



FUNK ZONE

WEST BEACH

130 LOS AGUAJES AVENUE

SANTA BARBARA
CALIFORNIA
93101

FOR SALE

±7,344SF INDUSTRIAL BLDG

Offered at \$4,260,000

Features high-end finishes, 3 roll-up doors, 13'-19' ceilings & remodeled live/work office area. Outstanding location just blocks from the beach & Funk Zone with easy access to the 101 Freeway & Santa Barbara Amtrak. Minutes from downtown Santa Barbara.



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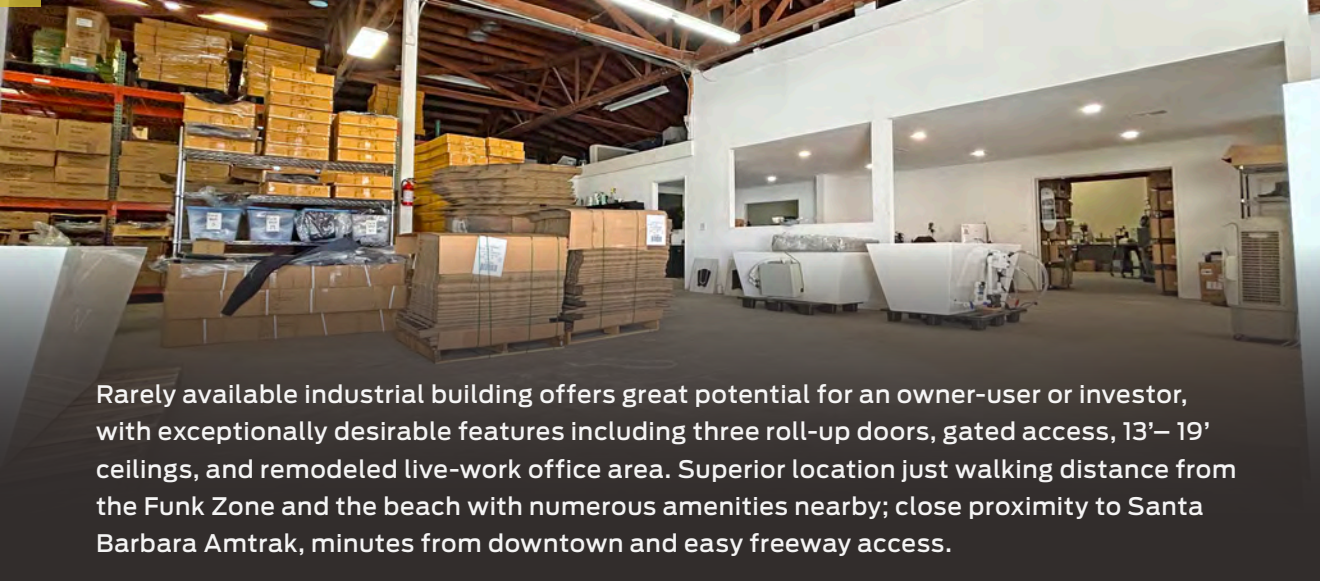
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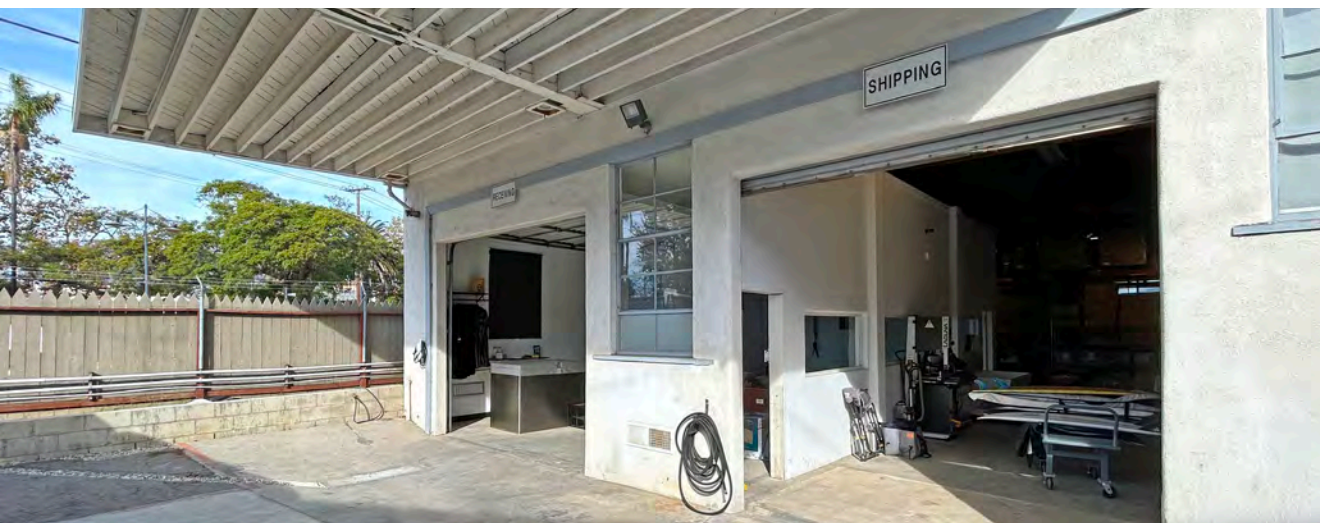


130 LOS AGUAJES AVE

IN WEST BEACH
SANTA BARBARA
CALIFORNIA 93101



Rarely available industrial building offers great potential for an owner-user or investor, with exceptionally desirable features including three roll-up doors, gated access, 13'– 19' ceilings, and remodeled live-work office area. Superior location just walking distance from the Funk Zone and the beach with numerous amenities nearby; close proximity to Santa Barbara Amtrak, minutes from downtown and easy freeway access.



Offering Specifics

Building Size

±7,344 SF

Lot Size

±10,109 SF

Price

Offered at \$4,260,000

Ceiling Height

13'7" to Bottom of The Beam;
19'3" to Highest Point

Parking

Gated Private Parking

Zoning

R-4/SD-3 (Legal Non-Conforming)
*Buyer to confirm future uses and property's legal non-conforming status with the City of Santa Barbara.

Roll-up Doors

3 Roll-up Doors

HVAC

In Office/Studio Area

Restrooms

Three (3)

Power

400 Amps

APN

033-041-008

Other

Roof replaced in 2022 with 30-year warranty

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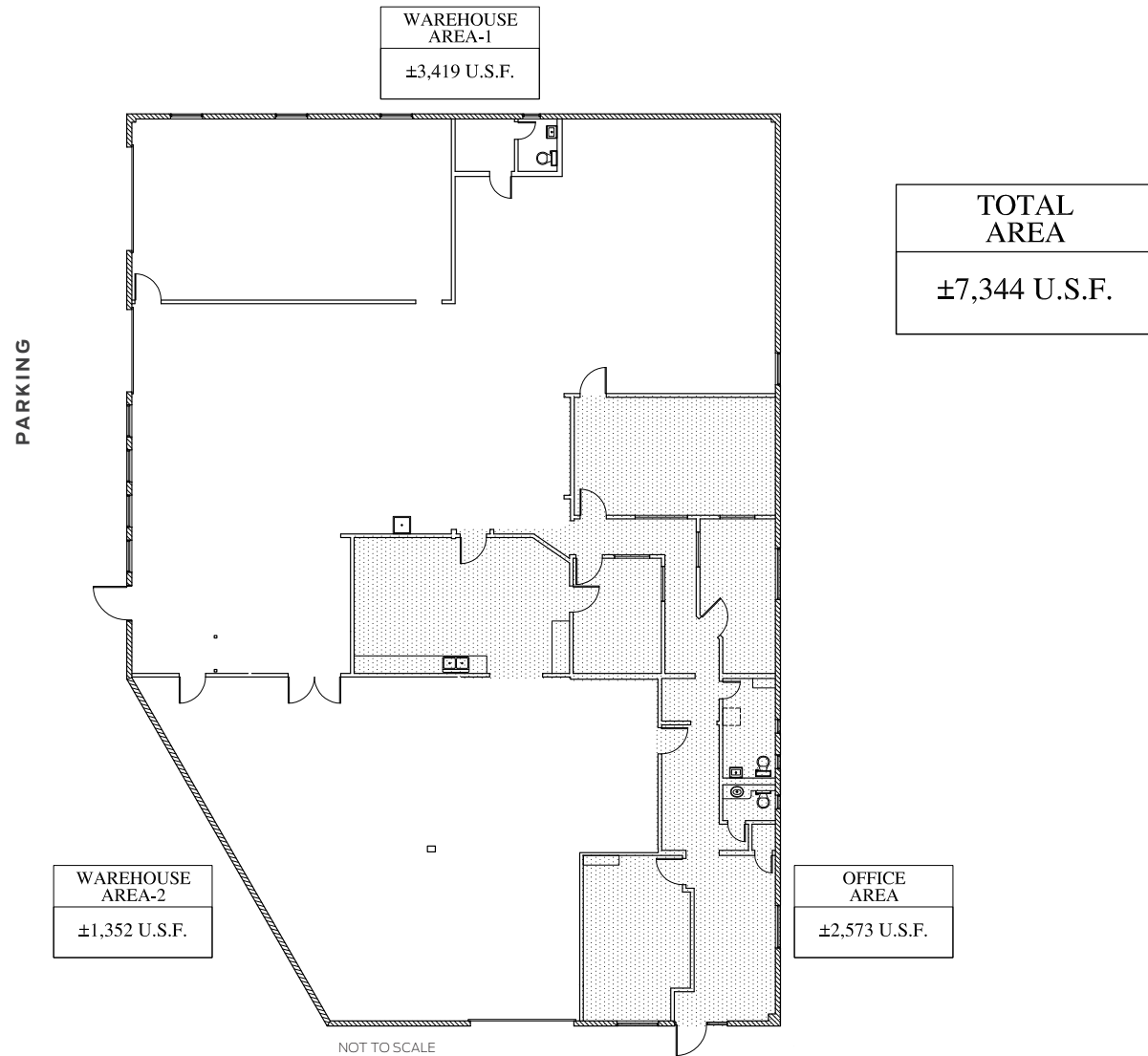


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on a ±1/4 acre lot with gated parking & roll-up doors

FLOOR PLAN



LOS AGUAJES AVENUE

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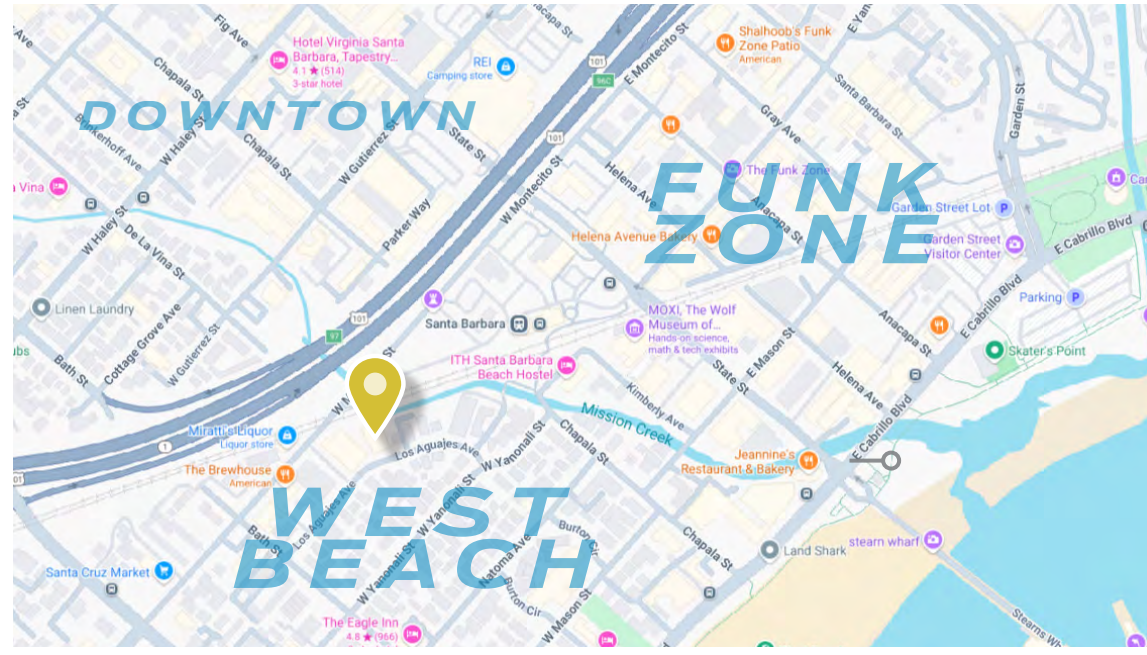
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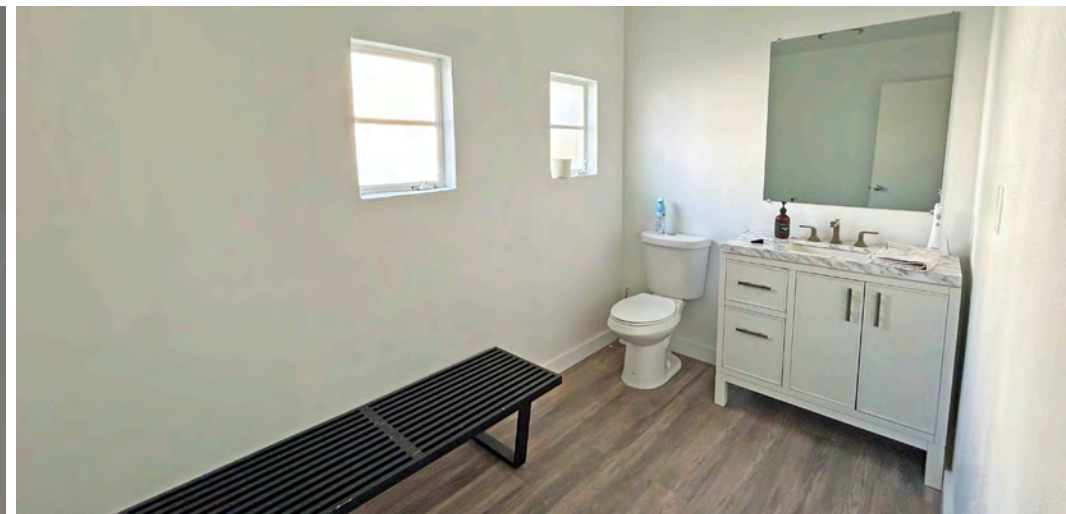
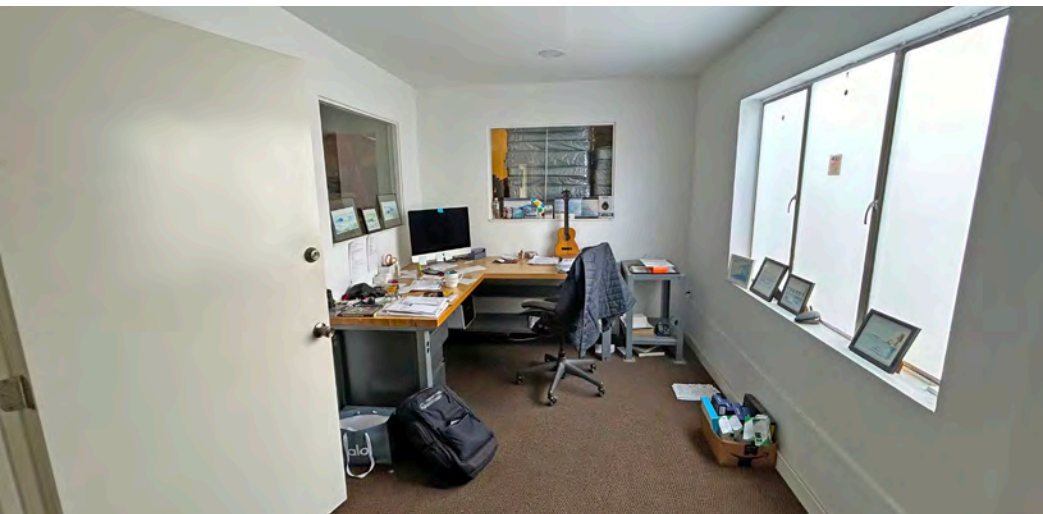
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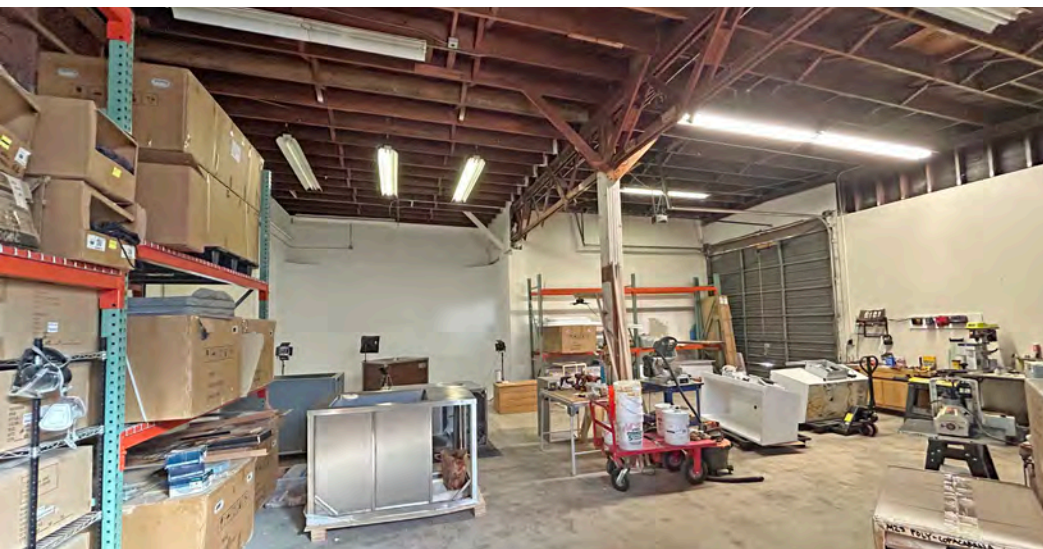
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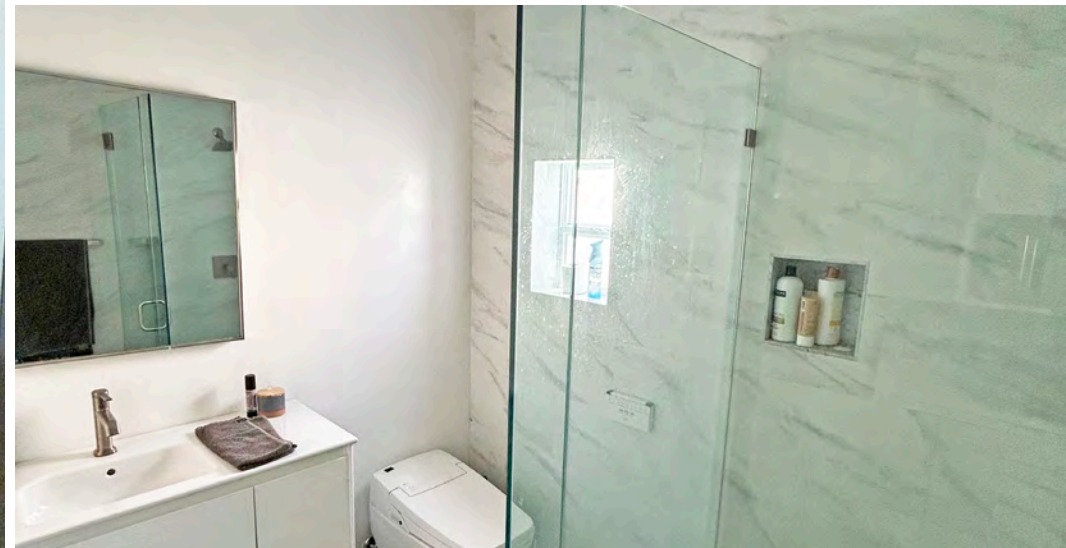
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11.25.24

RADIUS COMMERCIAL REAL ESTATE · 226 E DE LA GUERRA ST STE 100 · SANTA BARBARA CA 93101

RADIUSGROUP.COM

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COMPARABLE INDUSTRIAL SALES

Hope Ranch

HIDDEN VALLEY

BEL AIR

WESTSIDE

SANTA BARBARA DOWNTOWN

Santa Barbara

LOWER STA

EAST BEACH

WATERFRONT

CAMPANIL
COMP ADDRESS

ELINGS PARK

BLDG SIZE

SALE PRICE

LOT SIZE

PRICE PER BLDG SF

CLOSE DATE



1

723 E. Mason St.

1,676 SF

\$1,320,000

4,500 SF

\$788/SF

8/26/2024



2

822 N. Milpas St.

1,924 SF

\$1,400,000

4,792 SF

\$728/SF

06/16/2023



3

723 E. Haley St.

2,500 SF

\$2,000,000

5,000 SF

\$800/SF

08/11/2023



4

406 N. Quarantina St.

1,950 SF

\$2,500,000

7,405 SF

\$1,282/SF

10/23/2023



5

214-220 Anacapa St.

5,662 SF

\$3,775,000

11,328 SF

\$667/SF

01/16/2024



6

517-519 E. Gutierrez St.

10,500 SF

\$4,200,000

21,344 SF

\$400/SF

02/09/2024



SUBJECT PROPERTY
130 Los Agujas Ave.

±7,344 SF

\$4,260,000

±10,109 SF

\$580/SF

—

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Downtown Area Merchants & Attractions

- 1 Community West Bank
- 2 Saint Remy at El Prado Inn by Marriott
- 3 Santo Mezcal
- 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 Santa Barbara Pizza House
- 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



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Santa Barbara's Historic Waterfront Hotel & Dining Neighborhood

Situated between Stearn's Wharf and the Sea Landing/Harbor, West Beach offers a picturesque sandy area for sunbathing, swimming, picnics, kayaking, windsurfing & beach volleyball. Large palm trees and a wide walkway/bike path make this beachfront area a popular tourist spot.

This park area is commonly the site of large public special events, including the city's annual 4th of July celebration. The sandy beach is adjacent to the Small Craft Quiet Water Area which is a setting for many boating activities for outriggers, sailboats, Chumash canoes and rowing dories.

PACIFIC OCEAN

SANTA BARBARA HARBOR & MARINA

STEARNS WHARF

SANTA BARBARA YACHT CLUB

WEST BEACH



FISHHOUSE
Locally Local, Always Fresh

BLUEWATER GRILL

CABRILLO BLVD

jeannine's

HARBOR VIEW INN SANTA BARBARA

Hotel Milo
SANTA BARBARA

Chad's

Toma
restaurant · bar

Channel Islands

HOTEL CALIFORNIAN
SANTA BARBARA, CALIFORNIA

FINNEY'S
CRAFTHOUSE & KITCHEN

CD MI
CASA DEL MAR INN

MASON BEACH INN

GRAY AVE

Riviera
BEACH HOUSE

HARBOR SANTA BARBARA
HOUSE BARBARA

FRANCISCAN INN & SUITES

LARK

FIGUEROA MOUNTAIN

moxi

CHAPALA ST

W. YANANOLI ST

Loquita

STATE ST

130
LOS AGUAJES AVE

GREYHOUND
AMTRAK

BATH ST

LOS AGUAJES AVE

RUDY'S
Est. 1976
FRESH MEXICAN FOOD

ANACAPA ST

Mony's

HELENA ST

moxie
SANTA BARBARA

RODEO ROOM

7 Bar

W MONTECITO ST

US 101

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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 along a stretch of coastline known as the "American Riviera" because of its mild Mediterranean climate.

With a population of approximately 87,533 (2022), Santa Barbara enjoys a laid-back lifestyle that attracts locals and visitors who 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. The city's vibrant Funk Zone neighborhood along the waterfront boasts an eclectic mix of old and new with some of the best restaurants and shops the city has to offer. Expansive, sunny beaches, a glistening harbor and countless events and attractions including the Santa Barbara Zoo, Santa Barbara Bowl, Santa Barbara Mission, Stearns Wharf, Santa Barbara International Film Festival and a renowned theater district—all adding to the area's appeal. And with nearly 220 vineyards within a short drive, many of which operate tasting rooms within the city, 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

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