

CHASE
PALM
PARK

STEARNS
WHARF

SANTA
BARBARA
HARBOR

SANTA
BARBARA
CITY COLLEGE

WEST BEACH

THE FUNK ZONE

GARDEN STREET



ILLUM LIGHTIING
DESIGN

±11,535 SF
INDUSTRIAL/
WAREHOUSE/RETAIL
SPACE FOR SUBLEASE

LEMONS FEED
& PET SUPPLY

SANTA BARBARA
HOME IMPROVEMENT
CENTER

VNA
HEALTH

THE TENT
MERCHANT

E-MONTECITO ST.

OLIVE STREET

E. GUTIERREZ STREET

436 E. GUTIERREZ ST

SUITE B • \$1.35/NNN (\$0.64)
SANTA BARBARA
CALIFORNIA 93101

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436 E. GUTIERREZ ST
SANTA BARBARA CA 93101

SUITE B FOR SUBLEASE

±11,535 SF Industrial/Warehouse/Retail
with showroom space, and one roll-up door.



3.31.25

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Located near the corner of Gutierrez and Laguna St. in Downtown Santa Barbara, this property offers a rare and versatile industrial, warehouse, and showroom space ideal for a wide range of business operations. The front portion of the building features dedicated signage with direct visibility along Gutierrez Street, providing excellent exposure in a high-activity urban corridor. The flexible layout transitions from a client facing retail area in the front into open warehouse and storage space in the rear. Situated within close proximity to the 101 Freeway with on-site parking, and the amenities of Downtown, the property offers convenient access for employees, clients, and deliveries, making it an exceptional opportunity for a plethora of different uses. Currently offered for sublease with potential for a direct Lease.

Subleasing Specifics

Type	Industrial/Warehouse/Retail
Lease Rate	\$1.35/SF NNN (\$0.64)
Size	±11,535 SF
Utilities	Paid by Tenant
Term	Master Lease Expires 11/30/2029
Date Available	30-Day Notice
Zoning	M-1
Parking	12 Spaces
HVAC	In Retail Portion
Restrooms	Two (2) Private
Ceiling Height	24' Max (14' to Truss)
Roll-up Doors	One (1)
Sprinklers	Yes



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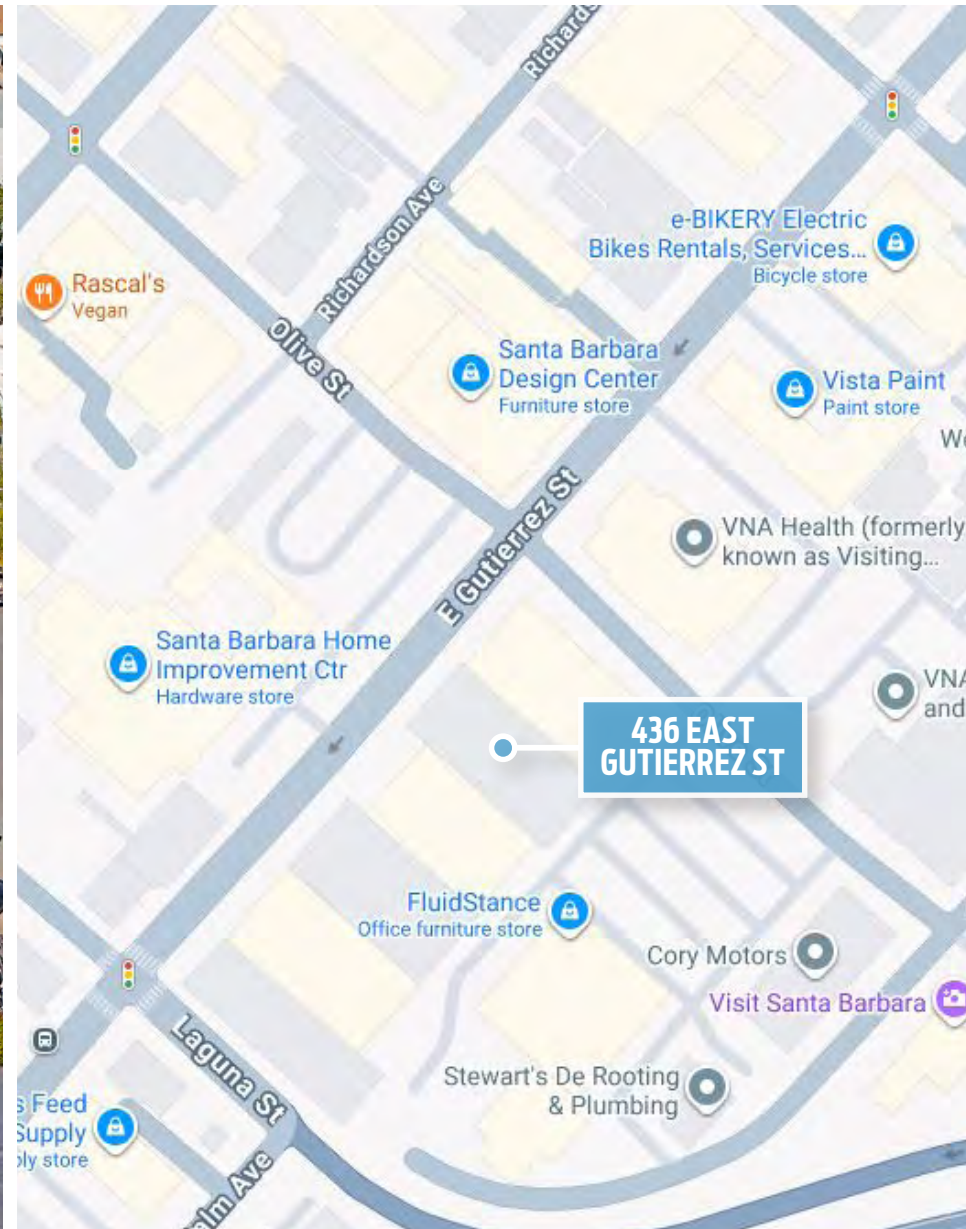
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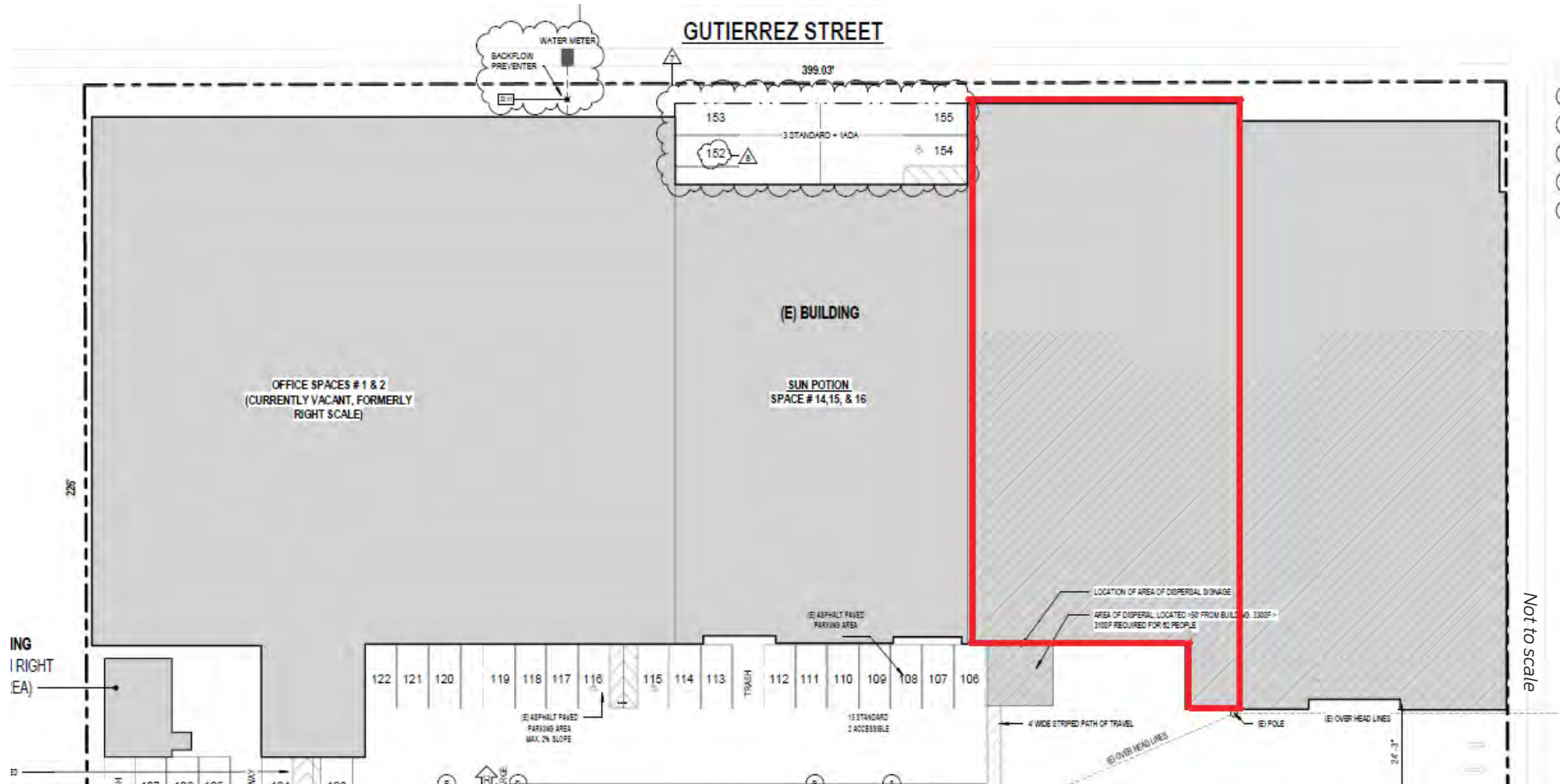


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FLOOR PLAN · SUITE B · GROUND FLOOR · ±11,535 SF



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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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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.



**"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

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