

741 CHAPALA STREET

SANTA BARBARA
CALIFORNIA
93101

FULLY LEASED INVESTMENT PRIME DOWNTOWN COMMERCIAL CONDOMINIUM

2007 construction, high quality ±2,080 SF
Retail space with covered off-street parking

OFFERED AT \$1,494,000 • 5% CAP RATE



PRESENTED BY

BRAD FROHLING
805.879.9613
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CA LIC. 01323736



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741 CHAPALA STREET

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93101

FOR SALE | ±2,080SF GROUND FLR CONDOMINIUM

Well appointed commercial condominium on Chapala Street in the heart of downtown Santa Barbara. The space features three entry doors, high ceilings, quality finishes, HVAC, covered shared parking, excellent street frontage/exposure, and private & common restrooms. Contact Listing Agent to arrange a showing and please do not disturb the current tenant.

Offered at	\$1,494,000 (\$718/SF)
Condo Size	±2,080 SF
Current Lease Expires	2/28/27
CAP Rate	5%
HOA	\$717/Month
Floor	Ground Floor
Restrooms	Common + Exclusive
HVAC	Yes
Parking	14 Shared & Covered Spaces
APN	037-530-049
Zoning	GC
Sprinklers	Yes
Year Built	2007

LEASE SUMMARY

Tenant: BODYROK
Lease Expires 2/28/2027
(1) 5-Year Option

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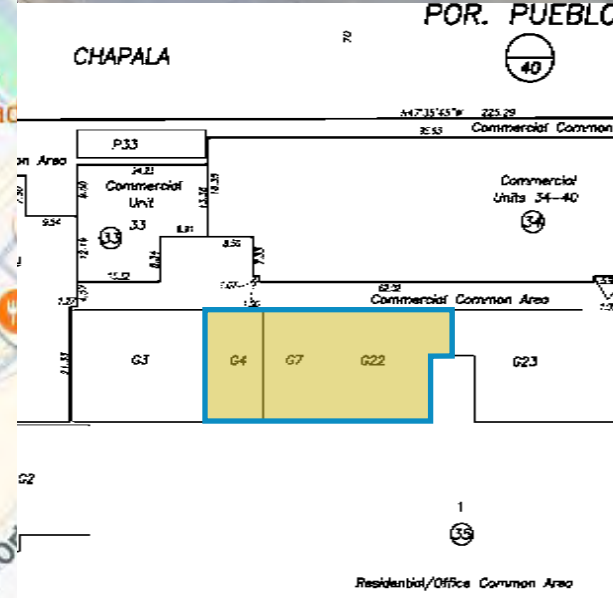
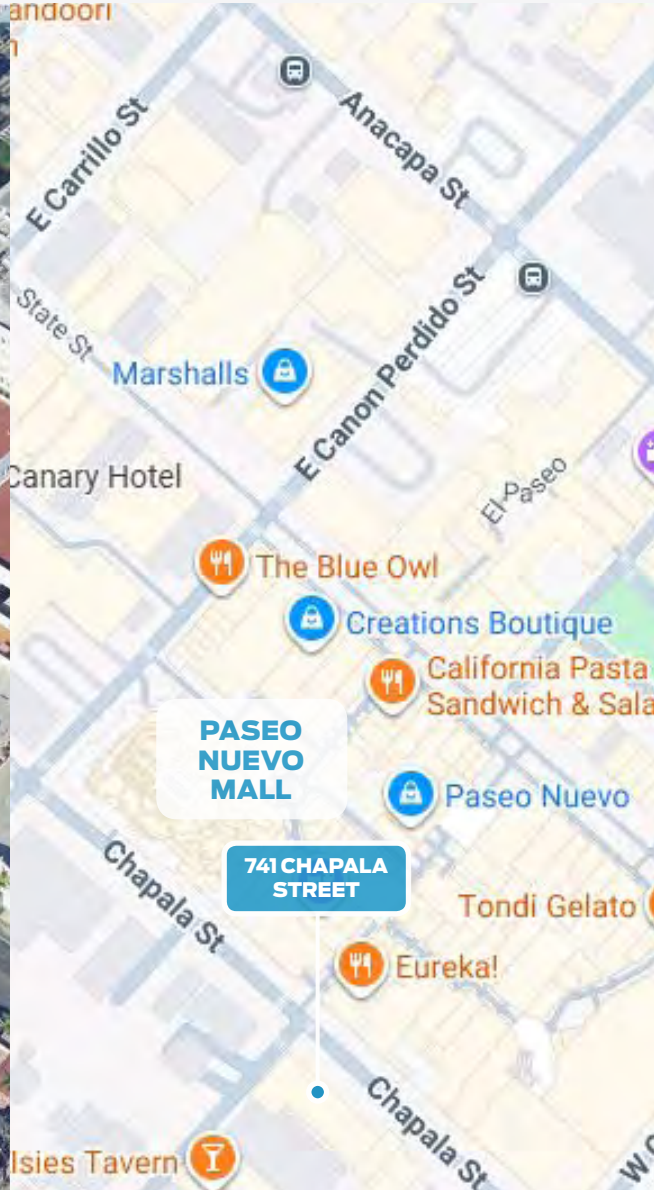
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±2,080 SF Retail space with high quality finishes.



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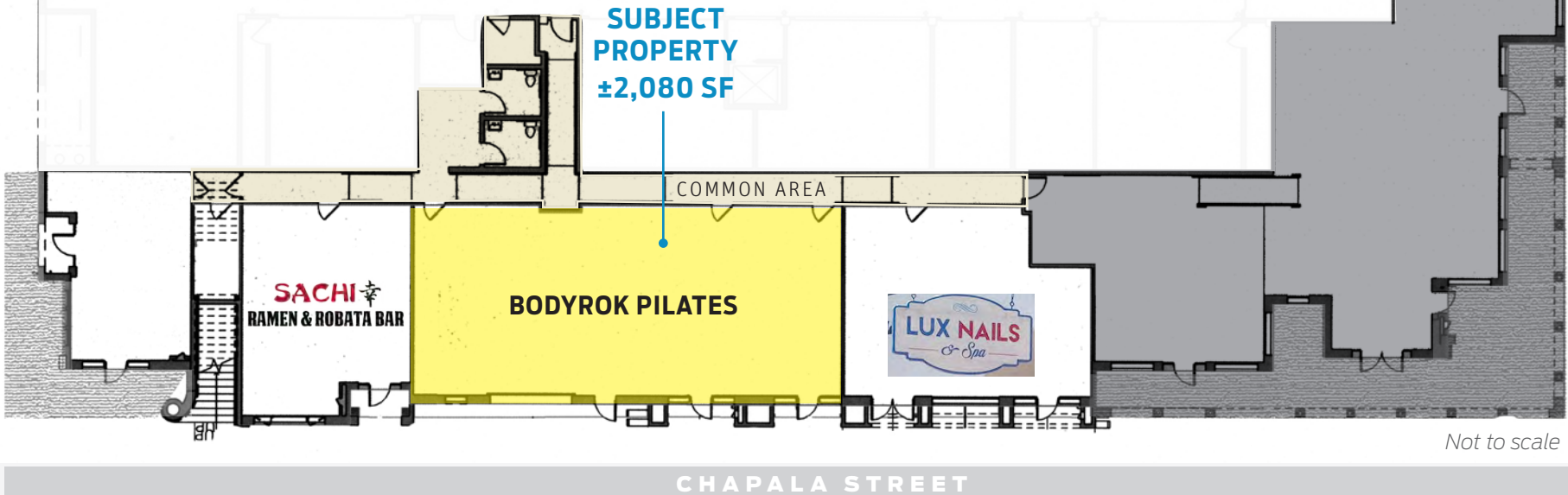
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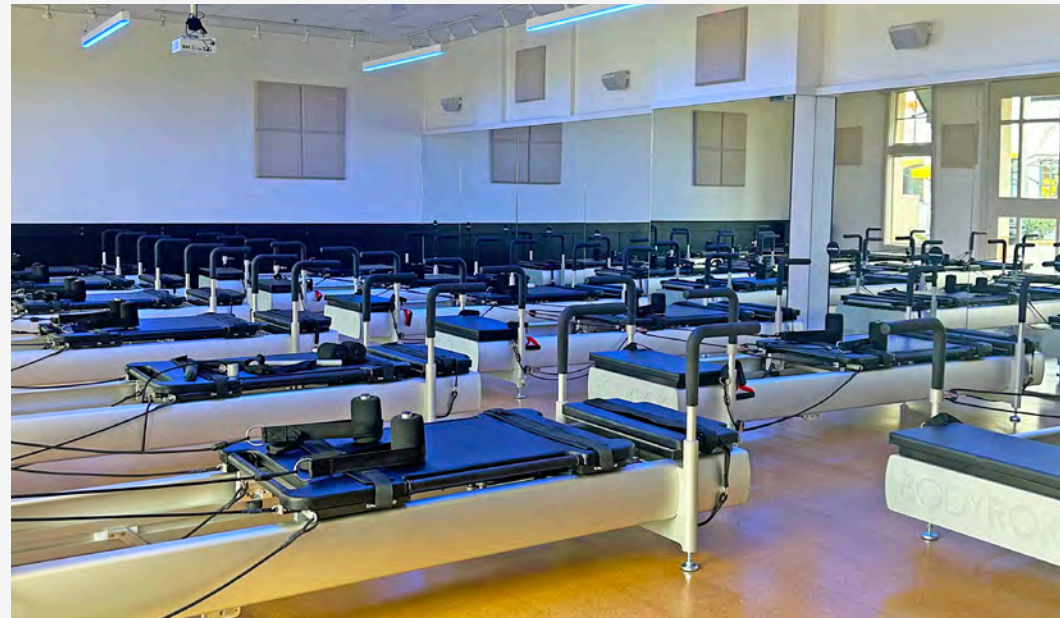
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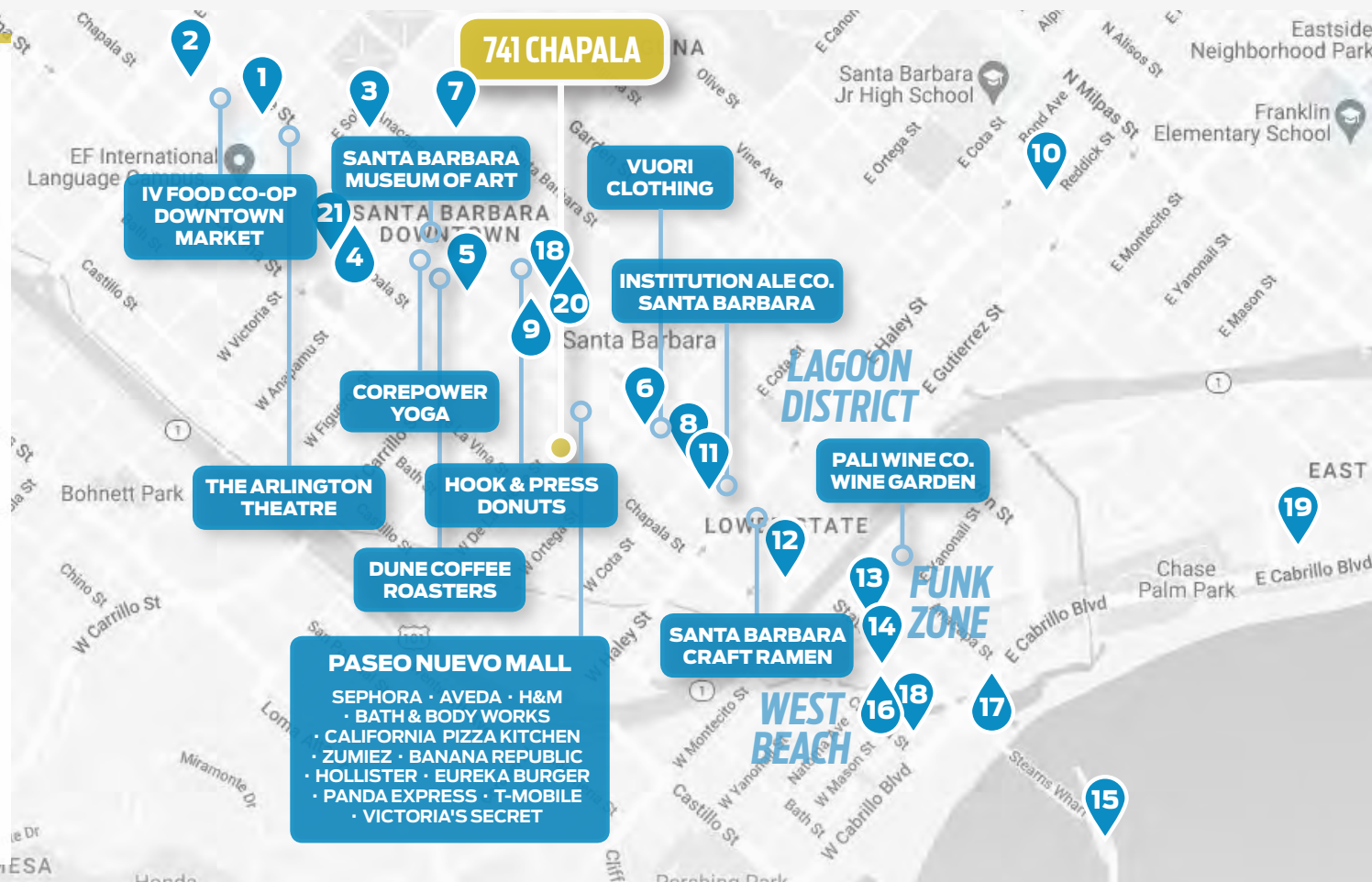
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Downtown Area Merchants & Attractions

- 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



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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.

Sunset

"Best Beach Town"

Sunset Magazine's 2015 Inaugural Travel Awards

U.S. News & World Report

**"The 12 Best Cities
for a Weekend Getaway"**

U.S. News & World Report

Condé Nast Traveler

**"30 Best Small Cities
in America"**

Condé Nast Traveler's Readers' Choice Awards

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