

MIXED USE PROPERTY

COMMERCIAL SUPPLEMENT

See the Easter Team's Brochure for an overview of the property and detailed information on the landmark residence.

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**BERKSHIRE
HATHAWAY**
COMMERCIAL DIVISION



**407
STATE STREET**

SANTA BARBARA | CALIFORNIA

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COMMERCIAL SUPPLEMENT

PROPERTY OVERVIEW

The commercial component at 407 State Street consists of a two-story, ±2,464 SF retail/office building prominently fronting State Street in downtown Santa Barbara. The property is configured with a downstairs retail space and two upstairs suites, providing flexible multi-tenant income potential with separately metered utilities. Zoned M-C (Manufacturing Commercial), the asset offers long-term flexibility in one of the city's most established pedestrian corridors. Please see the Easter Team's marketing materials on the spectacular Jeff Shelton designed residence on the same parcel (separate address - 12 W Gutierrez).

PROPERTY OVERVIEW

- 407 State Street
- Mixed-Use
- Prime State Street frontage in downtown Santa Barbara
- Two-story commercial building (built circa 1920s)
- Total Commercial Area: +/-2,464 SF (gross)
- Full Tenanted
- 3 Units
 - Downstairs Retail: +/-1240 SF
 - Upstairs Retail: +/-1224 SF
- Landmark Residence: 3br / 3BA +/-1700 sf
- Zoning: M-C (Manufacturing Commercial)
- Parking: Nearby City Public Parking

