

1575 STATE STREET

SUITE 99
SANTA BARBARA
CA 93101

FOR SALE

±325 SF 1st floor turn-key office
condo with one underground
parking space

PRESENTED BY

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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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1525 STATE ST.

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Unique opportunity to purchase a standalone ground-floor office condo in a prime Santa Barbara location. Suite 99 is a compact ±325 SF space with great windows ideal for a small professional office, private practice, or satellite workspace. The suite can be delivered vacant, making it perfect for an owner-user, or leased to generate passive income as an investment play. Rarely do small, affordable office condos become available in this corridor, ideal for buyers seeking flexibility in use and long-term value in a strong market.

SUITE 99

Offered at
\$295,000

Opportunity Highlights

Suite Size

Rentable: ±325

Usable: ±280

Price Per Bldg SF

\$908/SF

Proposed Parking

One Covered Space
(Underground Garage)

Restrooms

Common

Floor

1st Floor Stand Alone Office

Elevator

Yes

HOA Fee

\$213.79

Lease Expiration

Month-to-Month

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

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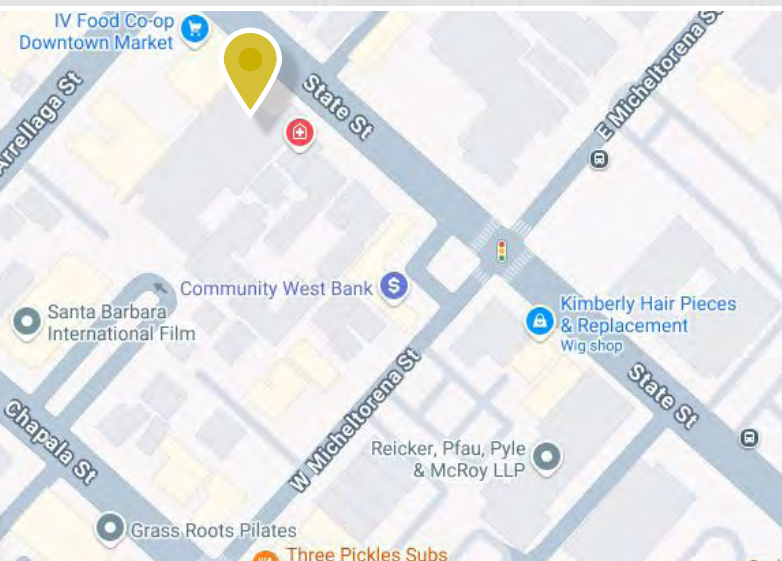
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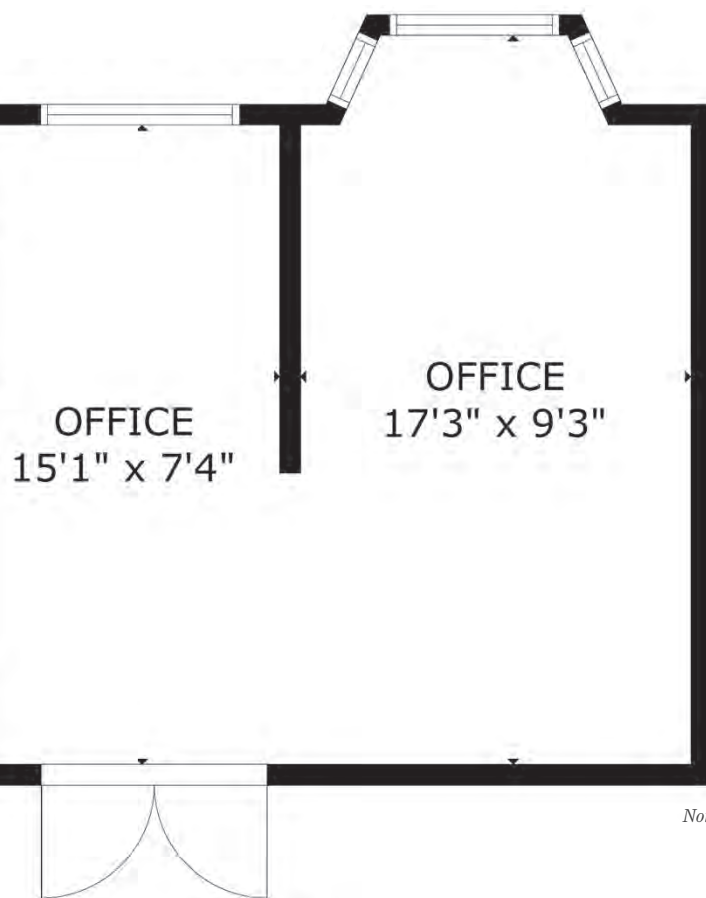
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FLOOR PLAN

STATE STREET

ARRELLAGA STREET



Not to scale

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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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Commercial Real Estate

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