

SANTA BARBARA CA 93101

525 ANACAPA ST

MAJOR PRICE REDUCTION

Now Offered at
\$4,950,000

THE FUNK ZONE

±10,723 SF Building Well-Positioned
Between Downtown Santa Barbara,
The Funk Zone, and the burgeoning
Lagoon District/Haley Corridor

LAGOON DISTRICT/HALEYCORRIDOR

SUBJECT
PROPERTY



PRESENTED BY

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RADIUS[®]
Commercial Real Estate

525 ANACAPA STREET

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| | |
|------------------|--|
| NEW PRICE | \$4,950,000 (\$462/SF) |
| Building Size | 1st Flr: ±5,523 SF · 2nd Flr: ±5,200 SF Total: ±10,723 SF |
| Land Size | ±6,534 SF |
| Zoning | M-C |
| APN | 037-173-045 |
| Parking | Attached to Public Lot |
| HVAC | Yes |
| Year Built | 1974; (Complete Renovation in 2007/2008) |
| Restrooms | Four (4) Total |
| Elevators | Yes |
| Sprinklers | Yes |
| CSO | 2.5% |
| Other | Three (3) Exterior Patios; Building Is Now Vacant |

FOR SALE | ±10,723SF BLDG ZONED M-C

525 Anacapa Street presents a unique opportunity to acquire a substantial ±10,723 SF building in the heart of Downtown Santa Barbara. Ideally positioned just steps from State Street, the property offers unmatched access to the city's dining, shopping, and cultural amenities while benefiting from strong visibility and a highly walkable location.

This asset provides a flexible platform for a wide range of uses. An owner-user can establish a flagship headquarters in one of the most desirable downtown corridors. A value-add investor can reposition the property to capture market upside through modernization, re-leasing, or creative reconfiguration. The building's size and layout also make it an excellent conversion/adaptive re-use candidate.

With its location, scale, and multiple potential strategies, 525 Anacapa Street is a rare chance to secure a generational investment in the core of Santa Barbara.

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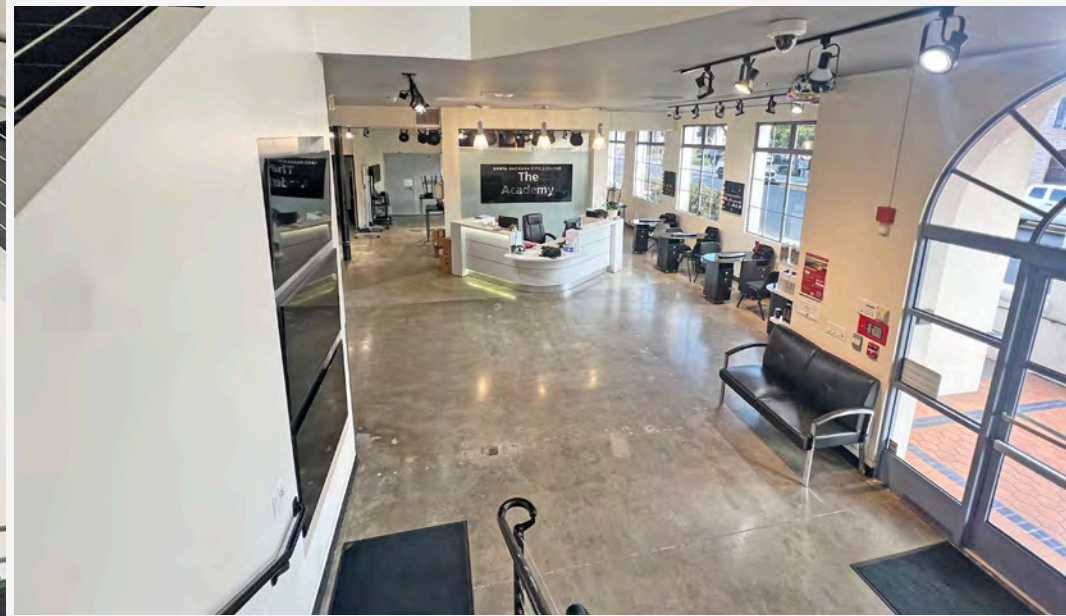
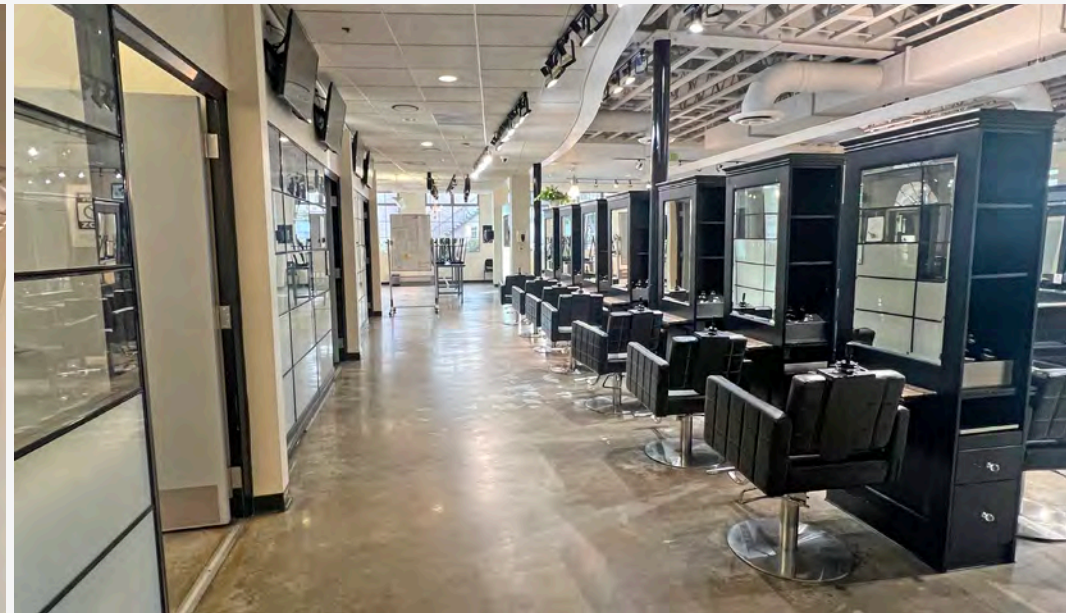
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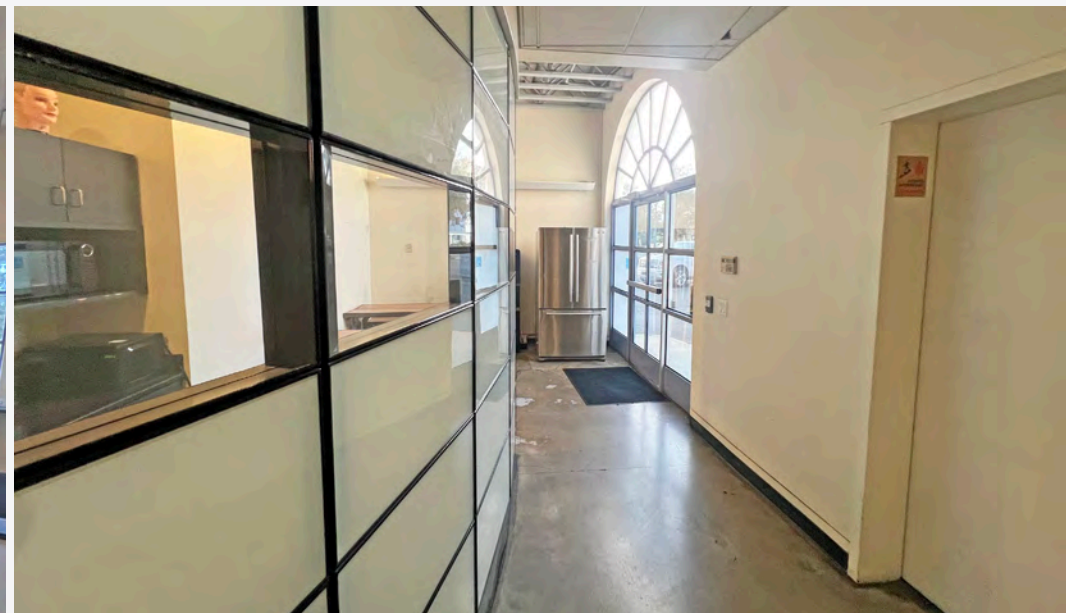
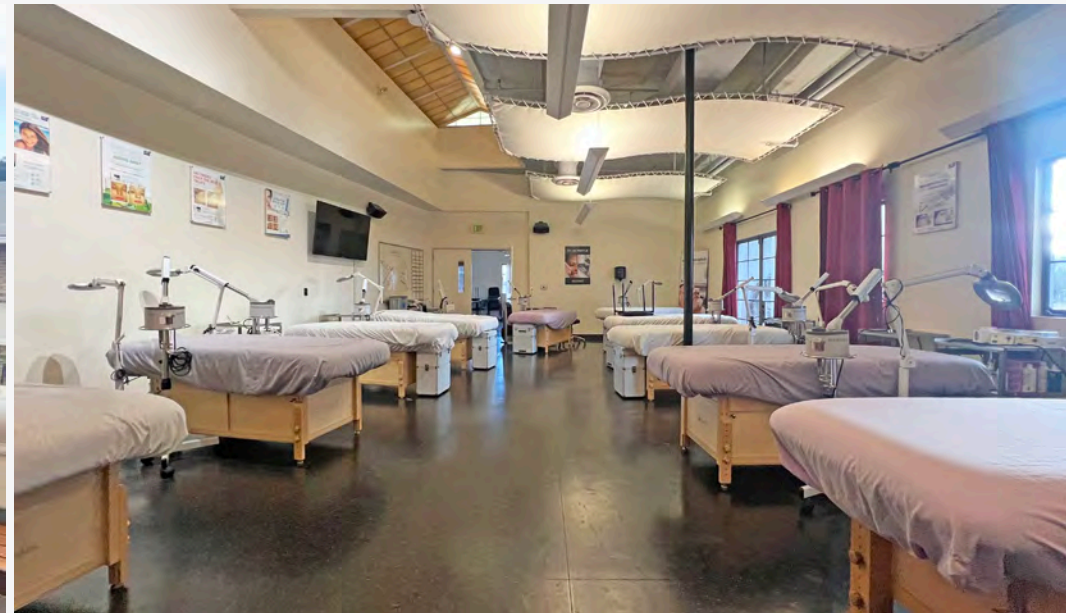
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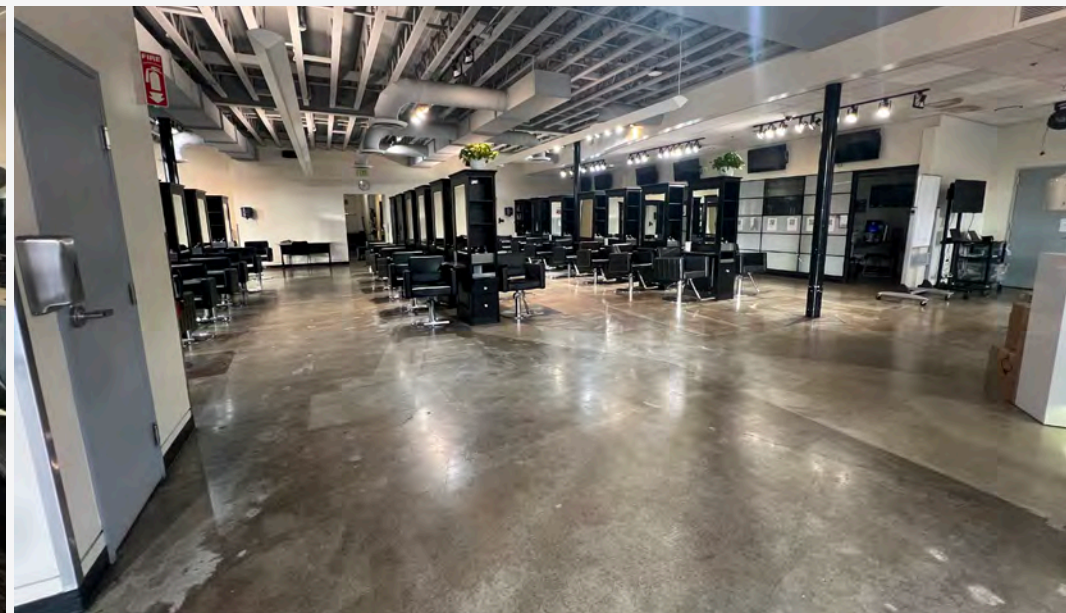
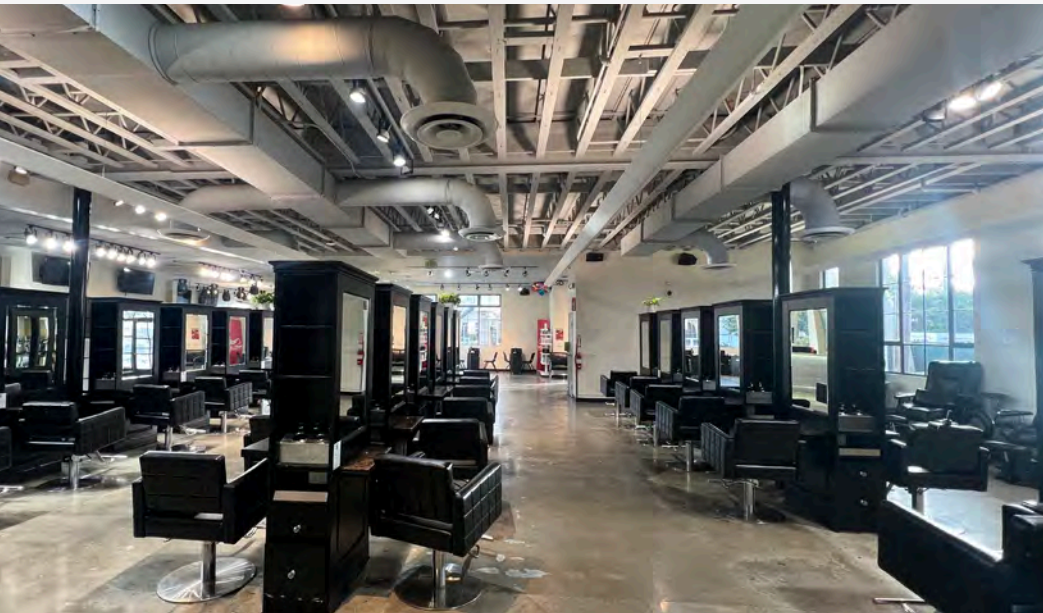
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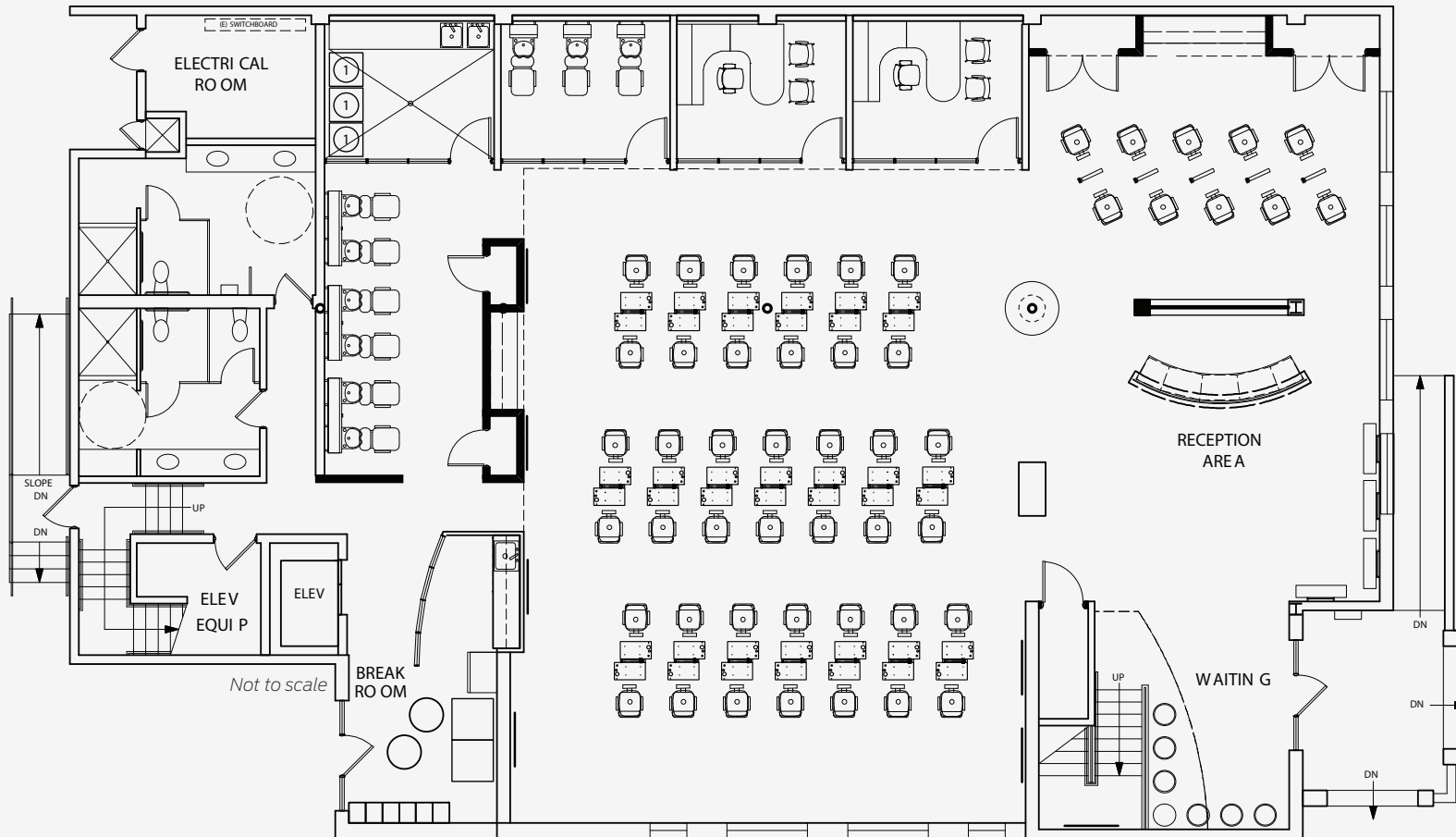
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Floor Plan - 1st Flr

ANACAPA STREET



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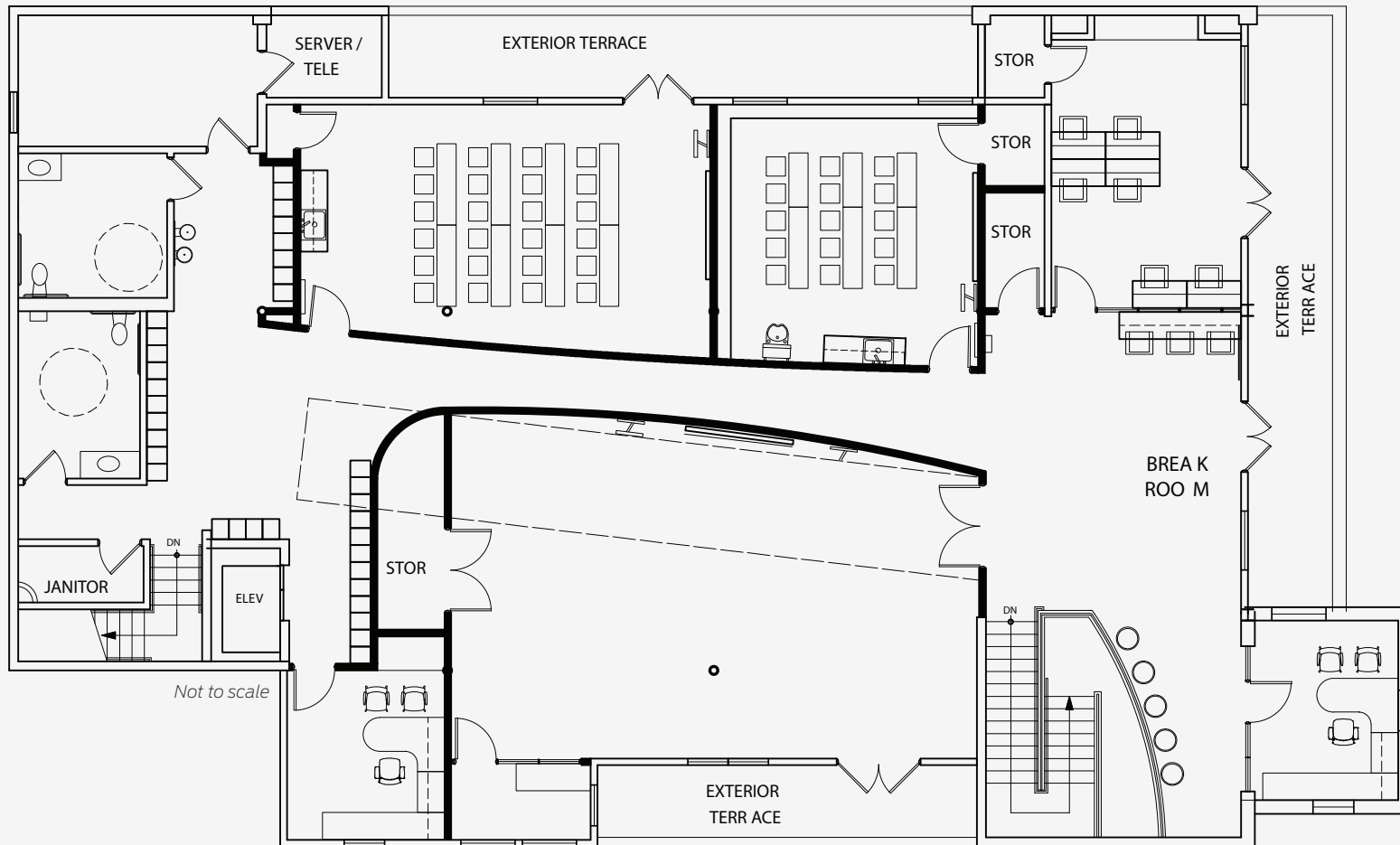
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Floor Plan - 2nd Flr

ANACAPA STREET



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PASEO NUEVO MALL

- SEPHORA · AVEDA · H&M
- BATH & BODY WORKS
- CALIFORNIA PIZZA KITCHEN
- ZUMIEZ · BANANA REPUBLIC
- HOLLISTER · EUREKA BURGER
- PANDA EXPRESS · T-MOBILE
- VICTORIA'S SECRET

THE GRANADA THEATRE

SANTA BARBARA COURTHOUSE & SUNKEN GARDENS

EL PRESIDIO DE SANTA BARBARA STATE HISTORIC PARK

THE ARLINGTON THEATRE

LOBERO THEATRE

COACH OUTLET

DE LA GUERRA PLAZA

U.S. POST OFFICE

SANTA BARBARA HISTORICAL MUSEUM

LULULEMON

URBAN OUTFITTERS

UMBRA SPACE

CITY PARKING LOT 10

GALA

LA PALOMA CAFE

VILLA WINE BAR & KITCHEN

VOURI

WORLD MARKET/COST PLUS

THE BLACK SHEEP RESTAURANT

COGNIXION

ALPHA SCHOOL SANTA BARBARA

NEW SANTA BARBARA POLICE STATION (Under Construction)

THE PALACE GRILL

STAR RUG CLEANERS

SUBJECT PROPERTY

DUNE COFFEE ROASTERS

E. COTA ST.

CITY LOT 11
±184 SPACES

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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 Buena Onda Empanadas
- 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
- 21 Santa Barbara Public Market
- 22 Hook & Press Donuts



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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.

Sunset

“Best Beach Town”

Sunset Magazine's 2015 Inaugural Travel Awards

U.S. News & World Report

**“The 12 Best Cities
for a Weekend Getaway”**

U.S. News & World Report

Condé Nast Traveler

**“30 Best Small Cities
in America”**

Condé Nast Traveler's Readers' Choice Awards