

1621 grand AVE

SANTA BARBARA
CALIFORNIA 93103

FOR SALE

**±14,240sf Senior
Facility on Santa Barbara's
Iconic Riviera with
Spectacular Ocean Views**

**20 UNITS +
2bd/2ba penthouse**

**Offered at
\$6,250,000**

**±0.72
ACRE LOT**

GRAND AVENUE

Property is Currently Vacant

PRESENTED BY

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PRIME INVESTMENT OPPORTUNITY

20 UNIT SENIOR CARE FACILITY • VIEW PROPERTY

Includes large, underutilized outdoor area, 11 parking spaces & 2-car garage

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Located in the prestigious Riviera neighborhood, with entrances off Arrellaga St. and Grand Avenue, this property was originally part of the historic St. Francis Hospital site. In 1992, the building was transformed into a senior care facility. The building includes a spacious penthouse apartment with stunning views and a private two-car garage. Most of the facility's operations were situated on the first floor, featuring large common areas, a laundry room, and a beauty shop. In front of the building is a sizable outdoor area, currently underutilized, offering potential for further development. Parking for the facility is available on an adjacent parcel, secured through an easement with access from Arrellaga Street. The penthouse apartment's two-car garage has separate access via Grand Avenue.

Offered at	\$6,250,000
Building Size	±14,240 SF (\$439/SF) Facility: ±11,980 SF Residential: ±2,260 SF
Land Size	±31,363 SF • ±0.72 AC (\$199/SF) <i>(Parking easement substantially enlarges the usable property.)</i>
Units	20 Congregate Care + 2BD/2BA Penthouse Apartment <i>(Apartment is leased. Call Listing Agent for details).</i>
Facility Improvements	Dining Room, Large Kitchen, Recreation/Exercise Room, Laundry, Salon, Staff Offices, Private & Shared Restrooms, Terraces & Patios Overlooking Landscaped Grounds
APN	027-270-036
Zoning	R-M
HVAC	None
Parking	11 Spaces on Adjacent Parcel Per Easement. 2-Car Garage For Third Floor Apartment.
Elevators	Yes
Floors	3
Sprinklers	Yes (Facility Only)



Meraki Land Use Due Diligence Summary: Contact Listing Agent for review

11 Space Parking Easement

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SITE AREA



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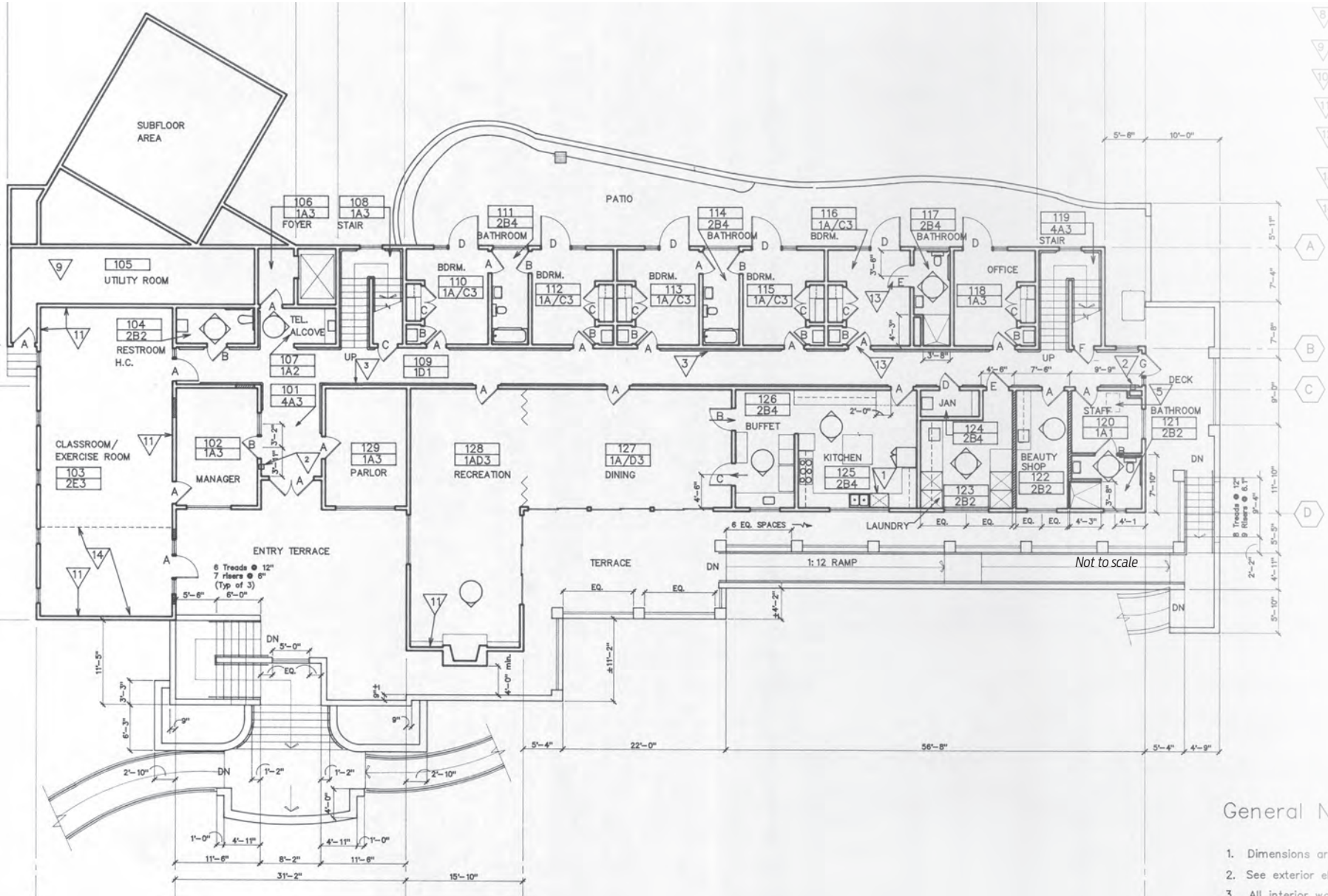
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1ST FLOOR PLAN PER 1992 PLANS



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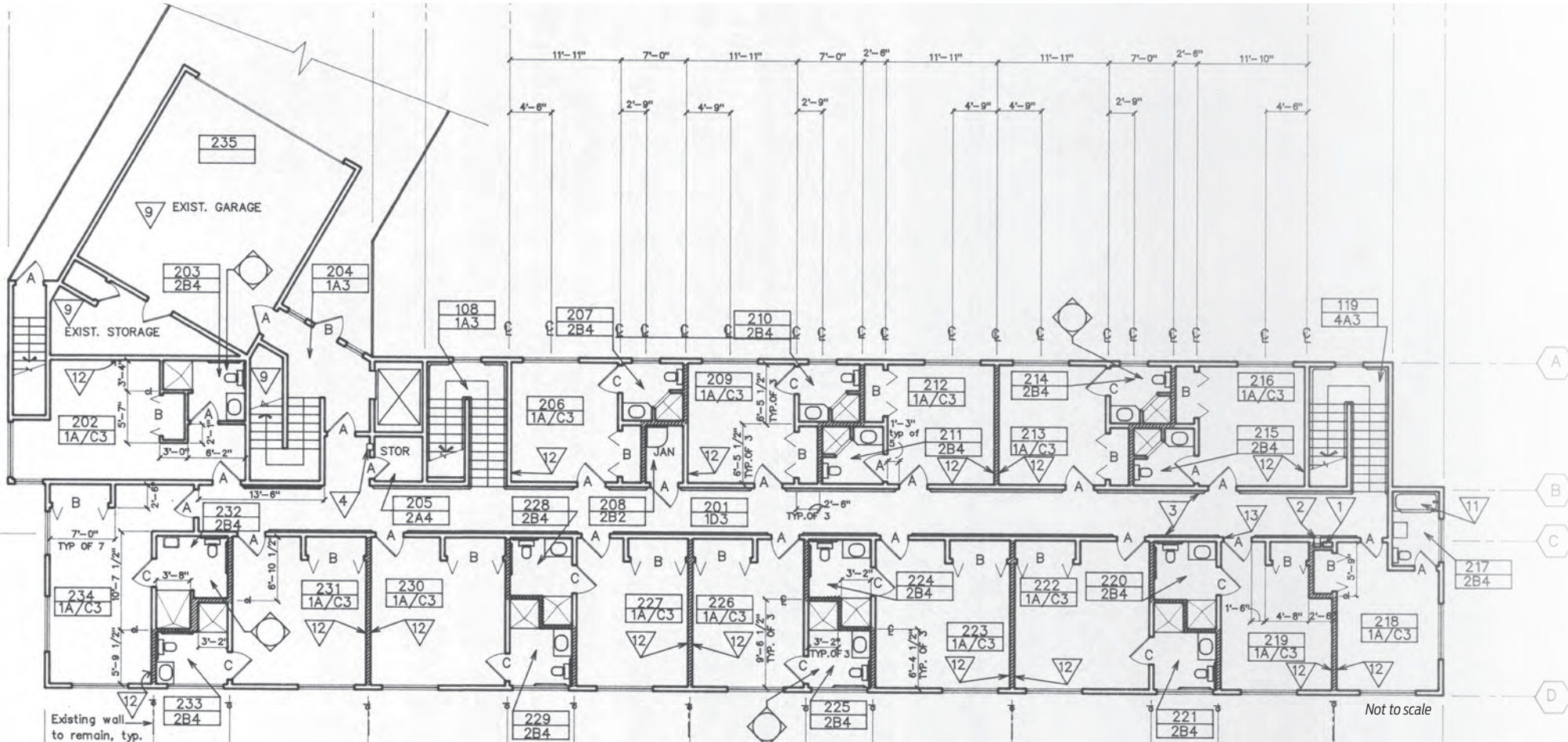
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2ND FLOOR PLAN PER 1992 PLANS

GRAND AVENUE



OCEAN VIEWS

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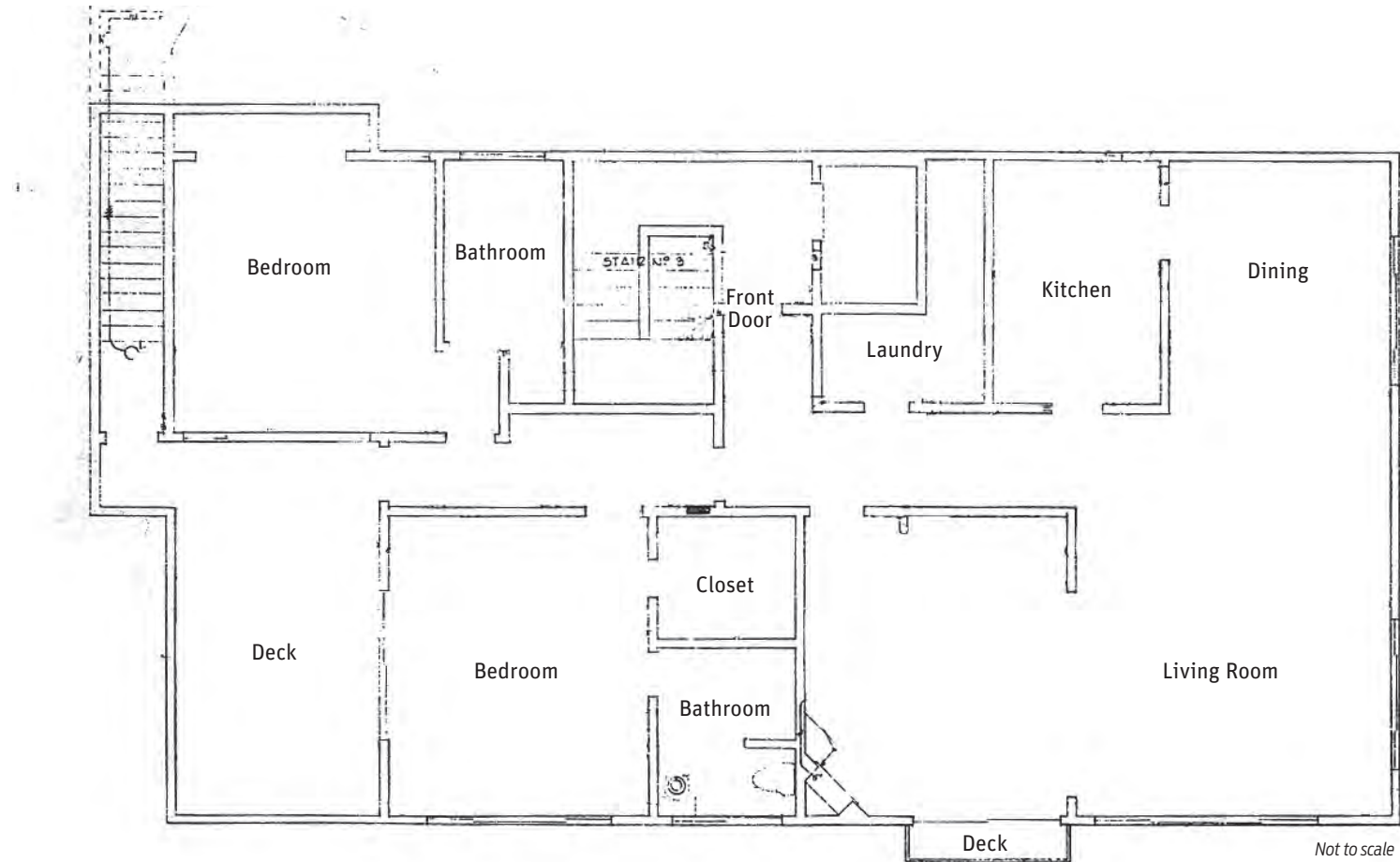
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3RD FLOOR PLAN PER 1992 PLANS



OCEAN VIEWS

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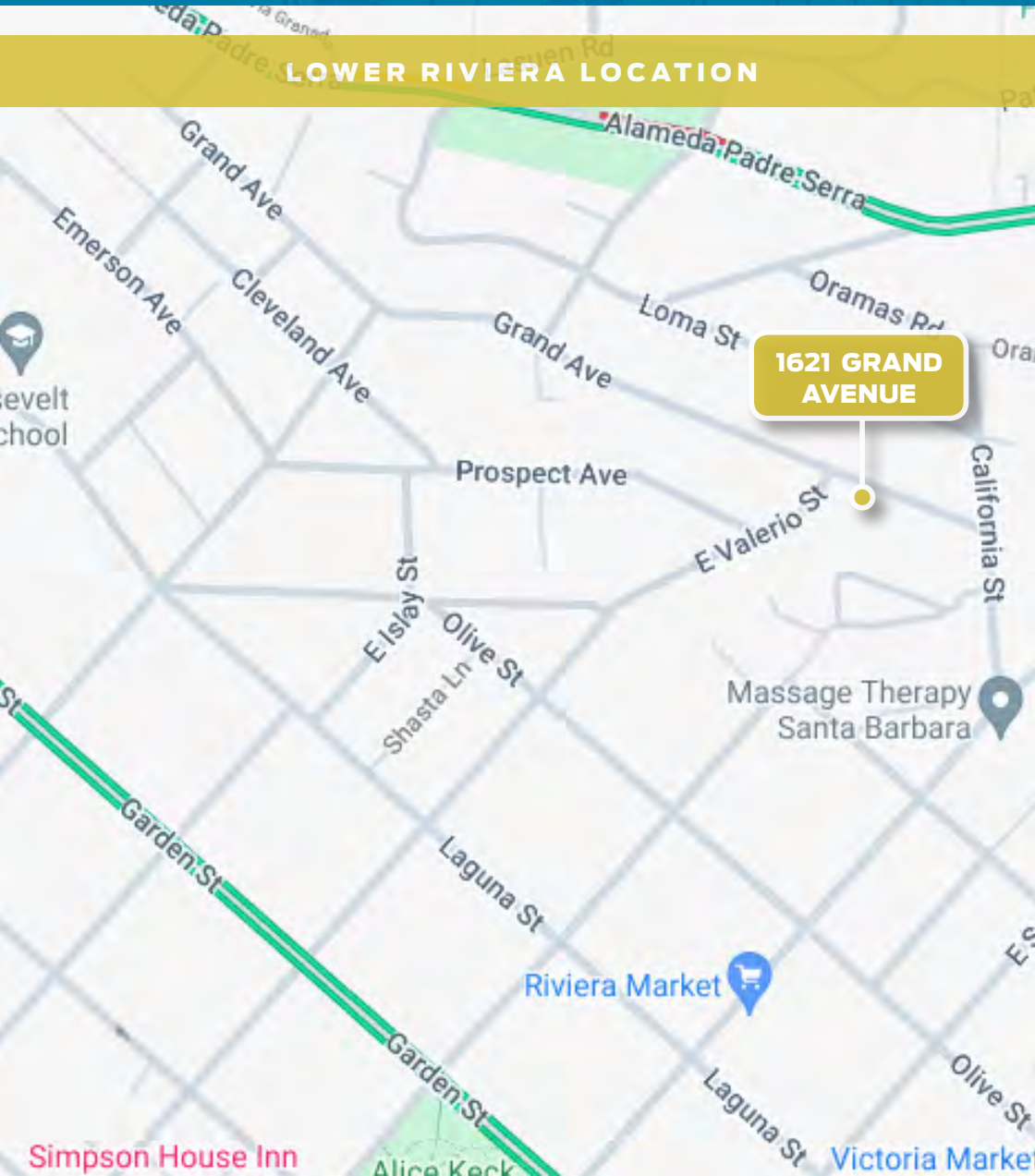
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LOWER RIVIERA LOCATION



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COMMON AREA PHOTOS



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2nd Floor



1st Floor



GARAGE FOR APARTMENT



2nd Floor

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THE AMERICAN RIVIERA

Symbolizing the ultimate in casual California lifestyle, Santa Barbara is undoubtedly one of America's most desirable destinations to live and travel.



Located on a pristine coastline approximately 337 miles south of San Francisco and 93 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 87,533, 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, numerous Zagat-rated restaurants and thriving open-air shopping centers like the famed Paseo Nuevo Mall. Pristine, sunny beaches, an expansive harbor and countless outdoor attractions including the Santa Barbara Zoo, Santa Barbara Mission, Stearns Wharf and Santa Barbara Museum of Natural History all add to the area's appeal. And with nearly 220 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.

"Best Beach Town"

Sunset Magazine's 2015 Inaugural Travel Awards

**"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

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