

# 1621 grand AVE

SANTA BARBARA  
CALIFORNIA 93103

**FOR SALE**

**±14,240SF Senior  
Facility on Santa Barbara's  
Iconic Riviera with  
Spectacular Ocean Views**

**20 UNITS +  
2bd/2ba penthouse**

**Offered at  
\$6,250,000**

**±0.72  
ACRE LOT**

**GRAND AVENUE**

PRESENTED BY

**BOB TULER**  
**805.879.9605**  
[btuler@radiusgroup.com](mailto:btuler@radiusgroup.com)  
CA LIC. 00643325

**GENE DEERING**  
**805.879.9623**  
[gdeering@radiusgroup.com](mailto:gdeering@radiusgroup.com)  
CA LIC. 01450943

**PAUL GAMBERDELLA**  
**805.879.9622**  
[pgamberdella@radiusgroup.com](mailto:pgamberdella@radiusgroup.com)  
CA LIC. 01267748



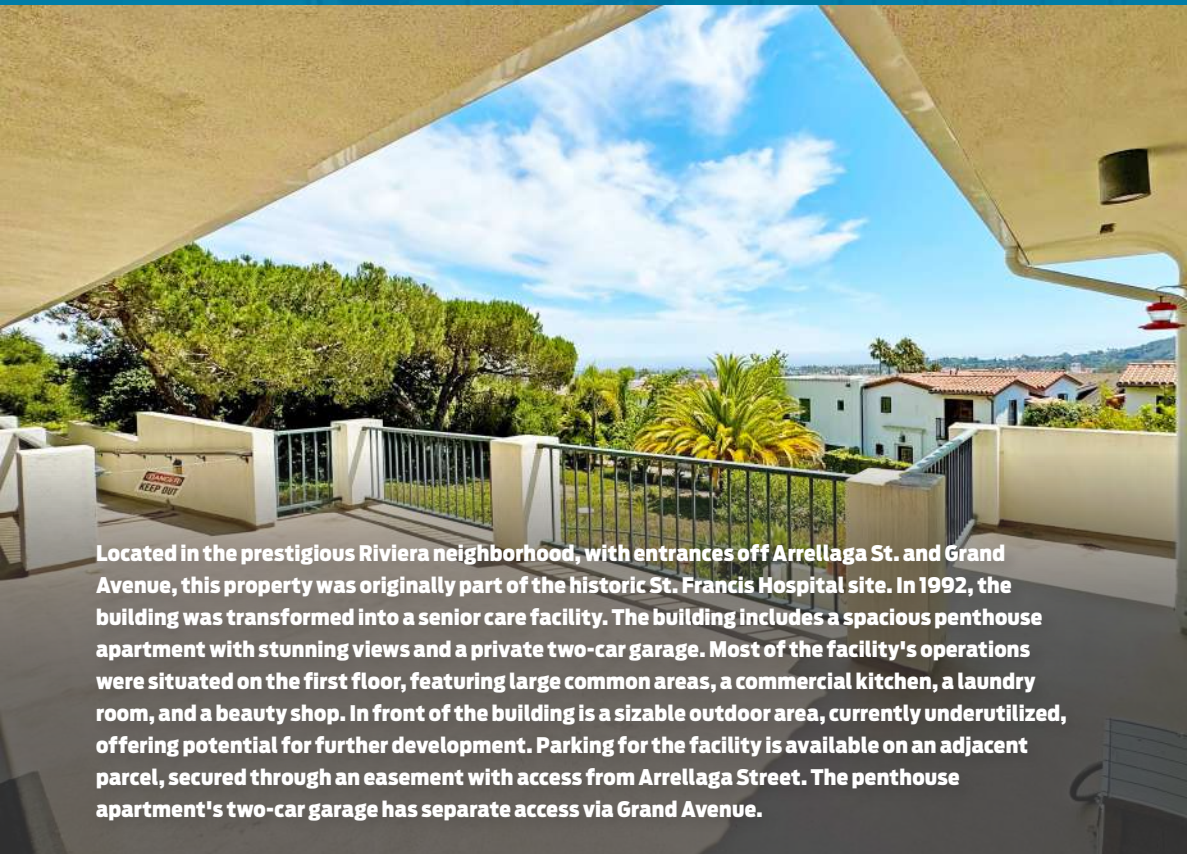


# PRIME INVESTMENT OPPORTUNITY

## 20 UNIT SENIOR CARE FACILITY • VIEW PROPERTY

Includes large, underutilized outdoor area, 11 parking spaces & 2-car garage

1621  
grand AVENUE  
SANTA BARBARA 93103



Located in the prestigious Riviera neighborhood, with entrances off Arrellaga St. and Grand Avenue, this property was originally part of the historic St. Francis Hospital site. In 1992, the building was transformed into a senior care facility. The building includes a spacious penthouse apartment with stunning views and a private two-car garage. Most of the facility's operations were situated on the first floor, featuring large common areas, a commercial kitchen, a laundry room, and a beauty shop. In front of the building is a sizable outdoor area, currently underutilized, offering potential for further development. Parking for the facility is available on an adjacent parcel, secured through an easement with access from Arrellaga Street. The penthouse apartment's two-car garage has separate access via Grand Avenue.

Offered at	\$6,250,000
Building Size	±14,240 SF (\$439/SF) Facility: ±11,980 SF Residential: ±2,260 SF
Land Size	±31,363 SF • ±0.72 AC (\$199/SF) <i>(Parking easement substantially enlarges the usable property.)</i>
Units	20 Congregate Care + 2BD/2BA Penthouse Apartment <i>(Apartment is leased. Call Listing Agent for details).</i>
Facility Improvements	Dining Room, Large Kitchen, Recreation/Exercise Room, Laundry, Salon, Staff Offices, Private & Shared Restrooms, Terraces & Patios Overlooking Landscaped Grounds
APN	027-270-036
Zoning	R-M
HVAC	<b>None</b>
Parking	11 Spaces on Adjacent Parcel Per Easement. 2-Car Garage For Third Floor Apartment.
Elevators	Yes
Floors	3
Sprinklers	Yes (Facility Only)



**Meraki Land Use Due Diligence Summary: Contact Listing Agent for review**

**11 Space Parking Easement**

PRESENTED BY

**BOB TULER**  
805.879.9605  
[btuler@radiusgroup.com](mailto:btuler@radiusgroup.com)  
CA LIC. 00643325

**GENE DEERING**  
805.879.9623  
[gdeering@radiusgroup.com](mailto:gdeering@radiusgroup.com)  
CA LIC. 01450943

**PAUL GAMBERDELLA**  
805.879.9622  
[pgamberdella@radiusgroup.com](mailto:pgamberdella@radiusgroup.com)  
CA LIC. 01267748





**PRIME INVESTMENT OPPORTUNITY**  
**20 UNIT SENIOR CARE FACILITY • VIEW PROPERTY**  
Includes large, underutilized outdoor area, 11 parking spaces & 2-car garage

1621  
grand<sup>AVENUE</sup>  
SANTA BARBARA 93103

**SITE AREA**



PRESENTED BY

**BOB TULER**  
805.879.9605  
[btuler@radiusgroup.com](mailto:btuler@radiusgroup.com)  
CA LIC. 00643325

**GENE DEERING**  
805.879.9623  
[gdeering@radiusgroup.com](mailto:gdeering@radiusgroup.com)  
CA LIC. 01450943

**PAUL GAMBERDELLA**  
805.879.9622  
[pgamberdella@radiusgroup.com](mailto:pgamberdella@radiusgroup.com)  
CA LIC. 01267748





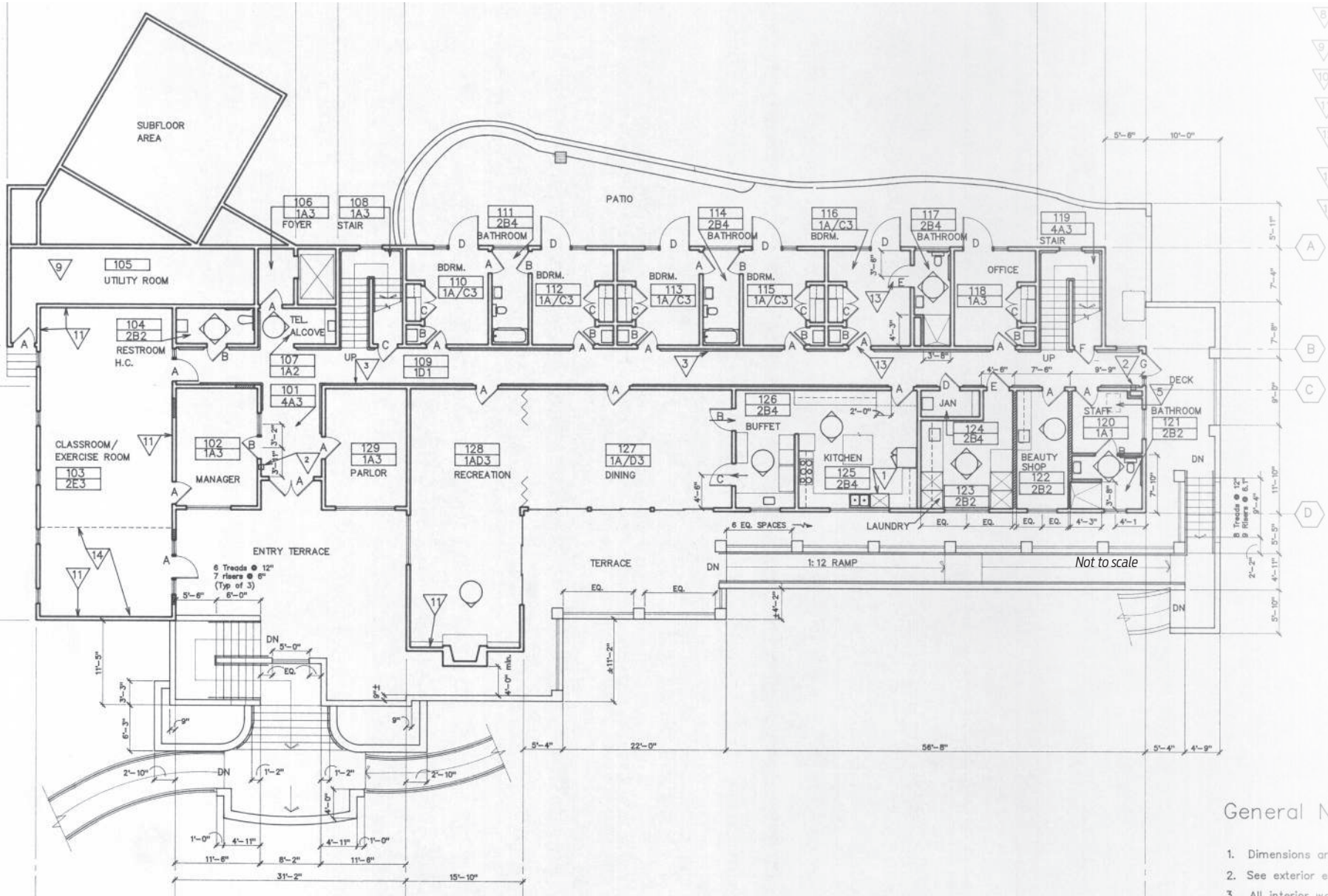
# PRIME INVESTMENT OPPORTUNITY

## 20 UNIT SENIOR CARE FACILITY • VIEW PROPERTY

Includes large, underutilized outdoor area, 11 parking spaces & 2-car garage

1621  
grand AVENUE  
SANTA BARBARA 93103

### 1ST FLOOR PLAN PER 1992 PLANS



PRESENTED BY

**BOB TULER**  
805.879.9605  
[btuler@radiusgroup.com](mailto:btuler@radiusgroup.com)  
CA LIC. 00643325

**GENE DEERING**  
805.879.9623  
[gdeering@radiusgroup.com](mailto:gdeering@radiusgroup.com)  
CA LIC. 01450943

**PAUL GAMBERDELLA**  
805.879.9622  
[pgamberdella@radiusgroup.com](mailto:pgamberdella@radiusgroup.com)  
CA LIC. 01267748



# PRIME INVESTMENT OPPORTUNITY

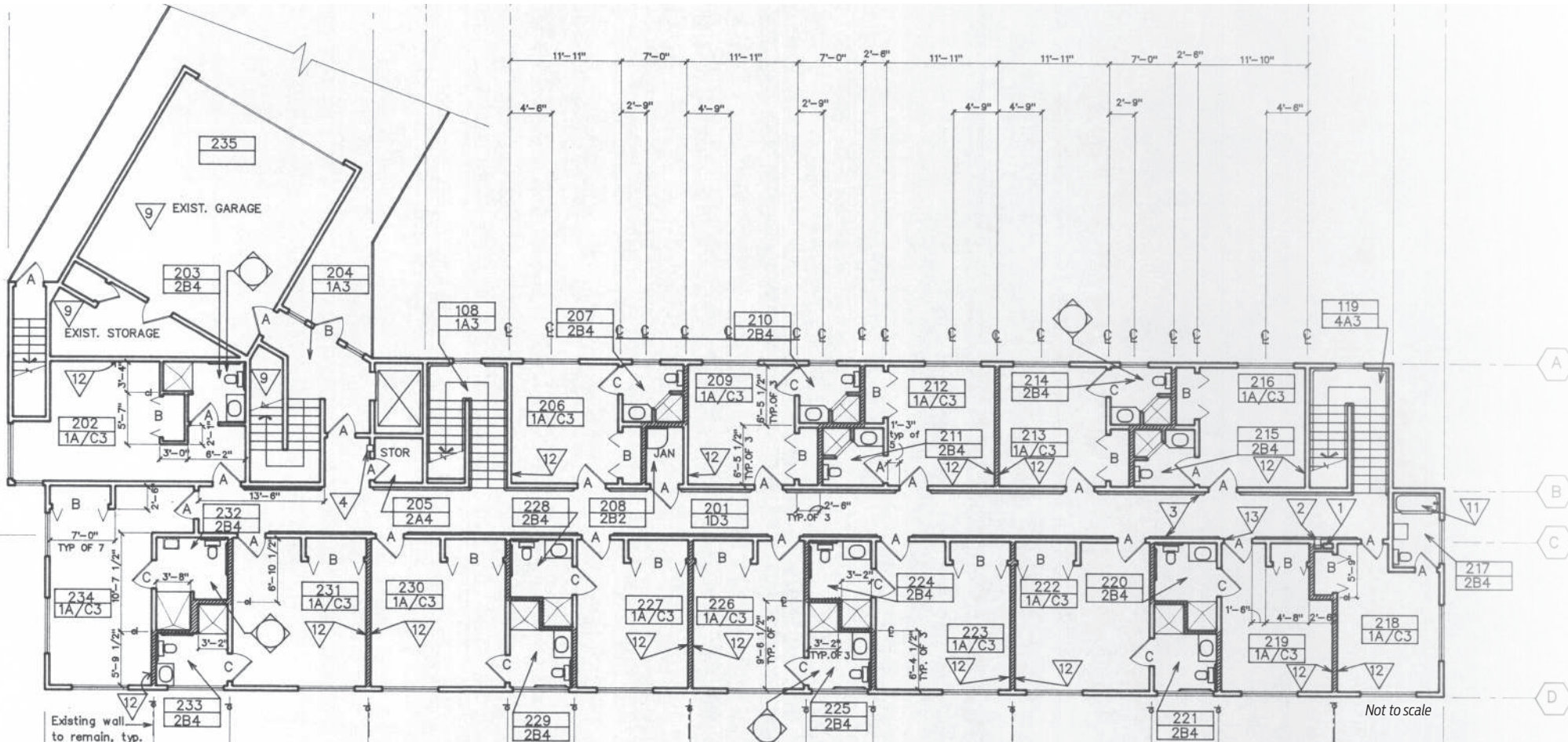
## 20 UNIT SENIOR CARE FACILITY • VIEW PROPERTY

Includes large, underutilized outdoor area, 11 parking spaces & 2-car garage

1621  
grand AVENUE  
SANTA BARBARA 93103

### 2ND FLOOR PLAN PER 1992 PLANS

GRAND AVENUE



OCEAN VIEWS

PRESENTED BY

**BOB TULER**  
805.879.9605  
[btuler@radiusgroup.com](mailto:btuler@radiusgroup.com)  
CA LIC. 00643325

**GENE DEERING**  
805.879.9623  
[gdeering@radiusgroup.com](mailto:gdeering@radiusgroup.com)  
CA LIC. 01450943

**PAUL GAMBERDELLA**  
805.879.9622  
[pgamberdella@radiusgroup.com](mailto:pgamberdella@radiusgroup.com)  
CA LIC. 01267748

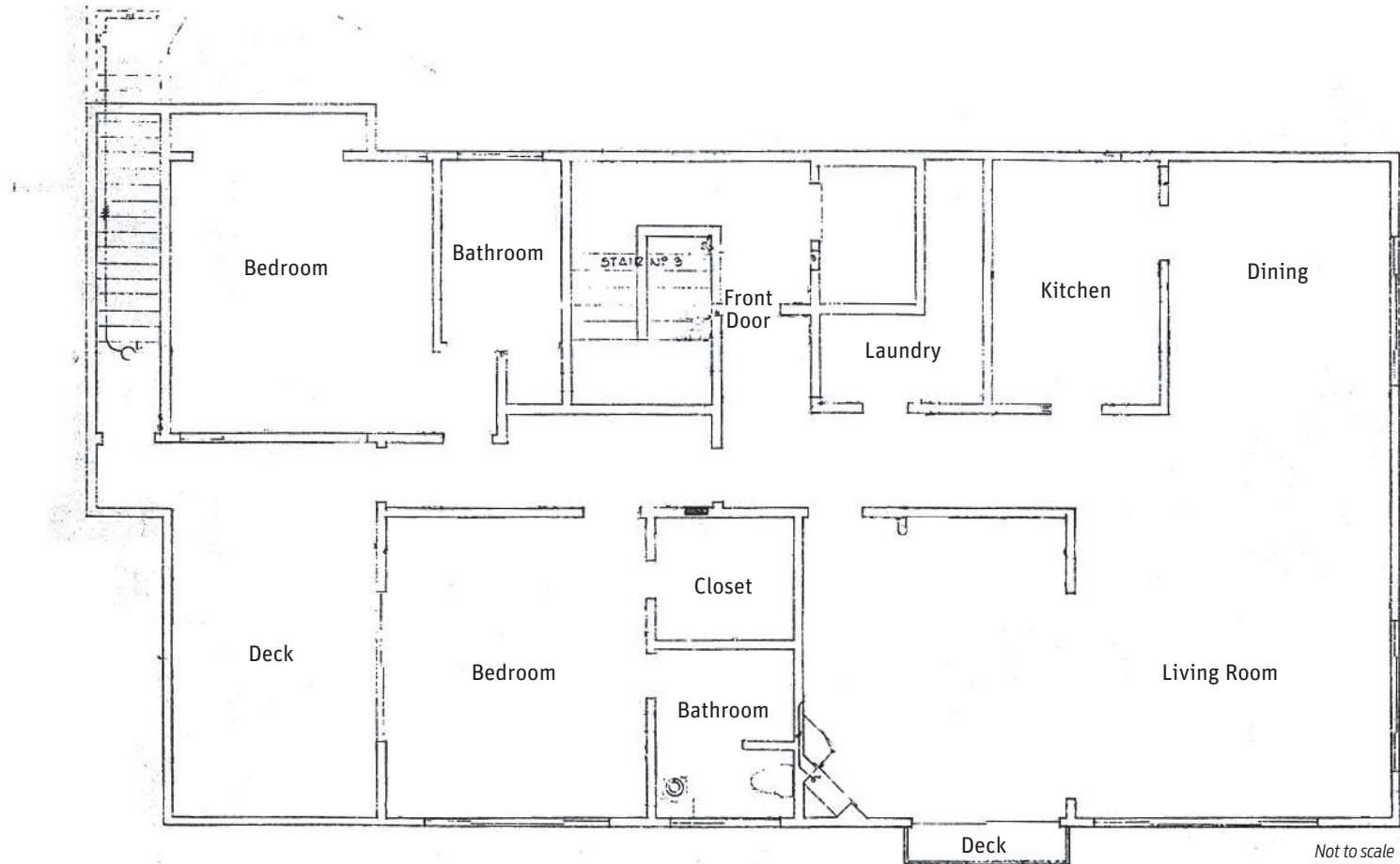




**PRIME INVESTMENT OPPORTUNITY**  
**20 UNIT SENIOR CARE FACILITY • VIEW PROPERTY**  
Includes large, underutilized outdoor area, 11 parking spaces & 2-car garage

1621  
grand AVENUE  
SANTA BARBARA 93103

**3RD FLOOR PLAN PER 1992 PLANS**



**OCEAN VIEWS**

PRESENTED BY

**BOB TULER**  
805.879.9605  
[btuler@radiusgroup.com](mailto:btuler@radiusgroup.com)

CA LIC. 00643325

**GENE DEERING**  
805.879.9623  
[gdeering@radiusgroup.com](mailto:gdeering@radiusgroup.com)

CA LIC. 01450943

**PAUL GAMBERDELLA**  
805.879.9622  
[pgamberdella@radiusgroup.com](mailto:pgamberdella@radiusgroup.com)

CA LIC. 01267748



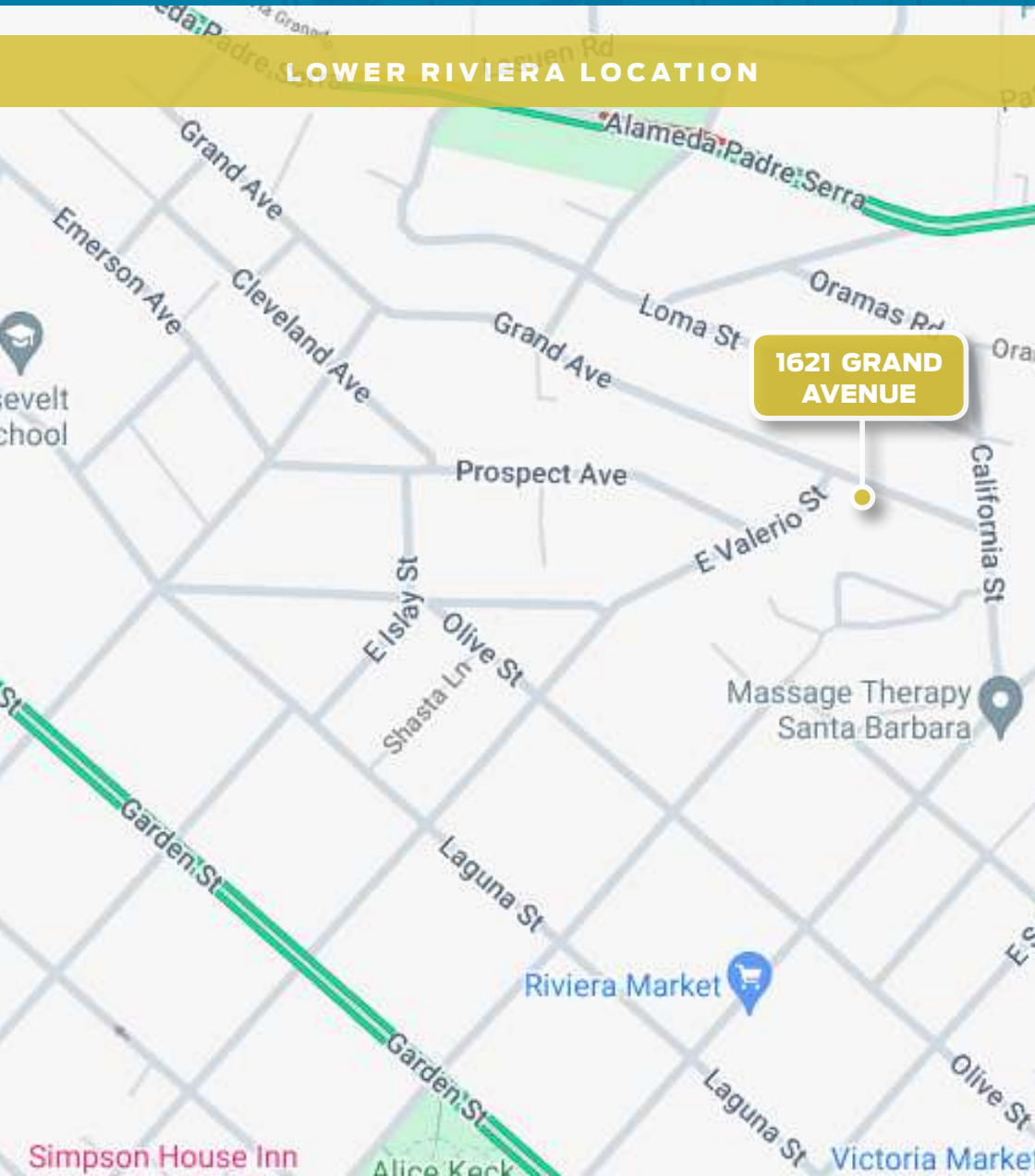
# PRIME INVESTMENT OPPORTUNITY

## 20 UNIT SENIOR CARE FACILITY • VIEW PROPERTY

Includes large, underutilized outdoor area, 11 parking spaces & 2-car garage

1621  
grand AVENUE  
SANTA BARBARA 93103

### LOWER RIVIERA LOCATION



PRESENTED BY

**BOB TULER**  
805.879.9605  
[btuler@radiusgroup.com](mailto:btuler@radiusgroup.com)  
CA LIC. 00643325

**GENE DEERING**  
805.879.9623  
[gdeering@radiusgroup.com](mailto:gdeering@radiusgroup.com)  
CA LIC. 01450943

**PAUL GAMBERDELLA**  
805.879.9622  
[pgamberdella@radiusgroup.com](mailto:pgamberdella@radiusgroup.com)  
CA LIC. 01267748





**PRIME INVESTMENT OPPORTUNITY**  
**20 UNIT SENIOR CARE FACILITY • VIEW PROPERTY**  
Includes large, underutilized outdoor area, 11 parking spaces & 2-car garage

1621  
grand AVENUE  
SANTA BARBARA 93103



PRESENTED BY

**BOB TULER**  
805.879.9605  
[btuler@radiusgroup.com](mailto:btuler@radiusgroup.com)  
CA LIC. 00643325

**GENE DEERING**  
805.879.9623  
[gdeering@radiusgroup.com](mailto:gdeering@radiusgroup.com)  
CA LIC. 01450943

**PAUL GAMBERDELLA**  
805.879.9622  
[pgamberdella@radiusgroup.com](mailto:pgamberdella@radiusgroup.com)  
CA LIC. 01267748





**PRIME INVESTMENT OPPORTUNITY**  
**20 UNIT SENIOR CARE FACILITY • VIEW PROPERTY**  
Includes large, underutilized outdoor area, 11 parking spaces & 2-car garage

1621  
grand AVENUE  
SANTA BARBARA 93103



PRESENTED BY

**BOB TULER**  
805.879.9605  
[btuler@radiusgroup.com](mailto:btuler@radiusgroup.com)  
CA LIC. 00643325

**GENE DEERING**  
805.879.9623  
[gdeering@radiusgroup.com](mailto:gdeering@radiusgroup.com)  
CA LIC. 01450943

**PAUL GAMBERDELLA**  
805.879.9622  
[pgamberdella@radiusgroup.com](mailto:pgamberdella@radiusgroup.com)  
CA LIC. 01267748





**PRIME INVESTMENT OPPORTUNITY**  
**20 UNIT SENIOR CARE FACILITY • VIEW PROPERTY**  
Includes large, underutilized outdoor area, 11 parking spaces & 2-car garage

1621  
grand AVENUE  
SANTA BARBARA 93103

**COMMON AREA PHOTOS**



PRESENTED BY

**BOB TULER**  
805.879.9605  
[btuler@radiusgroup.com](mailto:btuler@radiusgroup.com)  
CA LIC. 00643325

**GENE DEERING**  
805.879.9623  
[gdeering@radiusgroup.com](mailto:gdeering@radiusgroup.com)  
CA LIC. 01450943

**PAUL GAMBERDELLA**  
805.879.9622  
[pgamberdella@radiusgroup.com](mailto:pgamberdella@radiusgroup.com)  
CA LIC. 01267748





**PRIME INVESTMENT OPPORTUNITY**  
**20 UNIT SENIOR CARE FACILITY • VIEW PROPERTY**  
Includes large, underutilized outdoor area, 11 parking spaces & 2-car garage

1621  
grand AVENUE  
SANTA BARBARA 93103



2nd Floor



1st Floor



GARAGE FOR APARTMENT



2nd Floor

PRESENTED BY

**BOB TULER**  
805.879.9605  
[btuler@radiusgroup.com](mailto:btuler@radiusgroup.com)  
CA LIC. 00643325

**GENE DEERING**  
805.879.9623  
[gdeering@radiusgroup.com](mailto:gdeering@radiusgroup.com)  
CA LIC. 01450943

**PAUL GAMBERDELLA**  
805.879.9622  
[pgamberdella@radiusgroup.com](mailto:pgamberdella@radiusgroup.com)  
CA LIC. 01267748





# PRIME INVESTMENT OPPORTUNITY

## 20 UNIT SENIOR CARE FACILITY • VIEW PROPERTY

Includes large, underutilized outdoor area, 11 parking spaces & 2-car garage

1621  
grand AVENUE  
SANTA BARBARA 93103



PRESENTED BY

**BOB TULER**  
805.879.9605  
[btuler@radiusgroup.com](mailto:btuler@radiusgroup.com)  
CA LIC. 00643325

**GENE DEERING**  
805.879.9623  
[gdeering@radiusgroup.com](mailto:gdeering@radiusgroup.com)  
CA LIC. 01450943

**PAUL GAMBERDELLA**  
805.879.9622  
[pgamberdella@radiusgroup.com](mailto:pgamberdella@radiusgroup.com)  
CA LIC. 01267748





**PRIME INVESTMENT OPPORTUNITY**  
**20 UNIT SENIOR CARE FACILITY • VIEW PROPERTY**  
**Includes large, underutilized outdoor area, 11 parking spaces & 2-car garage**

1621  
grand AVENUE  
SANTA BARBARA 93103



PRESENTED BY

**BOB TULER**  
**805.879.9605**  
[btuler@radiusgroup.com](mailto:btuler@radiusgroup.com)  
CA LIC. 00643325

**GENE DEERING**  
**805.879.9623**  
[gdeering@radiusgroup.com](mailto:gdeering@radiusgroup.com)  
CA LIC. 01450943

**PAUL GAMBERDELLA**  
**805.879.9622**  
[pgamberdella@radiusgroup.com](mailto:pgamberdella@radiusgroup.com)  
CA LIC. 01267748





**PRIME INVESTMENT OPPORTUNITY**  
**20 UNIT SENIOR CARE FACILITY • VIEW PROPERTY**  
**Includes large, underutilized outdoor area, 11 parking spaces & 2-car garage**

1621  
grand AVENUE  
SANTA BARBARA 93103

# 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*

PRESENTED BY

**BOB TULER**  
**805.879.9605**  
[btuler@radiusgroup.com](mailto:btuler@radiusgroup.com)  
CA LIC. 00643325

**GENE DEERING**  
**805.879.9623**  
[gdeering@radiusgroup.com](mailto:gdeering@radiusgroup.com)  
CA LIC. 01450943

**PAUL GAMBERDELLA**  
**805.879.9622**  
[pgamberdella@radiusgroup.com](mailto:pgamberdella@radiusgroup.com)  
CA LIC. 01267748

