

# 1021 STATE STREET

SANTA BARBARA  
CA 93101

1021

**FOR LEASE · SUITE A**

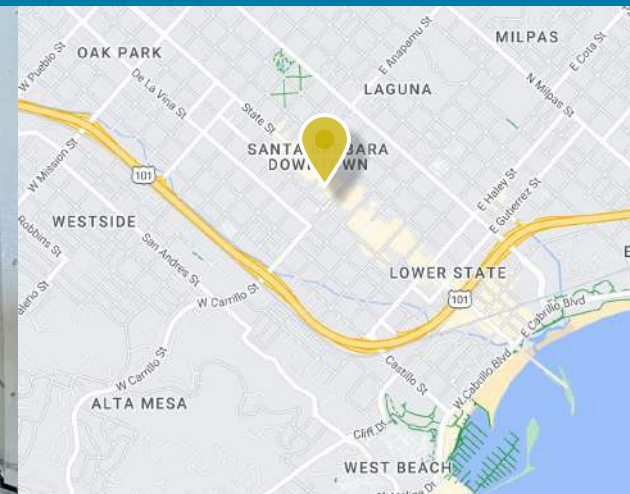
±1,100 SF Efficient Retail  
space located on prime  
downtown block

**\$2.55/SF NNN**

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Efficient retail space on the 1000 block of State Street in Downtown Santa Barbara. The building is set in a beautiful location near the corner of Carrillo & State Streets, surrounded by restaurants, shops, and steps away from the 48,000 SF Amazon office. The interior space offers a simple layout with storefront glass and a private restroom. Contact Listing Agents for additional information.

### Offering Specifics

Lease Rate	\$2.55/SF NNN (\$0.78)
Size	±1,100 SF
Tenant Expenses	NNN Utilities
Parking	Public Parking Lot Behind Building
Available	Immediately
Zoning	C-G
Restrooms	One
HVAC	Yes
Fire Sprinklers	No
To Show	Call Listing Agents
CSO	3%

### Demographics

2023 Estimates	1 MILE	2 MILES	3 MILES
Population	31,361	68,351	89,339
Average Household Income	\$145,574	\$174,867	\$187,920
Daytime Population	37,445	62,879	78,408

Source: Sites USA

### Traffic Counts

	ADT
State Street	3,563 ADT
State Street at Carrillo Street	16,084 ADT

Source: Sites USA

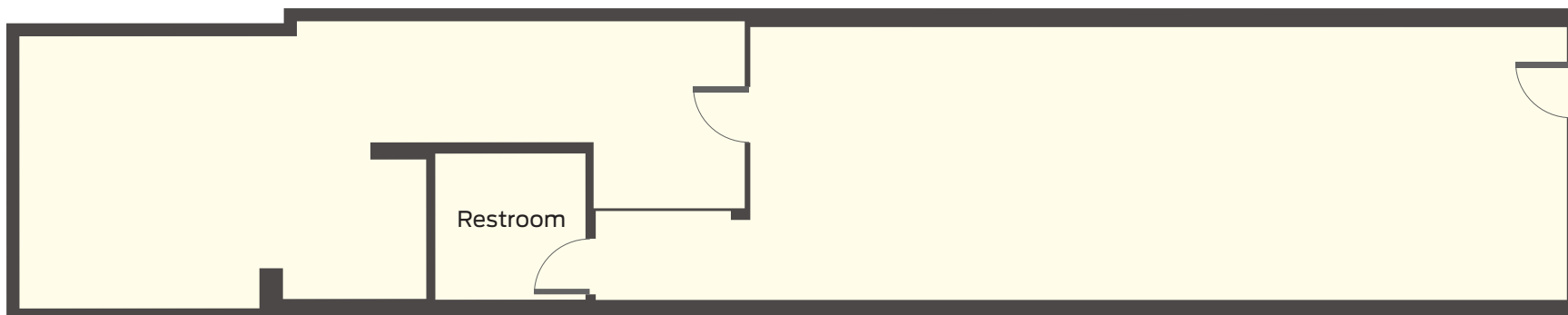
The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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FLOOR PLAN



STATE STREET

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## NEARBY PUBLIC PARKING



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**FOR LEASE · SUITE A**  
±1,100 SF Downtown Retail Space  
Located on Premier State Street Block

## 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 Patxi's Pizza
- 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



### PASEO NUEVO MALL



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THE MARKET

# 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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