

CHAPALA ST • SANTA BARBARA CA 93101

7091

±800 SF Retail/Office For Sale
OFFERED AT \$850,000

Downtown Santa Barbara
Directly across from Paseo Nuevo Mall

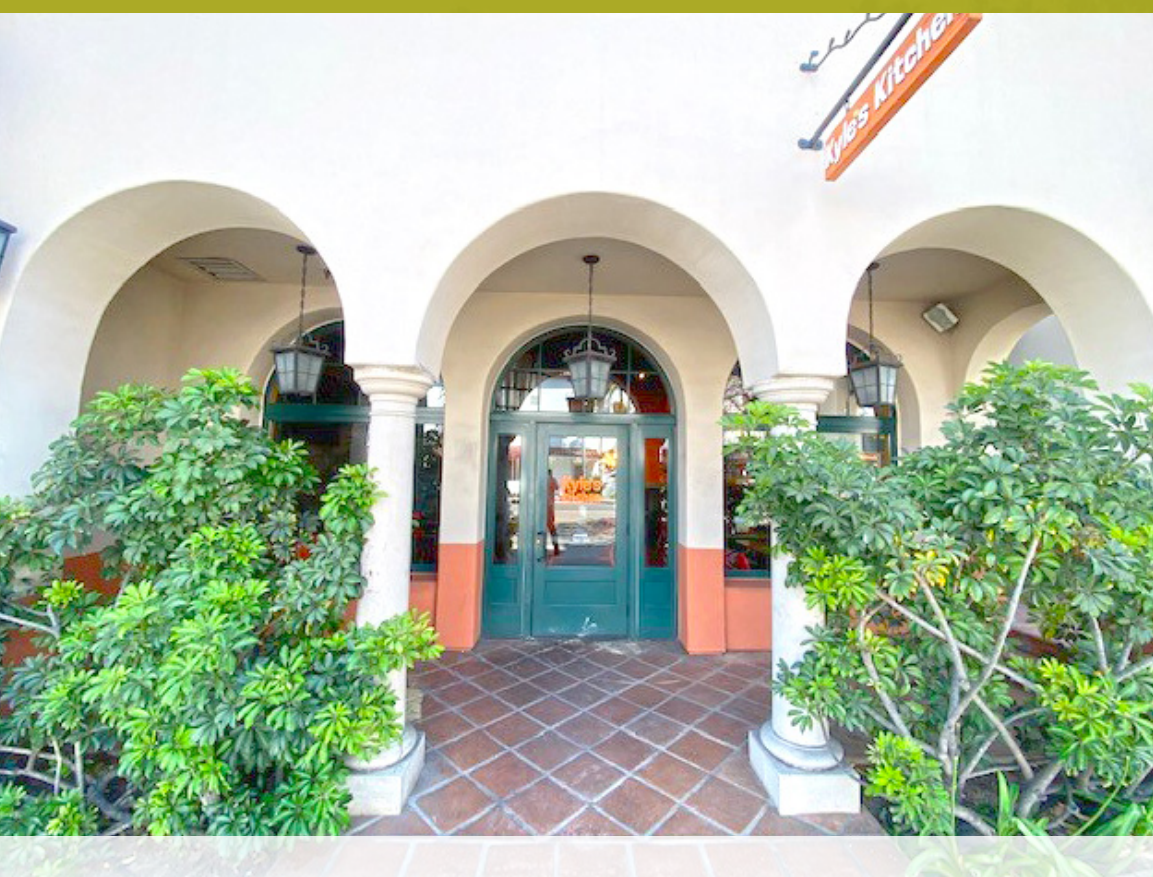


Brad Frohling
805.879.9613
bfrohling@radiusgroup.com
CA LIC. 01323736



7.11.24

226 E. DE LA GUERRA ST. SUITE 100 | SANTA BARBARA CA 93101 | 805.965.5500 | RADIUSGROUP.COM



791 CHAPALA ST · SANTA BARBARA CA 93101 FOR SALE | ±800 SF RETAIL/OFFICE

Rarely available ground level condo for retail or office use in Paseo Chapala. Condo will be divided and vacant at close of escrow. This project was built in 2008 and features high quality building systems, modern improvements, high ceilings, large windows, private patio and shared common parking and ADA restrooms. Please do not disturb tenant (Kyle's Kitchen) as this is excess dining space currently. The condo will be separated prior to closing.

Please do not disturb the operator and schedule access with the listing agent.

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.

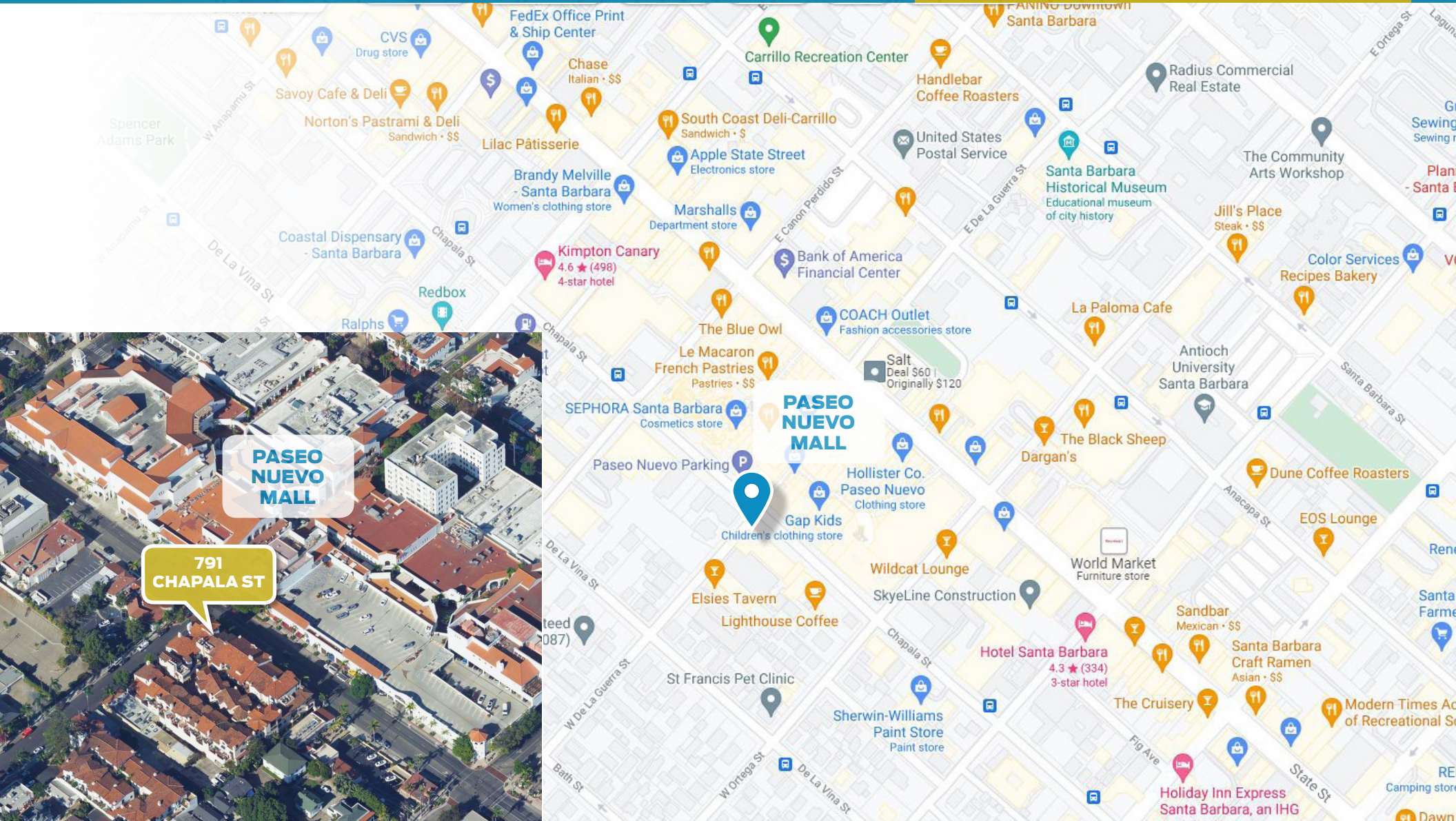
Brad Frohling
805.879.9613
bfrohling@radiusgroup.com
CA LIC. 01323736

7.11.24

Offering Specific

Type	Retail/Office
Size	±800 SF
Price	\$850,000
Association Fee	\$0.40/SF per month
Zoning	GC (General Commercial)
APN	037-530-032
Ceiling Height	±15'
Floors	Single
Year Built	2008
Parking	16 Shared Commercial Spaces
HVAC & Sprinklers	Throughout
Restrooms	Two (2) ADA Shared with corner tenant
CSO	2.5%





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.

Brad Frohling
805.879.9613
bfrohling@radiusgroup.com
CA LIC. 01323736





SITE PLAN



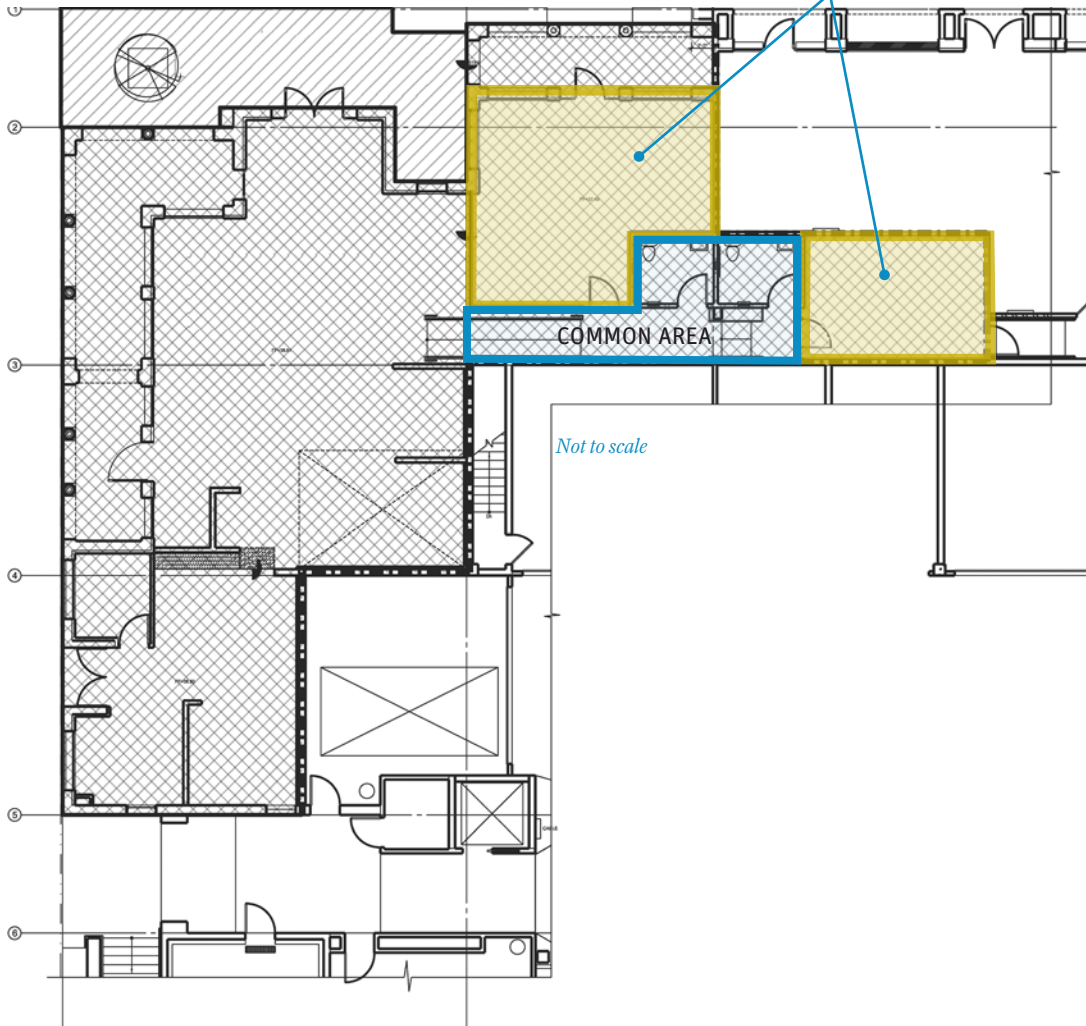
The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

Brad Frohling
805.879.9613
bfrohling@radiusgroup.com
CA LIC. 01323736



**SUBJECT
PROPERTY
±800 SF**

FLOOR PLAN



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.

Brad Frohling
805.879.9613
bfrohling@radiusgroup.com
CA LIC. 01323736



791 CHAPALAST.

SANTA BARBARA CA 93101

FOR SALE
±800 SF Retail/Office
across from Paseo Nuevo



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.

Brad Frohling
805.879.9613
bfrohling@radiusgroup.com
CA LIC. 01323736



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



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.

Brad Frohling
805.879.9613
bfrohling@radiusgroup.com
CA LIC. 01323736



THE MARKET | SANTA BARBARA

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 92,101, 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

Brad Frohling
805.879.9613
bfrohling@radiusgroup.com
CA LIC. 01323736

