

601 EAST MONTECITO STREET

SANTA BARBARA
CA 93103

**MAJOR PRICE
REDUCTION**

NOW OFFERED AT
\$3,150,000
(\$150/Bldg SF)

**±21,010 SF Multi-Purpose
Building Zoned M1**

PRESENTED BY

GENE DEERING
805.879.9623
gdeering@radiusgroup.com
CA Lic. 01450943



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MAJOR PRICE REDUCTION

Unique multi-purpose building zoned M-1. This property was designated a Historic Landmark in 2020.

Sale subject to Bankruptcy Court approval and may be subject to overbid.

Call Listing Agent for list of disclosures.

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OFFERING SPECIFICS

Size

±21,010 SF

New Price

\$3,150,000 (\$150/SF)

Land Size

±26,136 SF (\$121/SF)

Year Built

1917 (back portion) & 1931 (corner building)

Parking

Limited

HVAC

No

Restrooms

Yes

Elevators

No

Roll-up Doors

No

Sprinklers

No

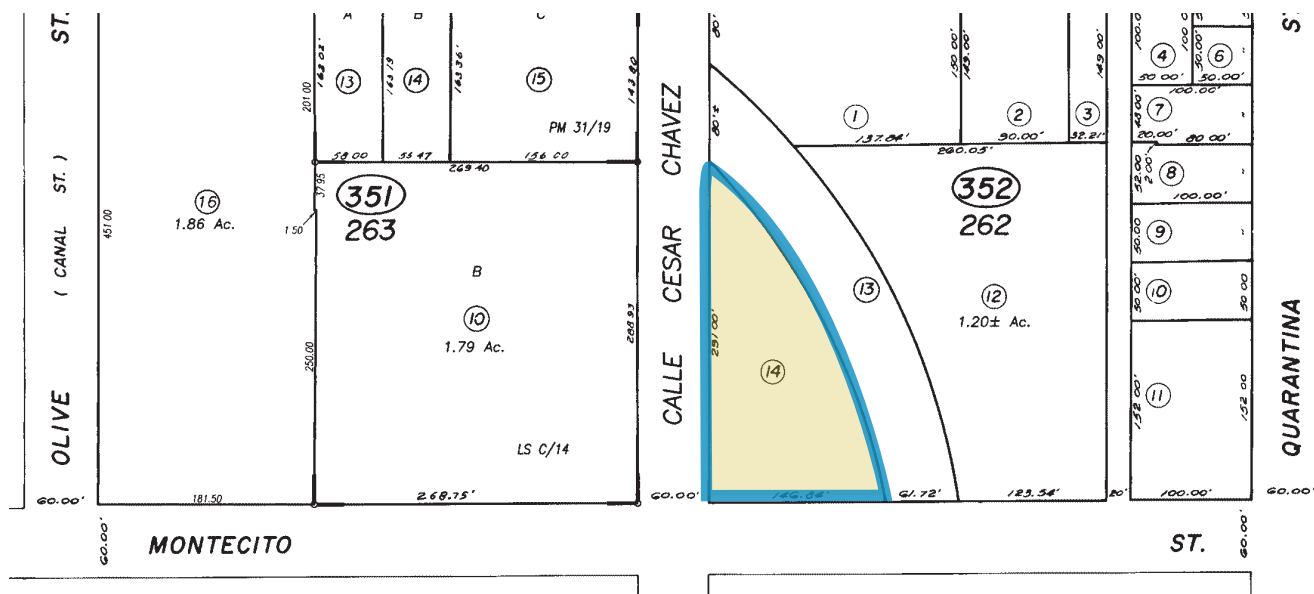
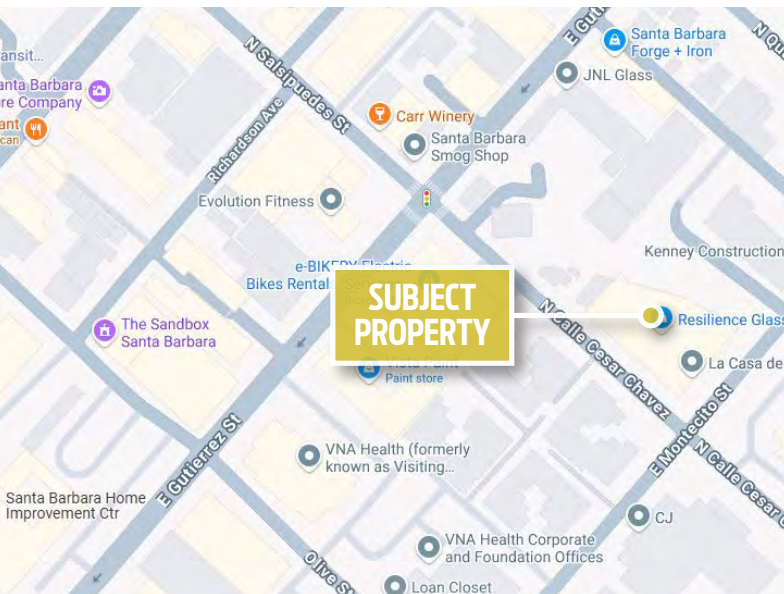


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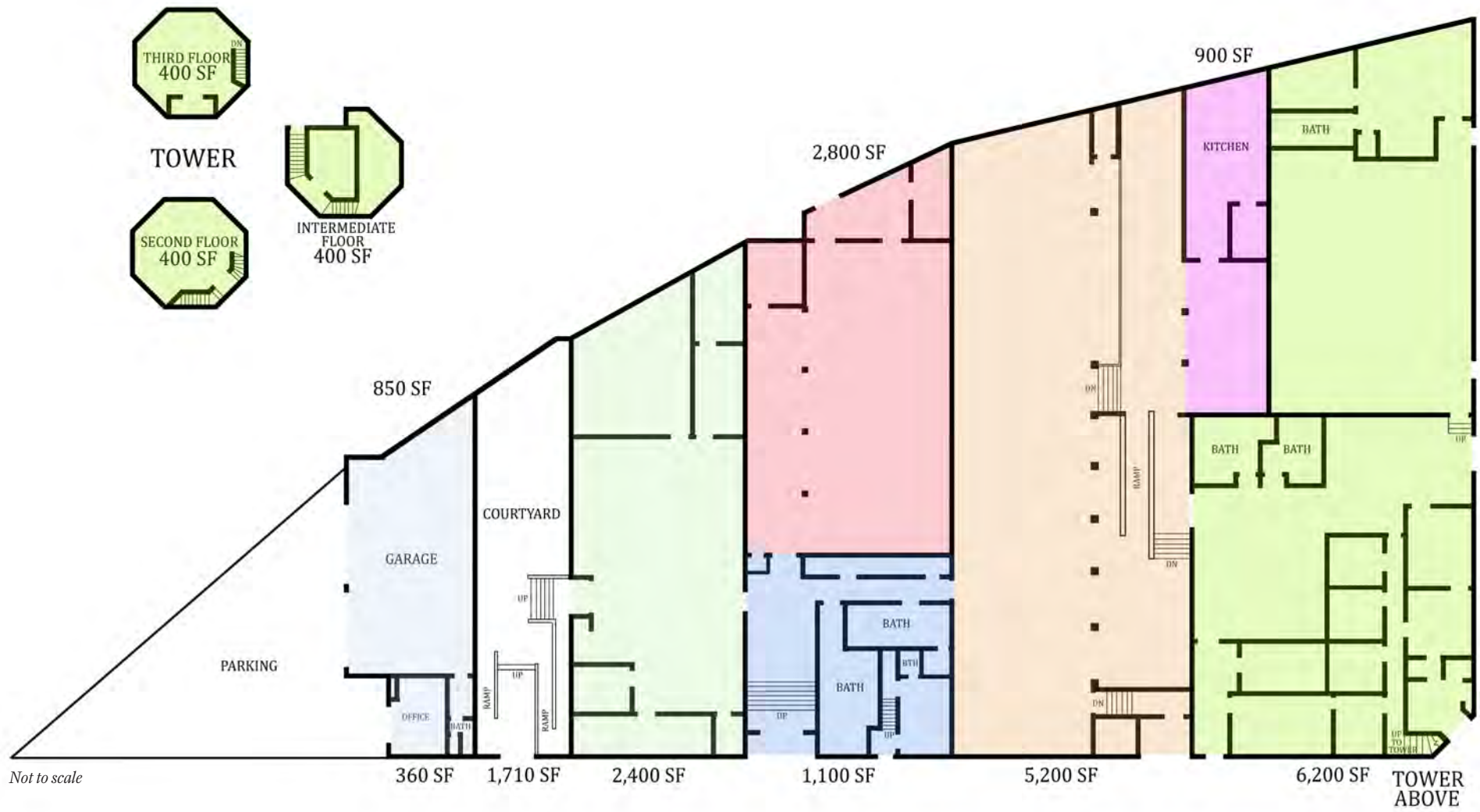
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Floor Plan



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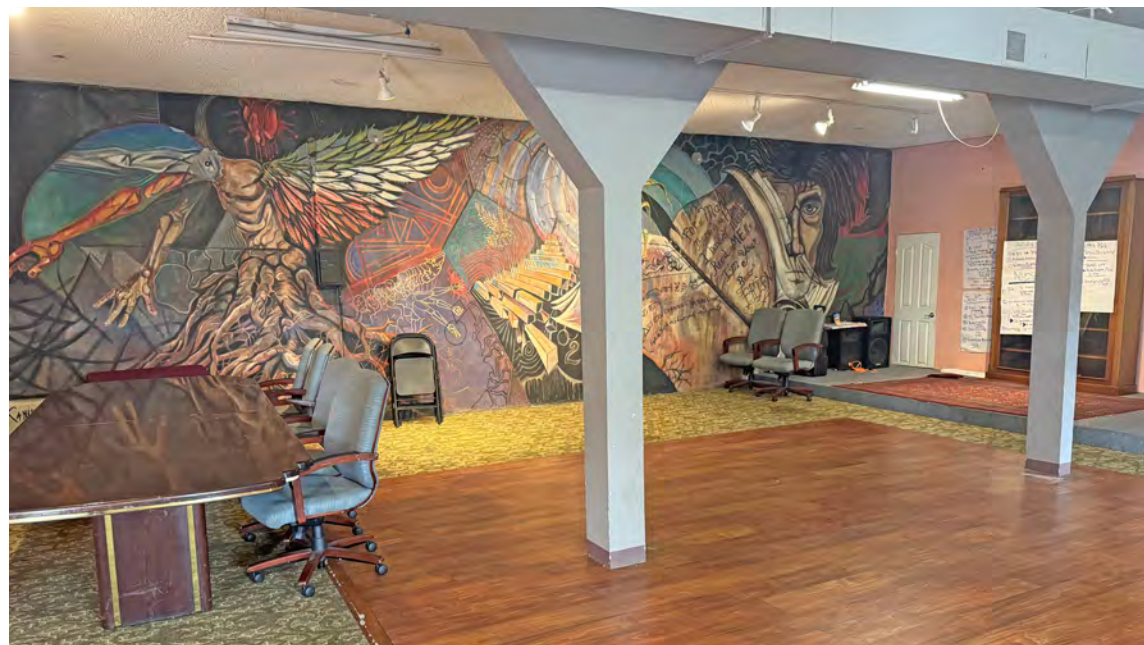
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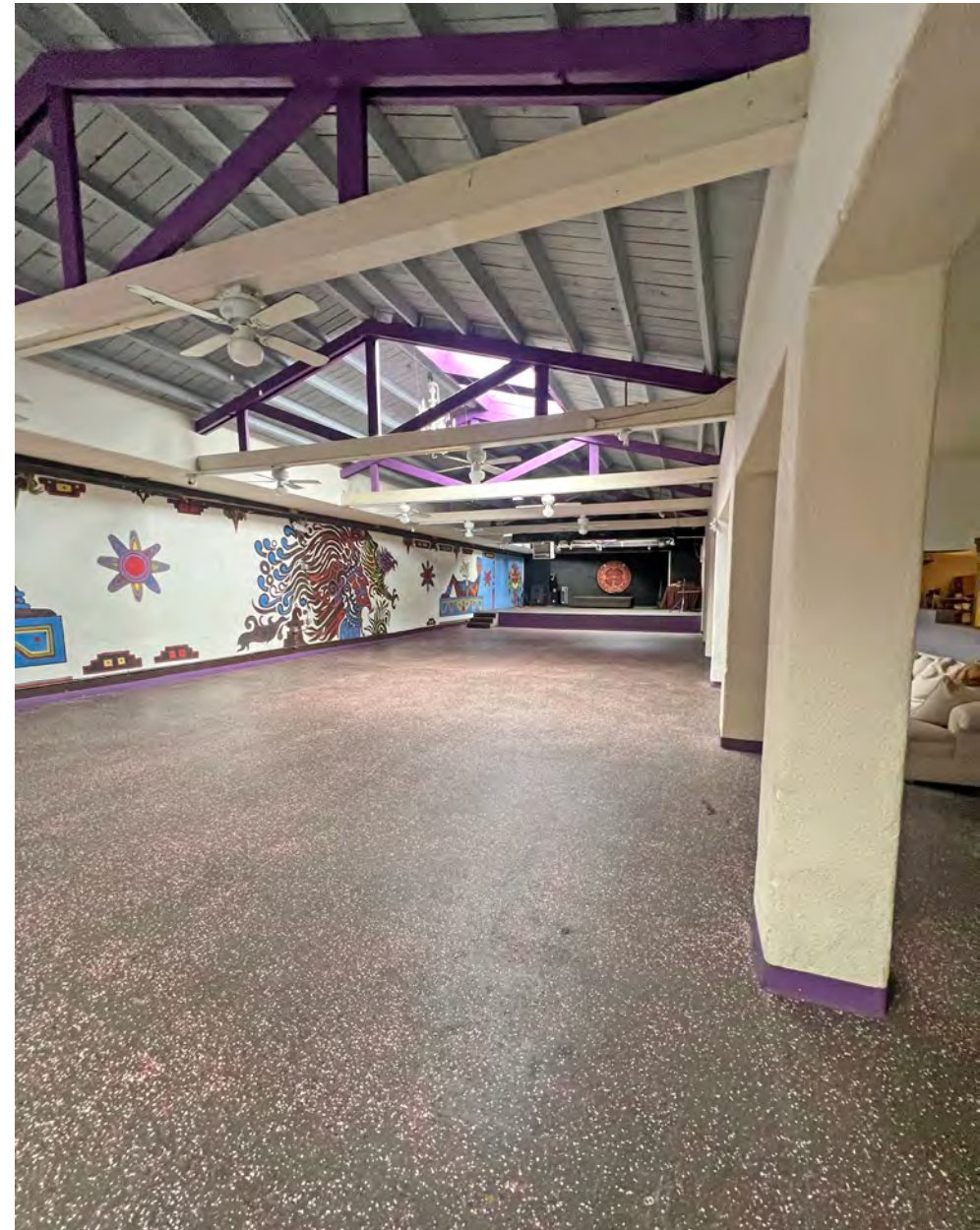


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- | | |
|-------------------------------|--------------------------------|
| 1 Carr Winery | 10 La Tolteca Tortilla Factory |
| 2 Santa Barbara Design Center | 11 Pacific Pickle Works |
| 3 Ace Hardware | 12 Third Window Brewing Co. |
| 4 Office Max | 13 Buena Onda |
| 5 Smart & Final | 14 Trader Joe's |
| 6 Arnoldi's Cafe | 15 ah juice |
| 7 CAJÉ Coffee Roasters | 16 Art From Scrap |
| 8 Potek Winery | 17 CVS Pharmacy |
| 9 Lighthouse Coffee | 18 Rascals (Vegan) |



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HALEY CORRIDOR ST

One of Santa Barbara's most exciting emerging pocket neighborhoods, the Haley Corridor has earned solid credibility as a culinary destination thanks to its eclectic collection of wineries, eateries and breweries. Equal parts artsy and industrial, it's a hub of makers and innovators that span several trades beyond food and beverage. From technology and art to culinary and surf, Haley Corridor's diverse business community shares an ethos of thinking outside the box.

The Haley Corridor is Santa Barbara's hidden gem, known by locals as home to some of the very best our city has to offer. A historically industrial area, you'll still find local arts and trades workshops thriving here.

Many of Santa Barbara's greatest restaurants live in the Haley Corridor, including the historic Arnoldi's and Rose Cafes, along with several award-winning small-batch wineries and breweries like Carr and Third Window. Add to this landmark businesses, boutiques and specialty shops and you have everything at your fingertips to experience real, locally-crafted Santa Barbara culture.

(Text from Visit Santa Barbara & Haley Corridor Association)



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