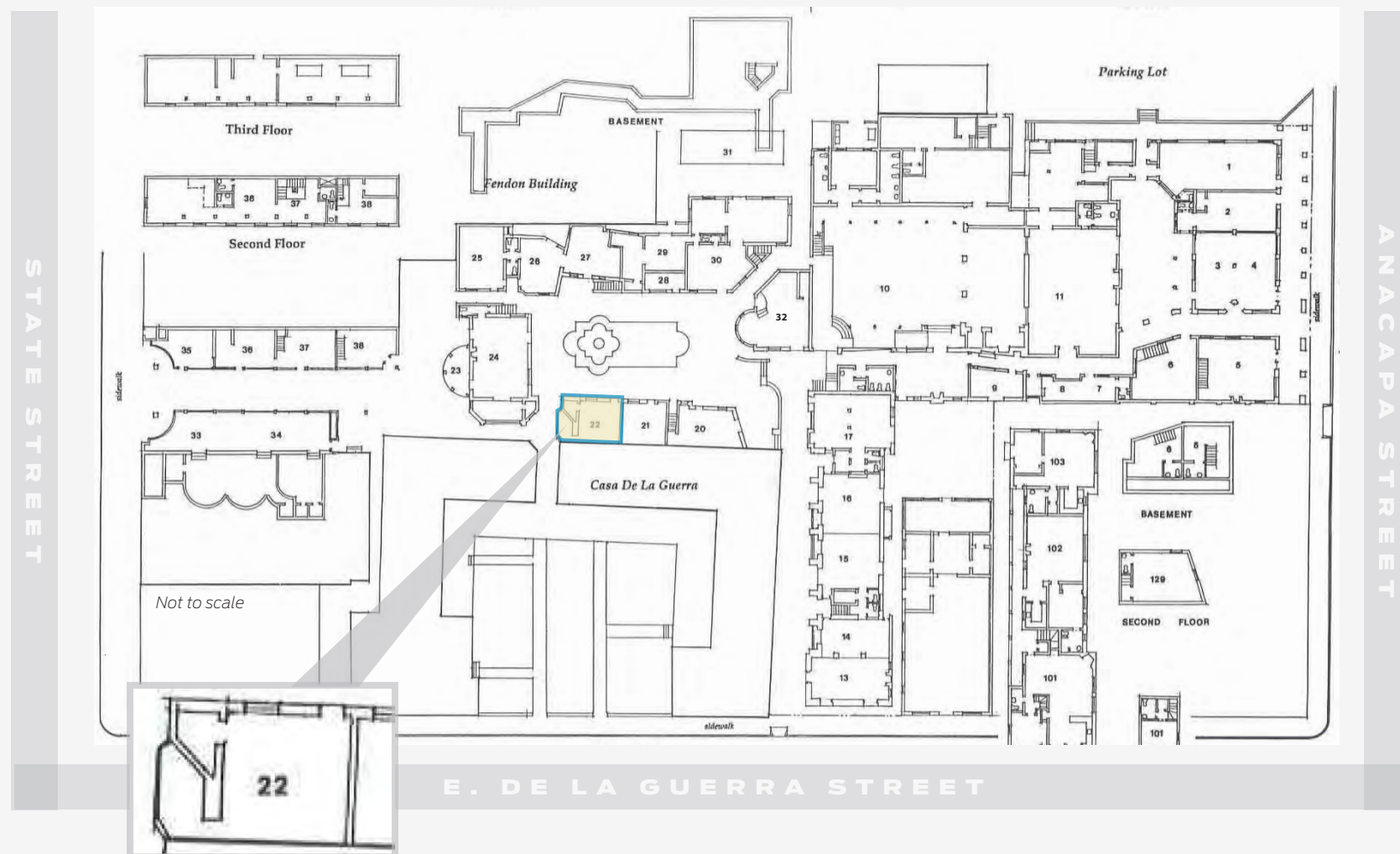
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Santa Barbara's Historic El Paseo

# Site Plan

PARKING LOT



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