

# 809 CHAPALA STREET

SANTA BARBARA  
CA 93101

## MAJOR SUBLEASE RATE REDUCTION

### FOR SUBLEASE

±2,640 SF downtown office  
w/ flexible floor plan  
& rare private parking

**GENE DEERING**  
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This standalone office features new interior finishes, open beam ceiling, skylights and expansive storefront windows. The building offers an optimal location along the redeveloped Chapala corridor with convenient parking spaces located in a private lot behind the building. Walking distance to the downtown core with quick access to eateries, coffee shops and financial centers. On Chapala between Canon Perdido and W. De La Guerra Streets, with efficient access to the US 101 Fwy. Call Listing Agent to show.

**MAJOR SUBLEASE RATE REDUCTION**  
**\$3.05/SF NNN (\$0.80/SF)**

### Building Size

±2,640 SF Office

### Available

Now

Master Lease Through: June 30, 2027

### Parking

5 Spaces

### Restrooms

2 (w/1 Shower)

### HVAC

Throughout

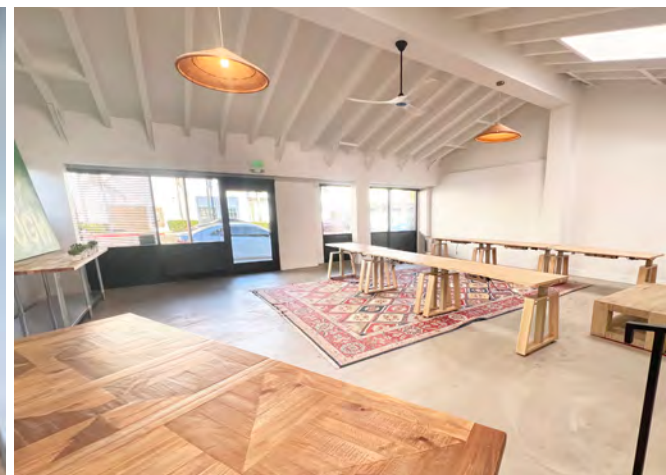
### Zoning

C-G

### CSO

2.5%

Furniture can be included.



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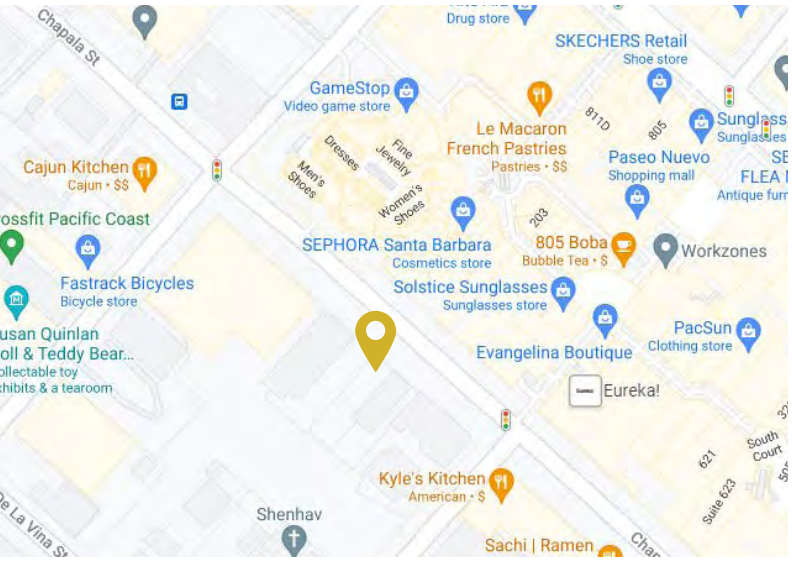


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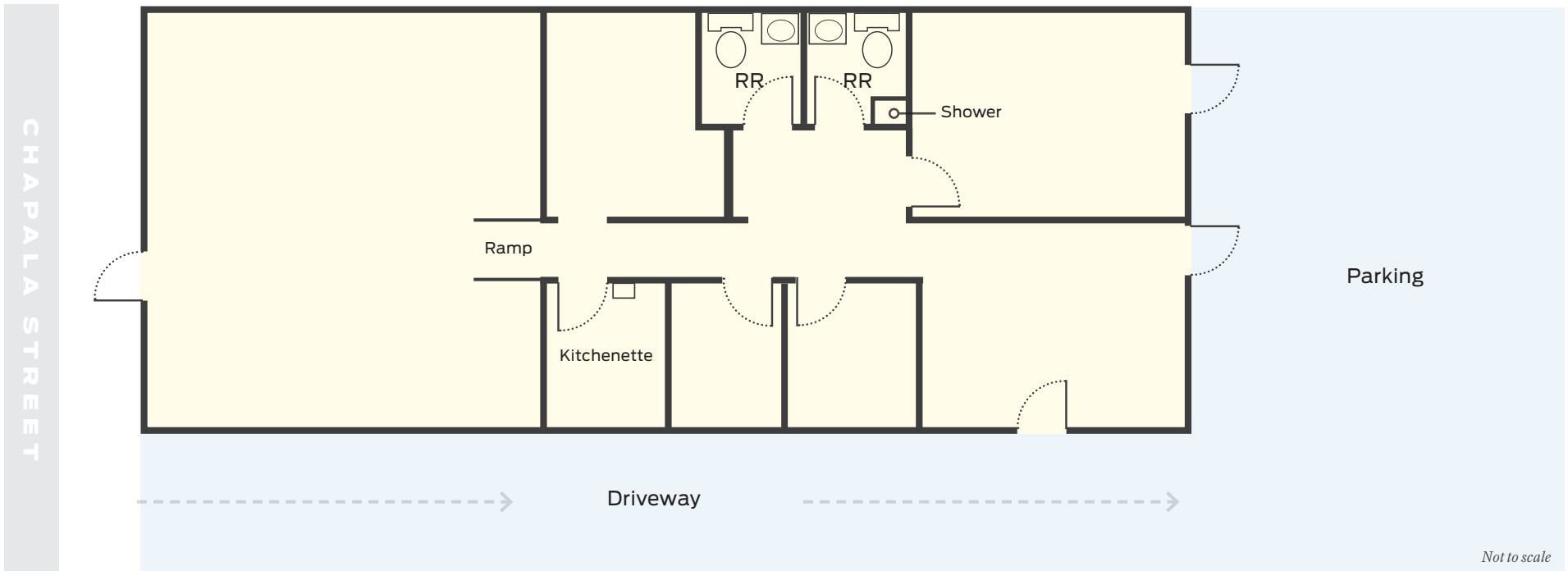
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## FLOOR PLAN

±2,640 SF Office/Retail



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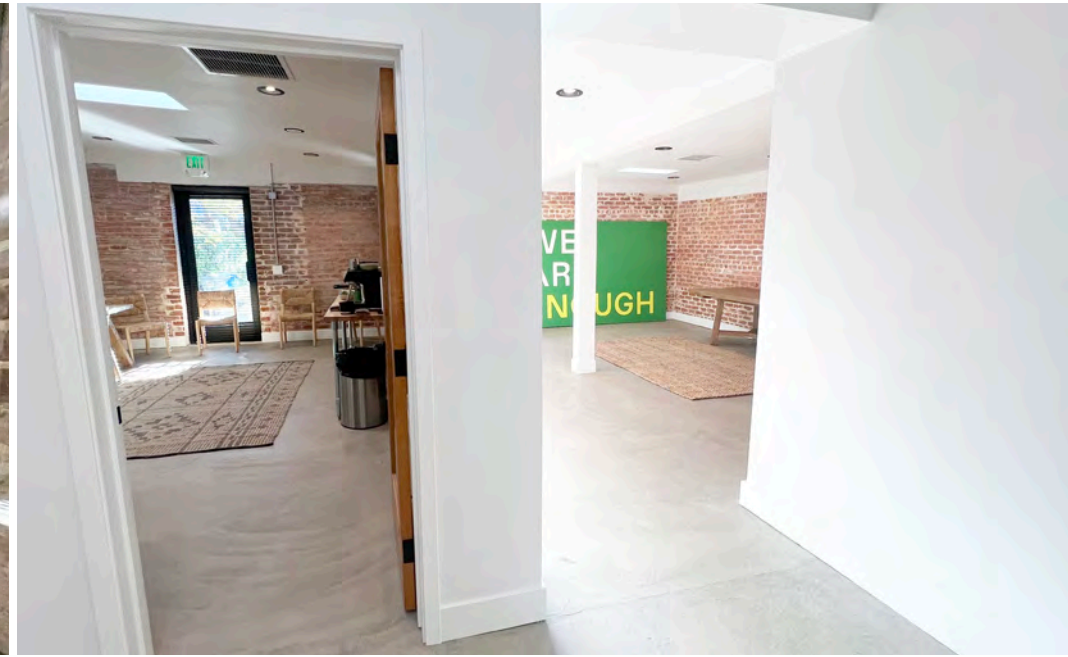
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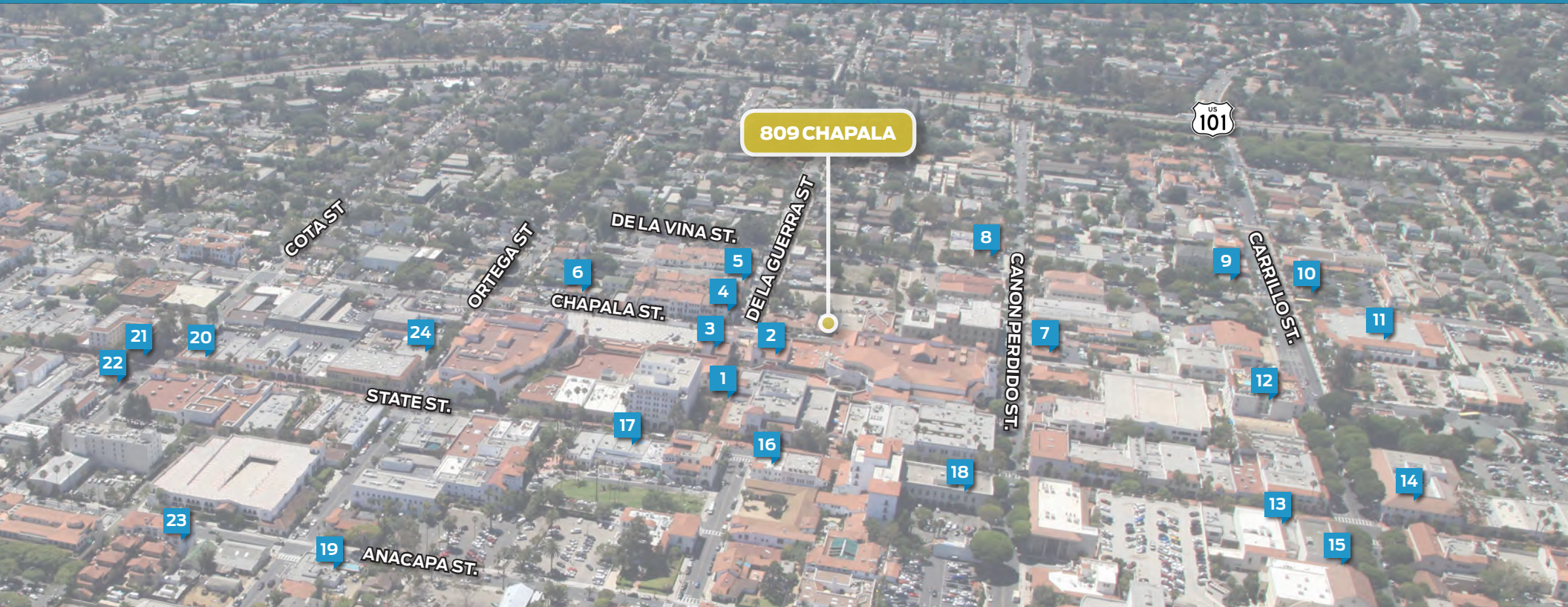
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## Nearby Downtown Eateries, Shops & Merchants

- |                            |   |                                 |
|----------------------------|---|---------------------------------|
| 1 Paseo Nuevo Mall         | 9 Taqueria Cuernavaca                   | 17 McConnell's Ice Cream        |
| 2 California Pizza Kitchen | 10 Starbucks                            | 18 Bank of America              |
| 3 Eureka Burger            | 11 Ralphs Supermarket                   | 19 Paradise Cafe                |
| 4 Kyle's Kitchen           | 12 Canary Hotel Finch & Fork Restaurant | 20 Night Lizard Brewing Company |
| 5 Green Table              | 13 Apple Store                          | 21 Starbucks                    |
| 6 Kanaloa Seafood          | 14 Amazon Alexa Headquarters            | 22 Joe's Cafe                   |
| 7 Cajun Kitchen            | 15 South Coast Deli                     | 23 Villa Wine Bar & Kitchen     |
| 8 Barbareno                | 16 Starbucks                            | 24 Wildcat Lounge               |

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