

FOR SALE

**Downtown standalone industrial
building.**

OFFERED AT \$1,350,000

213 W. GUTIERREZ ST

SANTA BARBARA • CALIFORNIA 93101

PRESENTED BY

GENE DEERING
805.879.9623
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213 W. GUTIERREZ ST
SANTA BARBARA CA 93101

NEW TO MARKET

±1,350 SF vacant warehouse with one rolling door
in downtown Santa Barbara with easy access to the 101 Fwy



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213 WEST GUTIERREZ STREET

SANTA BARBARA
CA 93101

213 W. Gutierrez Street presents the opportunity to acquire a small industrial warehouse in a central Santa Barbara location. The property will be delivered vacant at closing, allowing an owner-user to immediately occupy and operate their business.

The building offers functional warehouse space suitable for light industrial, storage, or service-oriented uses. Its location provides convenient access to Downtown Santa Barbara and easy freeway access for efficient distribution and commuting.

A straightforward owner-user opportunity in a market where small industrial buildings are rarely available for purchase vacant.

Offered at	\$1,350,000
Building Size	±1,350 SF
Land Size	±4,356 SF
Unit Mix	100% Vacant
APN	037-243-013
Zoning	C-G (Commercial General)
Restrooms	Two (One With Shower)
Floors	Single Story
Rolling Door	One (1) Large (11' Wide x 9'8" Tall)
CSO	2.5%

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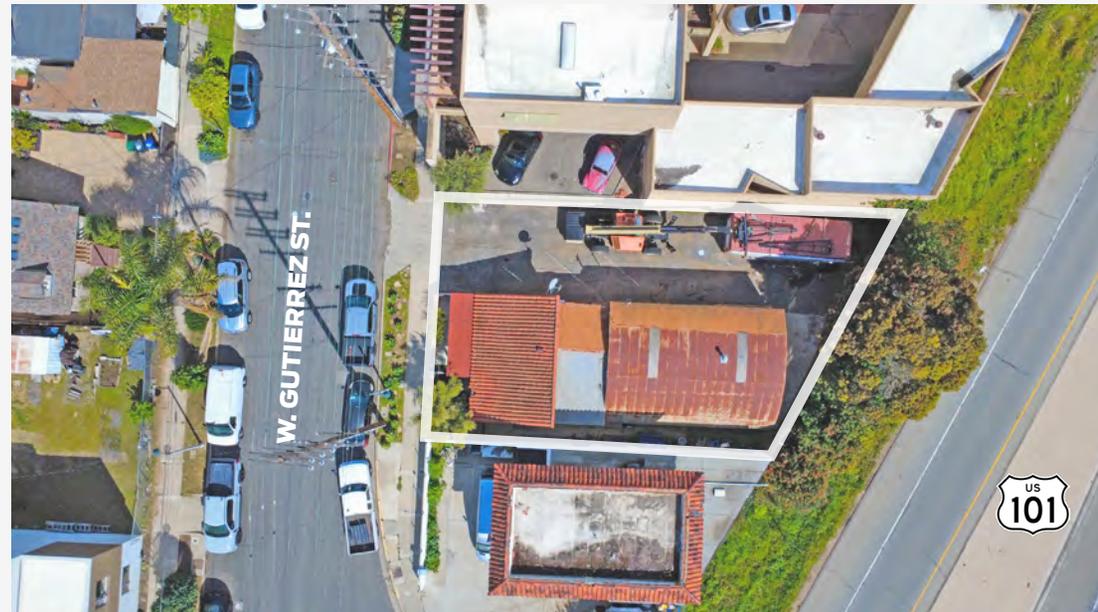
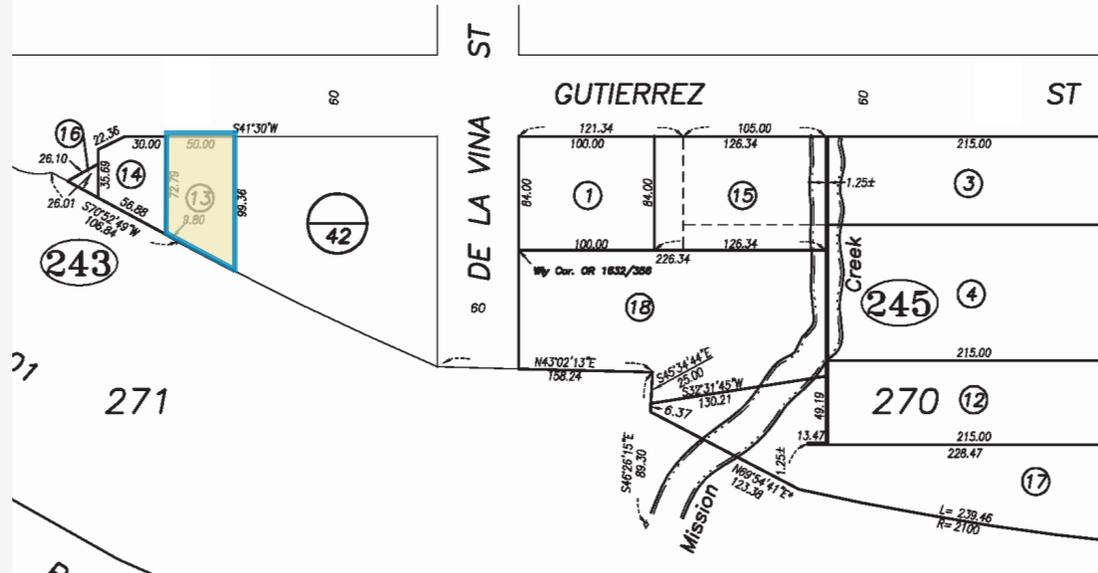
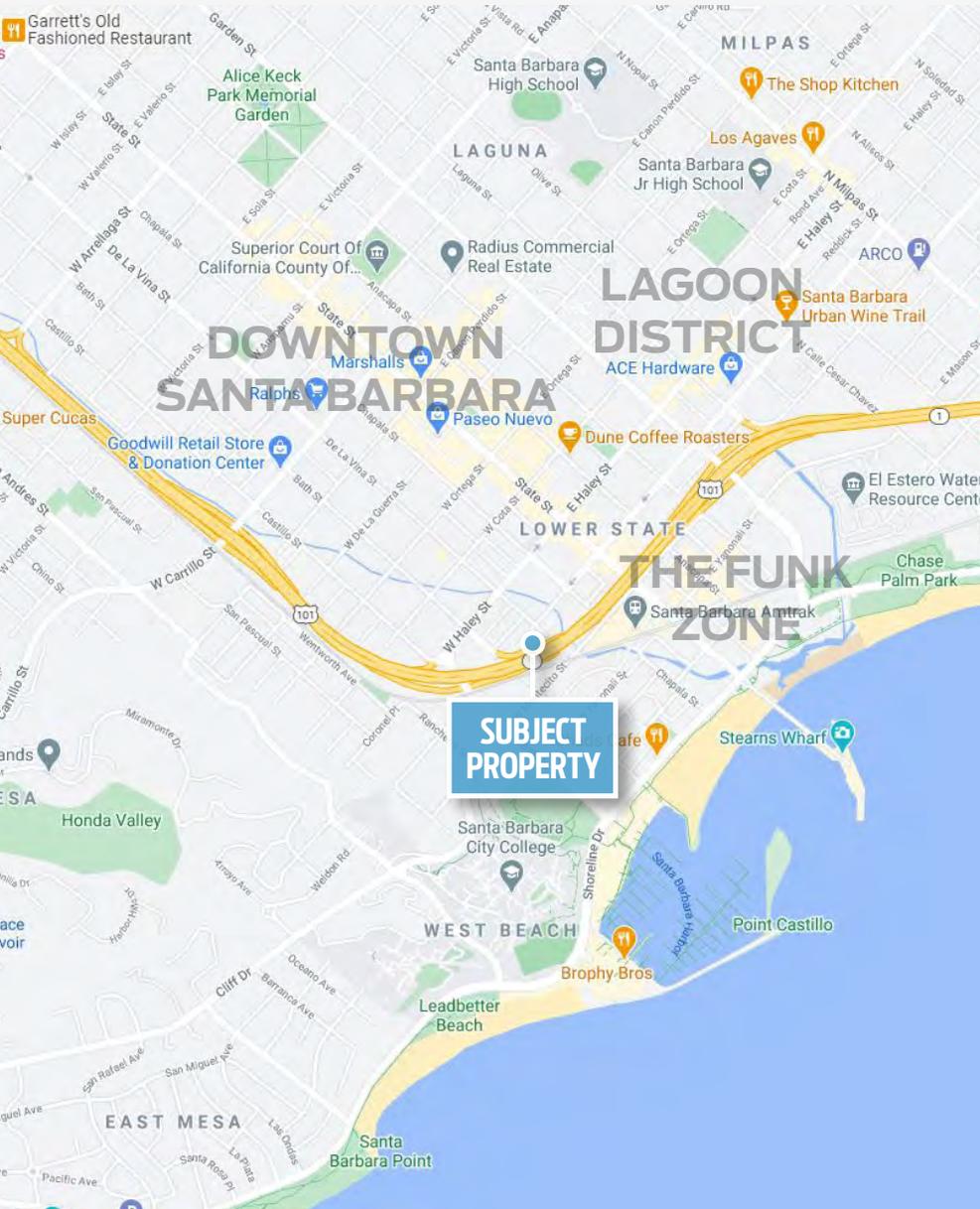
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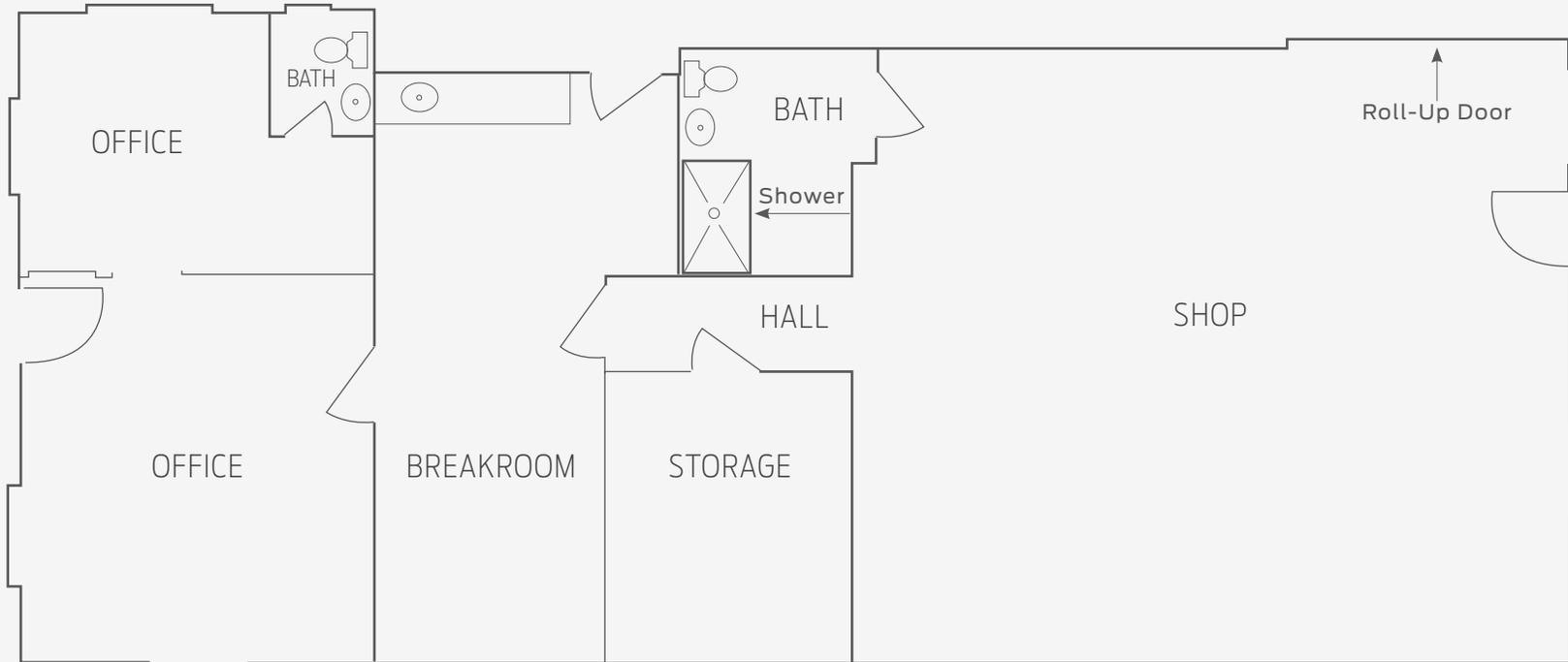
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Floor Plan

PARKING AREA

W. GUTIERREZ STREET



Not to scale

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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
- 22 Hook & Press Donuts



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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.



**“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