

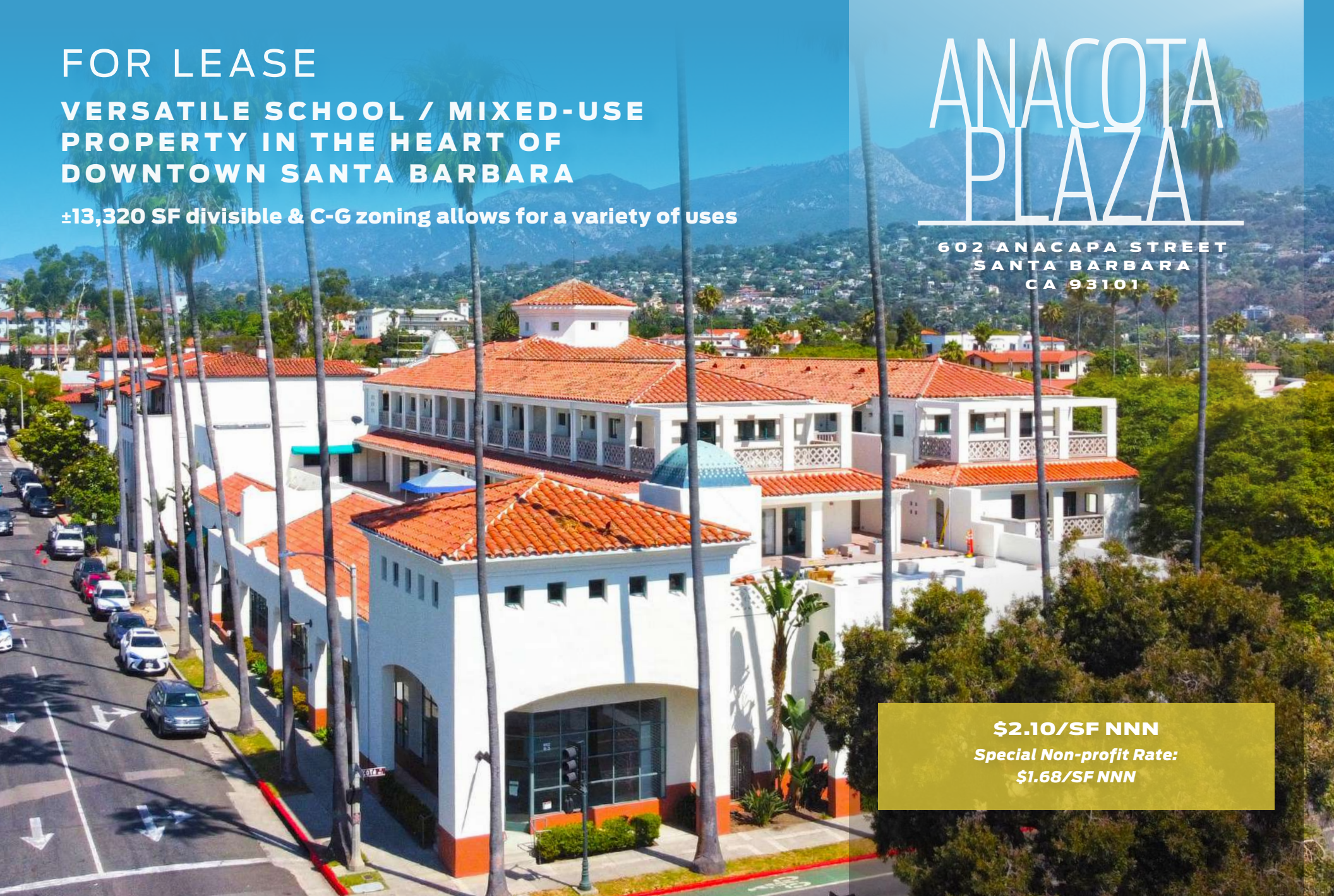
FOR LEASE

VERSATILE SCHOOL / MIXED-USE
PROPERTY IN THE HEART OF
DOWNTOWN SANTA BARBARA

±13,320 SF divisible & C-G zoning allows for a variety of uses

ANACOTA PLAZA

602 ANACAPA STREET
SANTA BARBARA
CA 93101



\$2.10/SF NNN

Special Non-profit Rate:

\$1.68/SF NNN

AUSTIN HERLIHY
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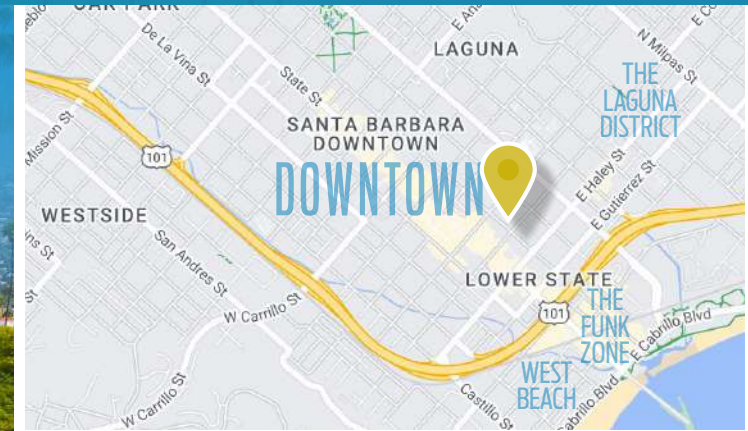
ANACOTA PLAZA

602 ANACAPA ST • SANTA BARBARA CA 93101

±3,614SF – ±13,320SF 1st & 2nd Flr Offices For Lease

Versatile school / mixed-use property in the heart of downtown Santa Barbara

Exceptional opportunity to occupy the former Antioch School Building, a versatile mixed-use property in the heart of Downtown Santa Barbara. Offering excellent visibility on a corner location walking distance to multiple restaurants, shops, and coffee shops, making it attractive to both office and retail users. Can be demised to accommodate multiple tenants. Discounted rental rate for Non-Profits. Contact Listing Agents for details.



SPACE DEMISABLE TO ACCOMMODATE MULTIPLE USERS

Demographics

2024 Estimates	1 MILE	2 MILES	3 MILES
Population	24,133	62,335	83,677
Average Household Income	\$124,558	\$160,771	\$183,708
Daytime Population	38,709	61,442	78,667

Source: SITES USA

The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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Uses	Office, School, Retail, Mixed-Use
Lease Rate	\$2.10/SF NNN
Non-Profit Lease Rate	\$1.68/SF NNN (\$0.40)
Sizes	±9,706SF 1st Floor ±3,614SF 2nd Floor Mezzanine ±13,320SF Total (Demisable)
TI Allowance	Negotiable
Zoning	C-G
Parking	Private on-site + adjacent City Lot
Restrooms	Multiple sets of Men's & Women's
Floors	1st & Mezzanine
Elevators	Yes
Sprinklers	Yes
Other	Private Storage Available
To Show	Call Listing Agents

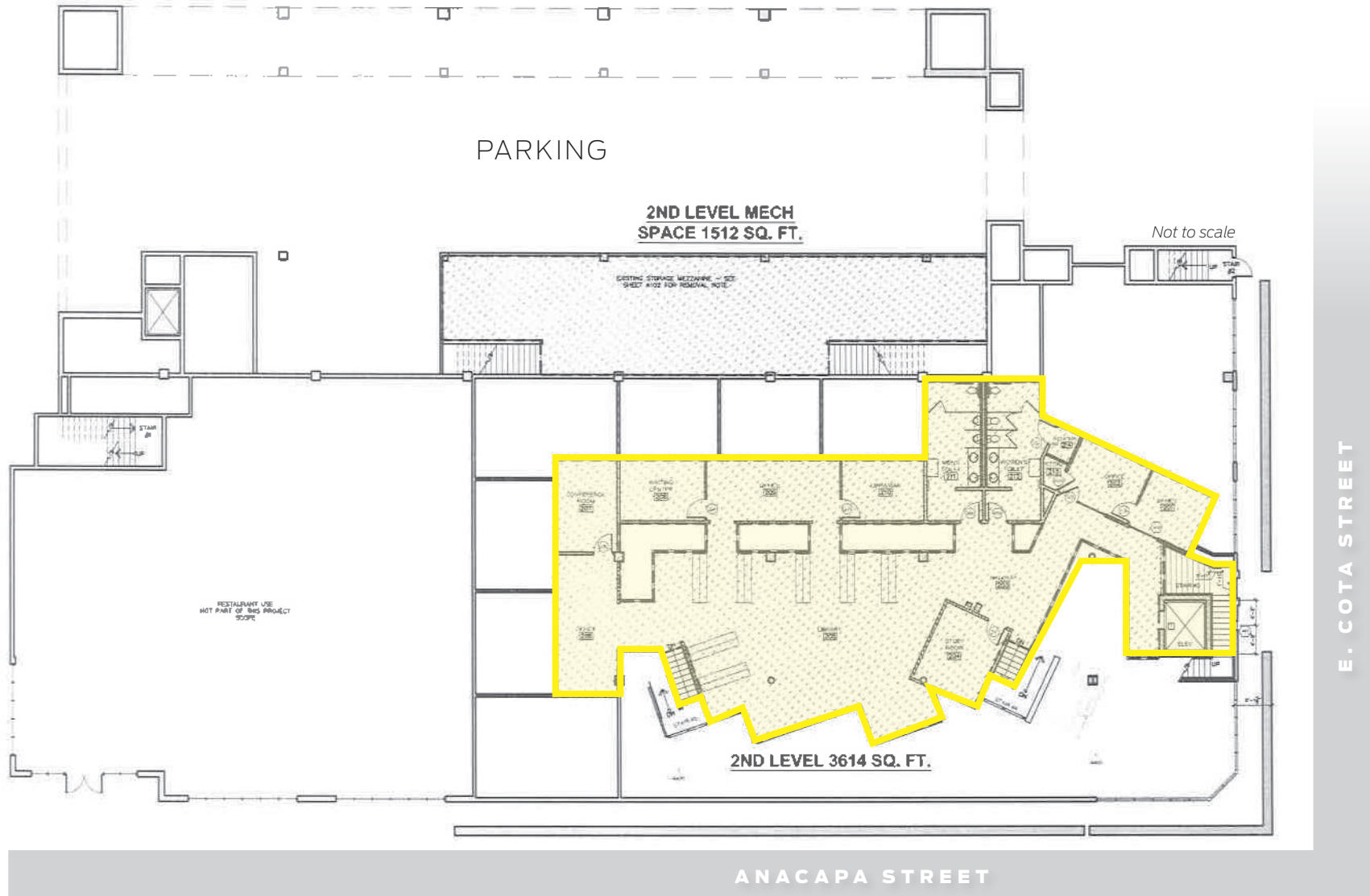
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MEZZANINE • ±3,614 SF



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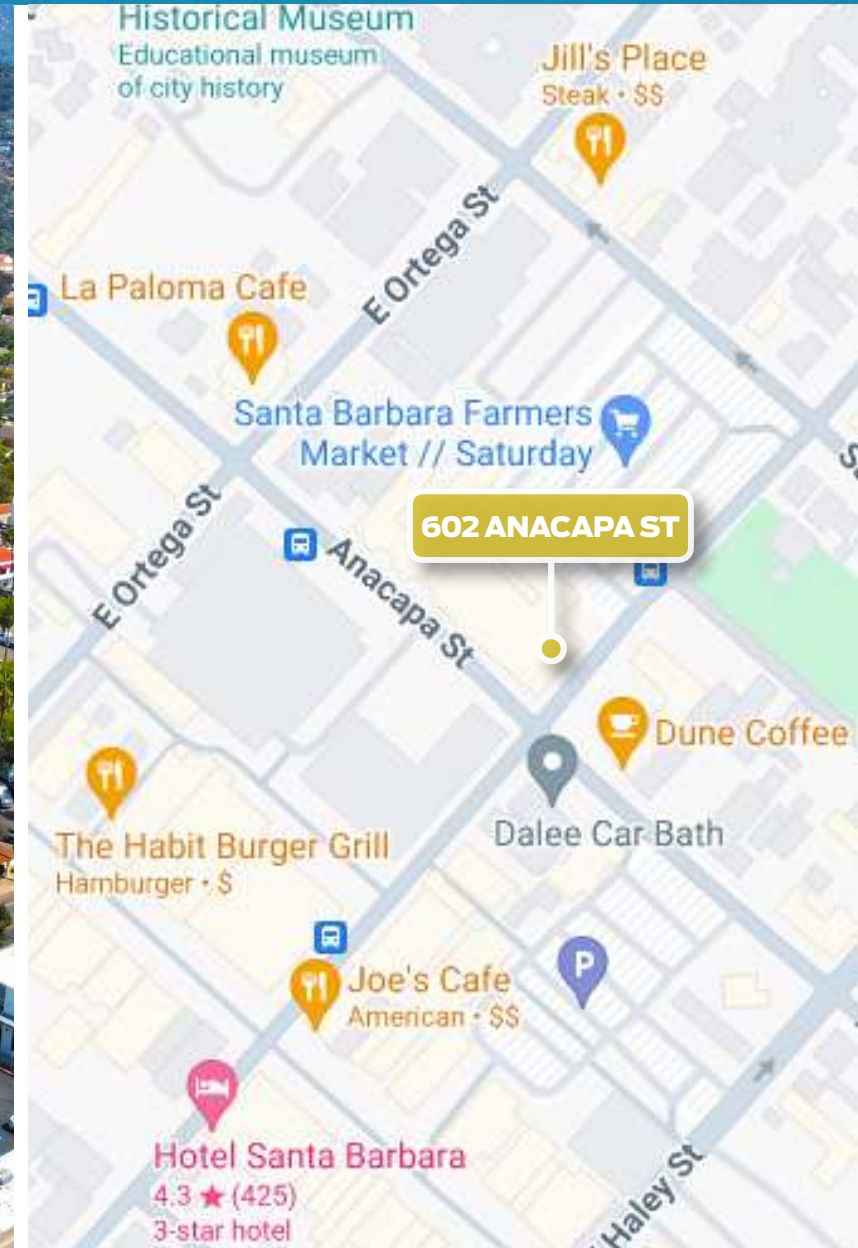


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Downtown Area Merchants & Attractions

- 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 OfficeMax
- 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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HALEY CORRIDOR ST

One of Santa Barbara's most exciting emerging pocket neighborhoods, the Haley Corridor has earned solid credibility as a culinary destination thanks to its eclectic collection of wineries, eateries and breweries. Equal parts artsy and industrial, it's a hub of makers and innovators that span several trades beyond food and beverage. From technology and art to culinary and surf, Haley Corridor's diverse business community shares an ethos of thinking outside the box.

The Haley Corridor is Santa Barbara's hidden gem, known by locals as home to some of the very best our city has to offer. A historically industrial area, you'll still find local arts and trades workshops thriving here.

Many of Santa Barbara's greatest restaurants live in the Haley Corridor, including the historic Arnoldi's and Rose Cafes, along with several award-winning small-batch wineries and breweries like Carr and Third Window. Add to this landmark businesses, boutiques and specialty shops and you have everything at your fingertips to experience real, locally-crafted Santa Barbara culture.

(Text from Visit Santa Barbara & Haley Corridor Association)

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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.

"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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