

NEW TO MARKET

Offered at \$2,100,000

1327 DE LA VINA ST.

DOWNTOWN SANTA BARBARA CALIFORNIA 93101

PRESENTED BY

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±1,502 SF "Flex" Property
(Industrial/Retail/Office)
w/ Development Potential

Featuring three roll-up doors
Oversized ±8,712 SF lot

Ability to add commercial SF
and/or re-develop the site
to accommodate residential
or mixed-use

1327 DE LA VINA ST
SANTA BARBARA CALIFORNIA 93101

FOR SALE

±1,502 SF "Flex" Property (Industrial/Retail/Office)
with Development Potential



Rare opportunity to acquire a versatile "Flex Property" (Industrial, Retail, Office) and/or redevelop the site to accommodate residential units for mixed use on a large parcel in one of Santa Barbara's most desirable locations. The property features a functional, small-footprint building, ideal for an owner-user seeking efficiency and flexibility.

The oversized lot provides valuable yard space, parking, and potential for expansion, while also presenting a unique opportunity to potentially add residential units (buyer to verify). This combination of flexibility of use with development upside is extremely rare in today's supply-constrained market.

Well-suited for a variety of uses (industrial, retail, office - or combination thereof), the property offers both immediate usability and long-term value creation. Strategically located just minutes from downtown with convenient access to major thoroughfares, 1327 De La Vina Street stands out as a compelling opportunity for both owner-users and investors.

Investment Highlights

Offered at	\$2,100,000
Building Size	±1,502 SF
Land Size	±8,712 SF
APN	039-121-008
Zoning	C-G
Restrooms	One (1)
Floors	Single Level
Ceiling Height	11' – 11' 8"
Other	Vacant
CSO	3%

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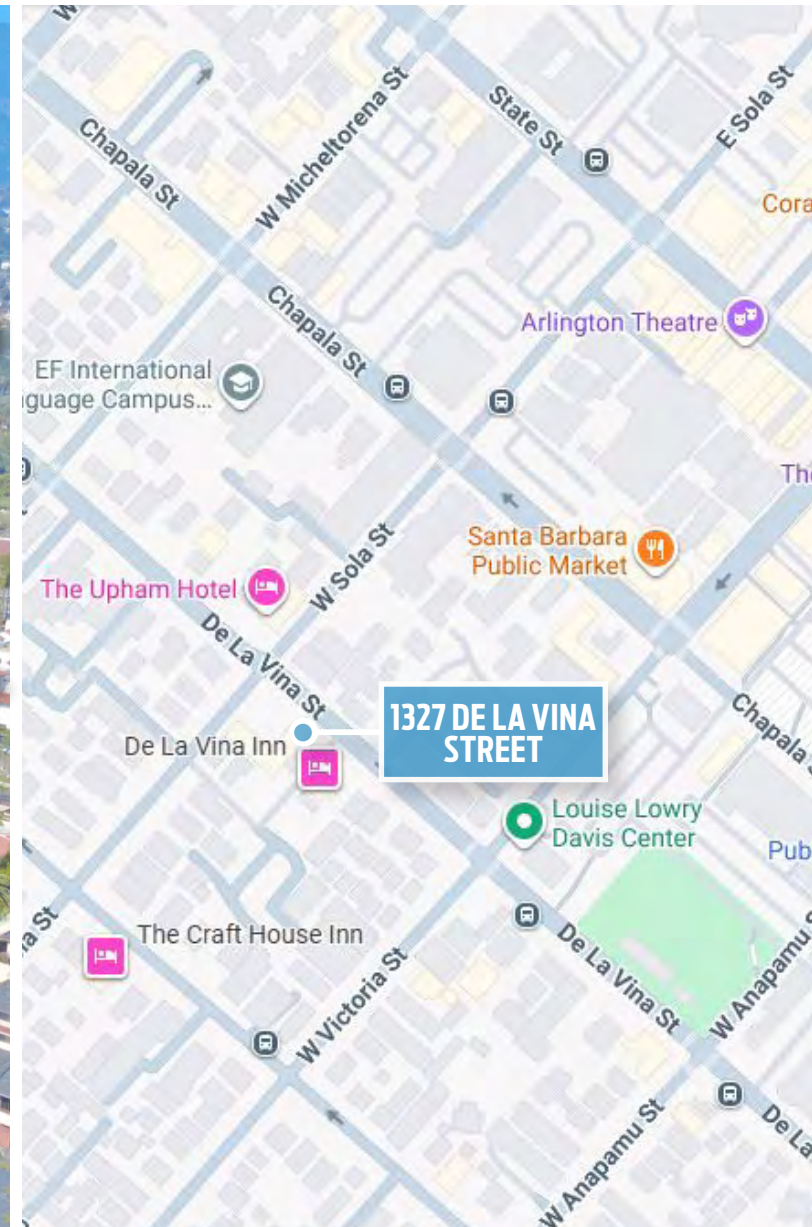
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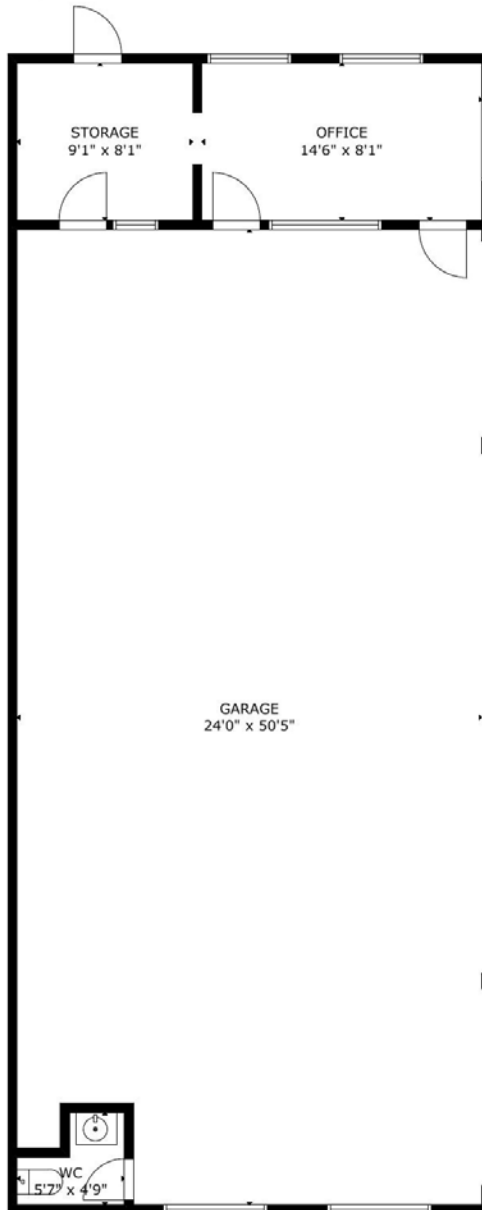
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with Development Potential

Floor Plan



Not to scale



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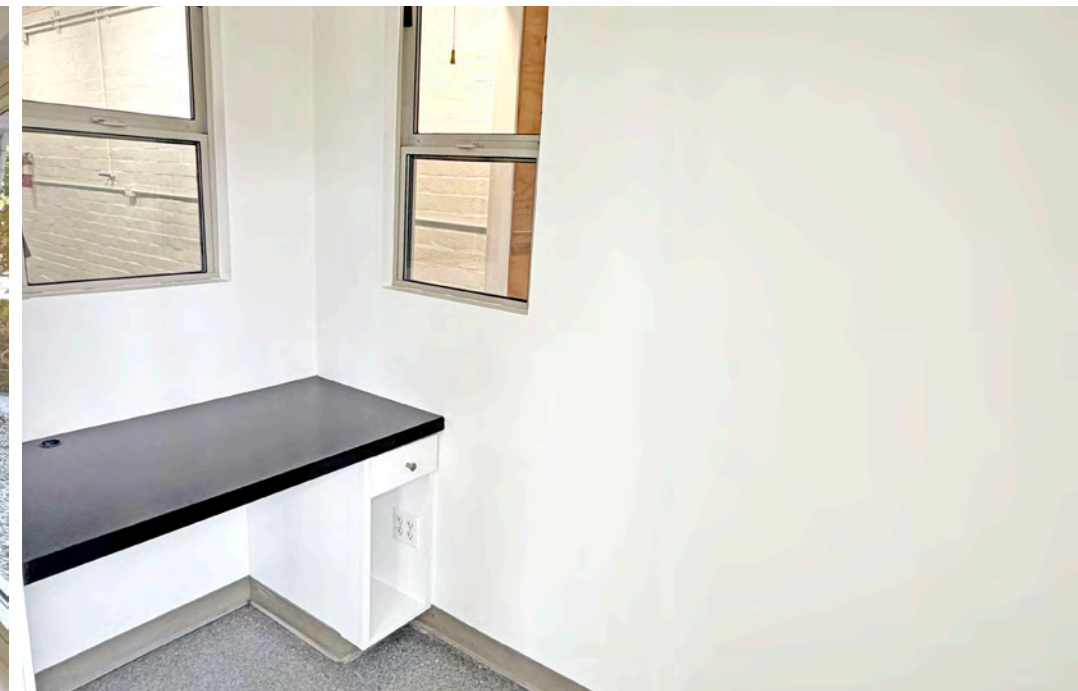
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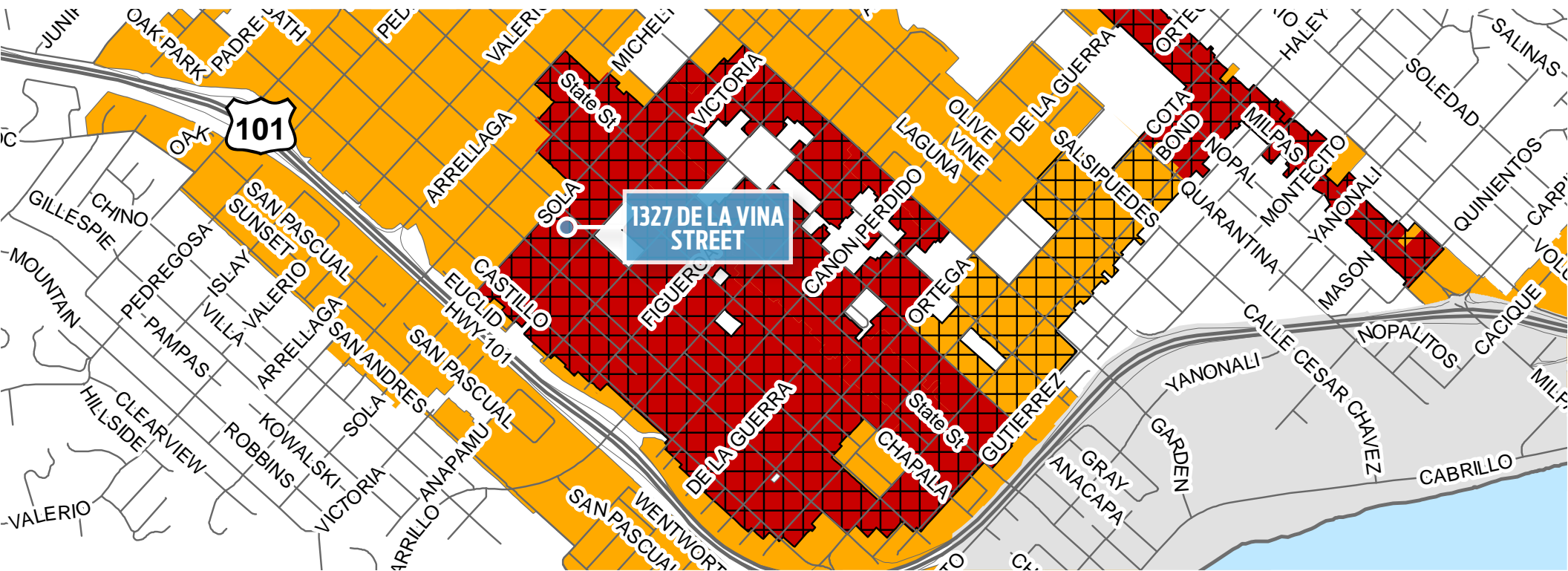


AUD POTENTIAL

Potential Development Opportunity Under the City's Average Unit Density (AUD) Incentive Program

The subject property is in the Priority Housing Overlay (37-63 du/acre) – Buyer to verify.

- City Limits
- Coastal Zone
- AUD Incentive Program Density Tiers**
- Medium-High Density (15-27 du/acre)
- High Density (28-36 du/acre)
- Priority Housing Overlay (37-63 du/acre)



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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

SANTA BARBARA HARBOR

SANTA BARBARA CITY COLLEGE

AMAZON

EOS FITNESS

RALPHS

TINO'S ITALIAN GROCERY & DELI

CVS PHARMACY

RUSTY'S PIZZA PARLOR

SUSHI 29

CITY LOT PARKING 3

MTD TRANSIT CENTER

SUSHITERI JAPANESE RESTAURANT

CITY LOT PARKING 4

SPENCER ADAMS PARK

STARBUCKS

TAQUIERA CUERNAVACA

THE RACK

SPUDNUTS DONUTS

CHINA PAVILION

SANTA BARBARA PUBLIC MARKET

1327 DE LA VINA STREET

VARIOUS RETAIL

DE LA VINA ST.

W. SOLA ST.



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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.

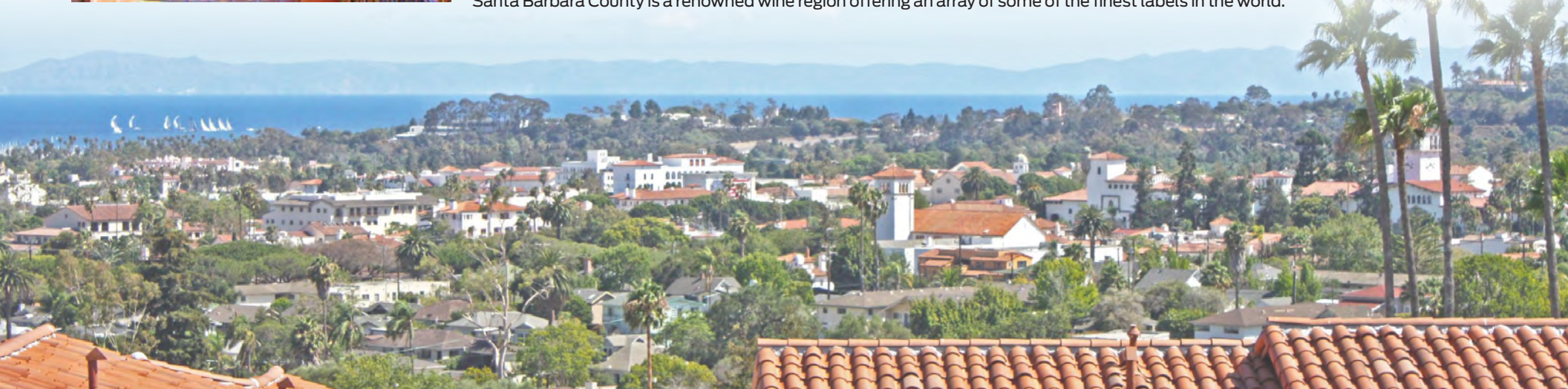
With a population of approximately 87,533, Santa Barbara is both small and vibrant. Locals and visitors are drawn to the city's charming downtown and picturesque State Street with its rich Spanish architecture and historical sites, wide variety of shops and galleries, numerous Zagat-rated restaurants 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.

**"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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