

**FOR SALE**

**Leased Trophy Investment Property  
on Santa Barbara's Iconic Waterfront**

**OFFERED AT \$5,750,000**

216

**W. CABRILLO  
BOULEVARD**

**SANTA BARBARA  
CA 93101**



**RADIUS**<sup>®</sup>  
Commercial Real Estate

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216 W. Cabrillo Boulevard offers a rare opportunity to acquire a premier, income-producing coastal asset in the heart of Santa Barbara. The property is fully leased to Chad's Restaurant, a long-standing and well-recognized local operator (est. 1957), providing stable base rent with additional upside through a percentage-rent structure tied directly to sales performance. Situated along Santa Barbara's iconic waterfront corridor, the property benefits from exceptional visibility, strong foot traffic, and immediate proximity to West Beach, the Harbor, Stearns Wharf, and downtown amenities. This irreplaceable location, combined with a proven tenant and built-in revenue growth potential, positions 216 W. Cabrillo Boulevard as a true trophy investment in one of California's most supply-constrained coastal markets.

## KITCHEN EQUIPMENT

• Three (3) Walk-ins • 600 Amps of Power • Liquor License: Beer & Wine (Type 41), Owned by Lessee

THE ASSET

# Investment Highlights

### Offered at

\$5,750,000

### Building Size

±3,257 SF

### Price/Building SF

\$1,765/SF

### Land Size

±9,147 SF

### Cap Rate

4.43%  
(Based Upon % Rent  
and 2025 Revenue)

### APN

033-092-010

### Parking

15 Spaces

### Zoning

HRC-1 (Hotel Related Commerce I)

### CSO

2.5%

## LEASE ABSTRACT

Tenant: Chads

Expiration: June 30, 2028

Lease Type: Percentage Lease Based upon  
Gross Sales with a Monthly Minimum

Options: (3) 5-Year Options @ CPI Increase

Expenses: Landlord to pay property taxes.

Contact Listing Agents for more Lease specifics.

PRESENTED BY

**BRAD FROHLING**

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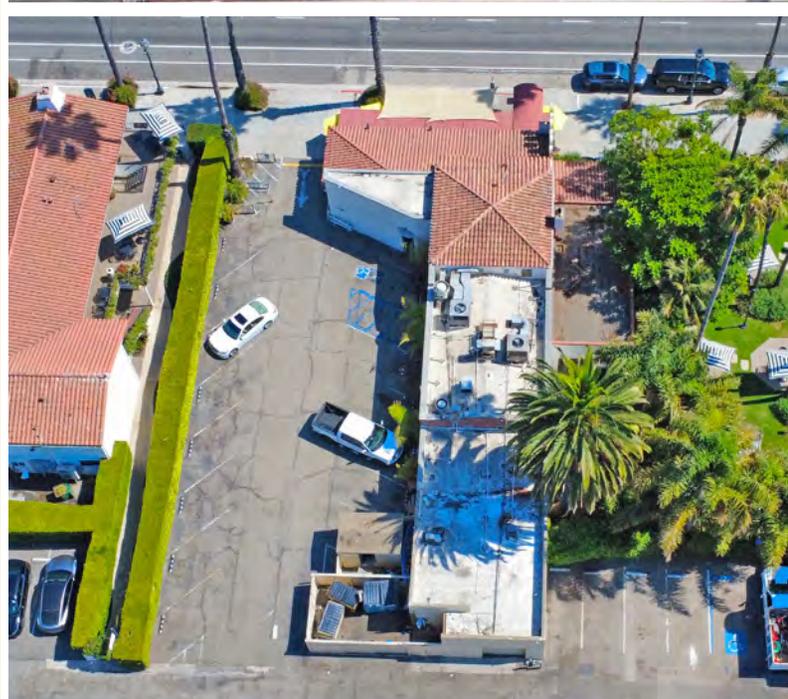
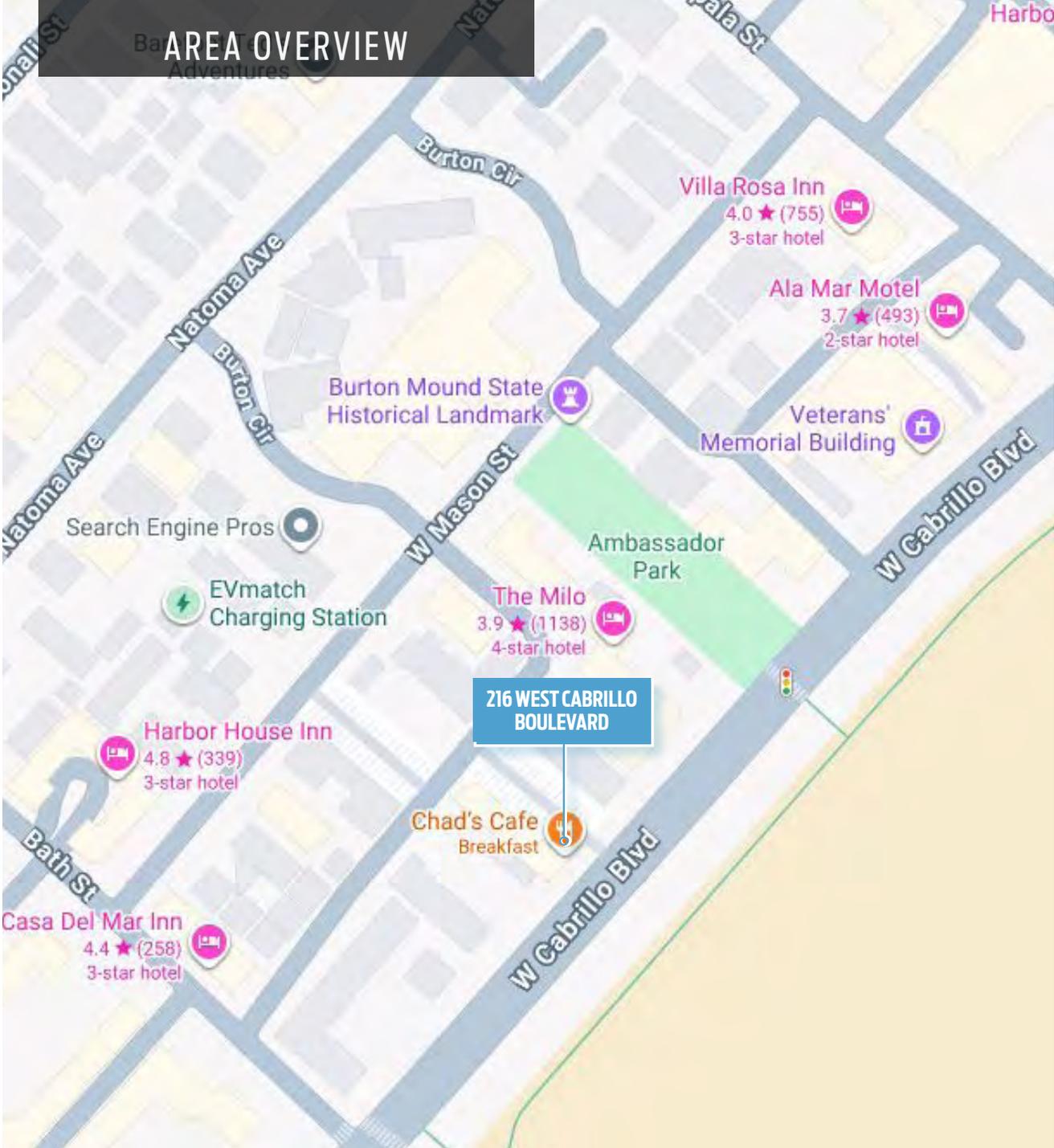
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# AREA OVERVIEW



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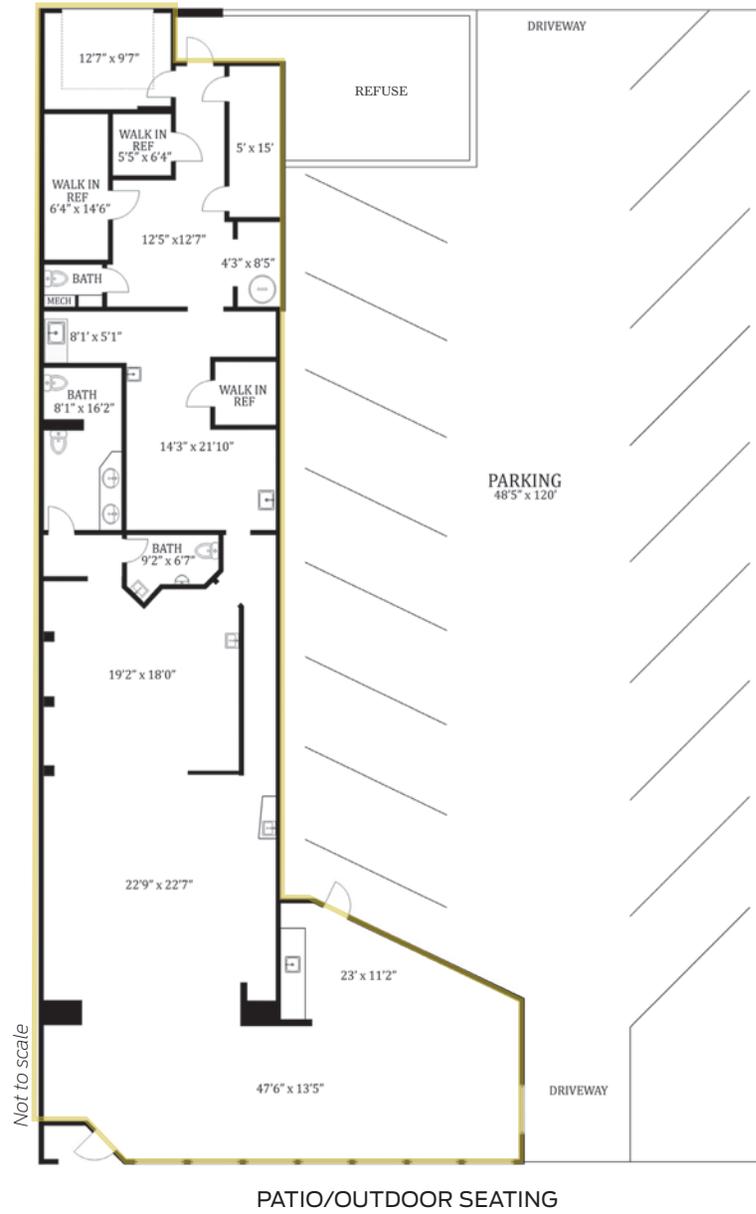
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# Single Level Floor Plan

Building Size: ±3,257 SF

Lot Size: ±9,147 SF (±0.21 AC)



BEACH & SANTA  
BARBARA HARBOR



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216 W. CABRILLO BLVD  
SANTA BARBARA CA 93101

FOR SALE

Trophy Investment Property Situated Along Santa Barbara's  
Famed Waterfront



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# DOWNTOWN SANTA BARBARA

# FUNK ZONE

MARGERUM SANTA  
BARBARA TASTING ROOM

MOXI THE WOLF  
MUSEUM OF EXPLORATION  
+ INNOVATION

HOTEL CALIFORNIAN

SANTA BARBARA  
AMTRAK STATION

RIVIERA BEACH HOUSE



AMBASSADOR PARK

HARBOR VIEW INN

THE COTTAGE  
AT WEST BEACH

VETERANS' MEMORIAL  
BUILDING

HARBOR HOUSE INN

HOTEL MILO SANTA  
BARBARA

CASA DEL MAR INN

216 WEST  
CABRILLO BLVD

# WEST BEACH

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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.



**“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*