

# 1525 STATE STREET

SUITE 205  
SANTA BARBARA  
CA 93101

SUITE 205

## FOR SALE

±602 SF 2nd floor boutique  
office condo with deck access  
& mountain views in a prime  
downtown location

PRESENTED BY

**GENE DEERING**

805.879.9623

[gdeering@radiusgroup.com](mailto:gdeering@radiusgroup.com)

CA LIC. 01450943

**JUSTIN DIEM**

805.879.9634

[jdiem@radiusgroup.com](mailto:jdiem@radiusgroup.com)

CA LIC. 02058176

**FRANK GAMBERDELLA**

805.879.9640

[fgamberdella@radiusgroup.com](mailto:fgamberdella@radiusgroup.com)

CA LIC. 02224940







Plaza Linda Vista is a mixed-use property featuring a professional office component on the first and second floors, with residential condos on the third floor and above the parking garage. Now, 14 of those office condos are being offered for sale, some vacant and ideal for owner-users, others leased and generating income for investors. The seller recently completed the process of condo mapping all 15 office suites in the building, creating individual office condos. Condo maps and HOA information available for review upon request.

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A rare opportunity to own a boutique office condo on upper State Street. This ±602 SF suite is configured with two spacious private offices and features direct access to a deck with mountain views. The back office is filled with natural light and offers a professional yet relaxed setting, perfect for therapists, consultants, or small office users. Recently updated and currently vacant, Suite 205 is ideal for an owner-user looking for a quiet, turnkey work-space just minutes from downtown Santa Barbara.

**SUITE 205**

Offered at  
**\$495,000**

## Opportunity Highlights

### Suite Size

Rentable: ±602

Usable: ±519

### Price Per Bldg SF

\$822/SF

### Proposed Parking

One Underground Garage Space

### HVAC

Yes

### Restrooms

Common

### Floor

2nd

### Elevator

Yes

### HOA Fee

\$457.83

Various commercial condos available for purchase within the project. Contact listing agents for all offerings.

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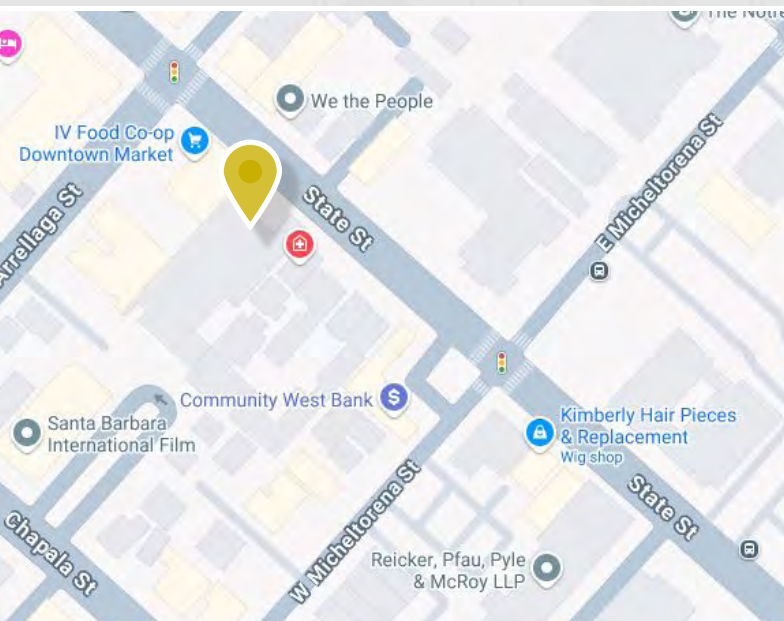
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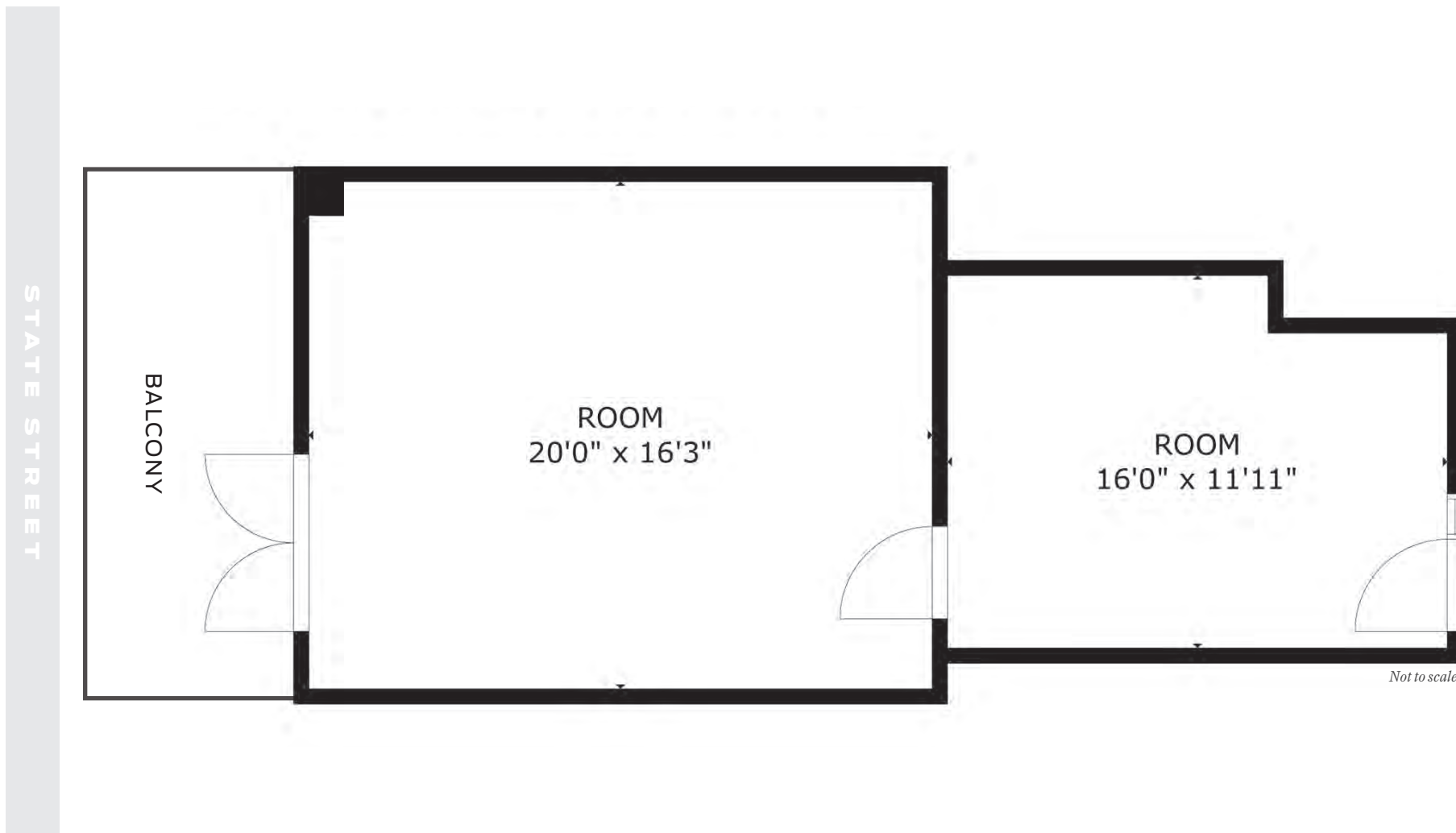
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## FLOOR PLAN



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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



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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*