

7 Ashley Avenue

SANTA BARBARA, CA



For Sale | Freestanding Medical Office/Retail Investment Opportunity | **2,002 SF**

Experience. Integrity. Trust.
Since 1993

Dan Ferrick
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PROPERTY SUMMARY

Investment opportunity with owner-user potential conveniently located near US 101 and just off of the Milpas corridor. Property features gated parking plus bonus 2nd floor mezzanine. Currently owner-occupied, sale contingent upon a 5-year lease-back with the existing tenant. Note that sale is subject to bankruptcy court approval and overbid, this property is "as-is/where is."

Building Size	2,002 SF + Mezzanine
Lot Size	3,049 SF
Price	\$1,200,000
Cap Rate	6%
NOI	72,000
APN	017-165-013
Zoning	C-G
Parking	6 spaces
HVAC	Yes
Restrooms	Two
To Show	Call listing agent



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THE MILPAS CORRIDOR

Santa Barbara, CA

CASUAL DINING | NATIONAL GROCERS | DAILY-USE RETAIL

SANTA BARBARA BOWL

BOSSIE'S KITCHEN

THE SHOP BRUNCH

SUPER-RICA TAQUERIA

LOS AGAVES RESTAURANT

RUSTY'S PIZZA

DEUX BAKERY

BUENA ONDA EMPANADAS

CVS

JAFFURS WINE CELLARS

TRADER JOE'S PETS MART

WELLS FARGO

YOUR PLACE THAI

MILPAS RENTAL

SITE

SPROUTS RITE AID

SANGUIS WINERY



CULTURE & CONVENIENCE

About a mile from Santa Barbara's upscale State Street shopping strip, **Milpas Street** is the heart of the dynamic neighborhood at the foot of the Riviera.

The street runs from the hills embracing the Santa Barbara Bowl amphitheater to a wide, white beach bordered by swaying palms.

The area includes practical businesses like Trader Joe's and CVS along with favorite restaurants like Los Agaves and Super-Rica.

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