

25 E. MASON ST

SANTA BARBARA CA 93101

IN THE Funk Zone



AVAILABLE FOR LEASE
\$3.00/SF - \$4.00/SF

±14,053 SF – ±32,829 SF

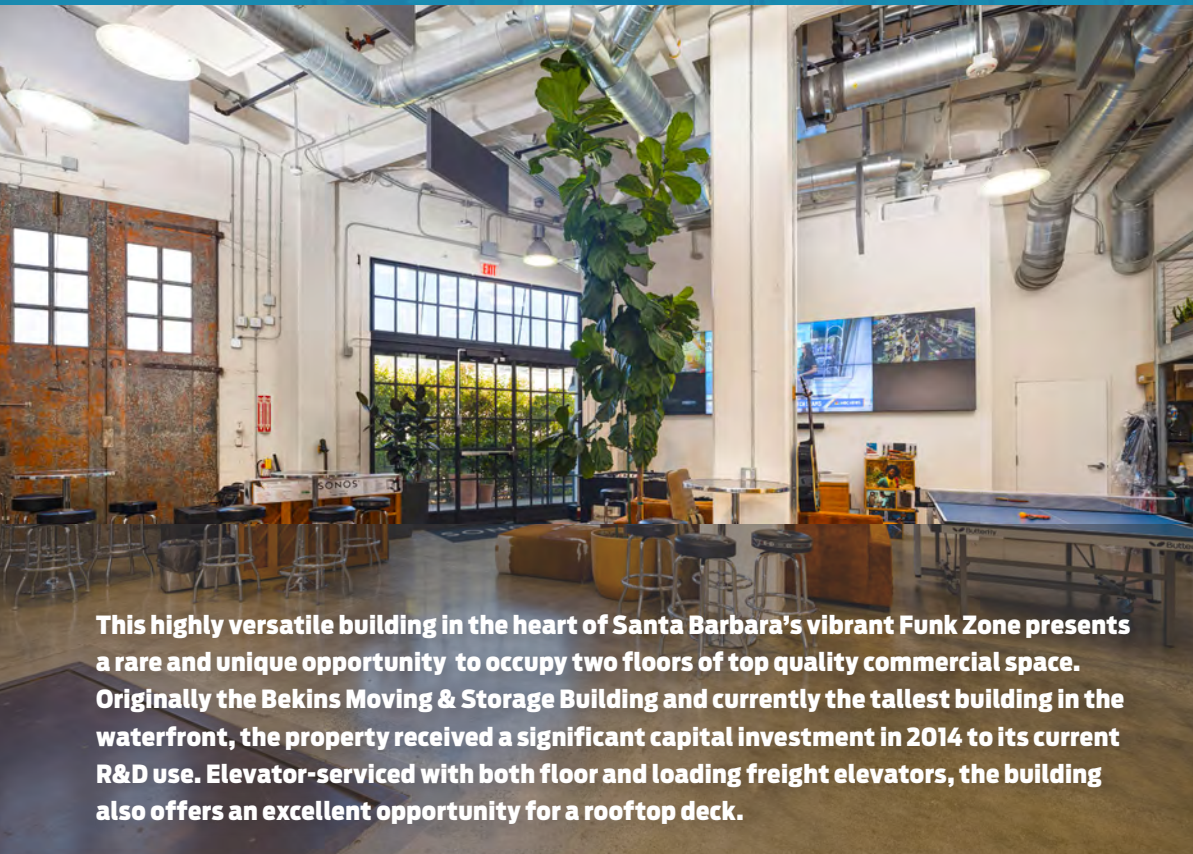
3-story building with flexible commercial uses at the center of Santa Barbara's vibrant Funk Zone on the waterfront

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This highly versatile building in the heart of Santa Barbara's vibrant Funk Zone presents a rare and unique opportunity to occupy two floors of top quality commercial space. Originally the Bekins Moving & Storage Building and currently the tallest building in the waterfront, the property received a significant capital investment in 2014 to its current R&D use. Elevator-serviced with both floor and loading freight elevators, the building also offers an excellent opportunity for a rooftop deck.

Leasing Options

First Floor Flexible	±18,776 SF (Includes ±4,723 SF Mezzanine) \$4.00/SF NNN (\$0.59)
Second Floor Office	±14,053 SF \$3.00/SF NNN (\$0.59)
1st & 2nd Flrs Combined	±32,829SF \$3.50/SF NNN (\$0.59)

Property Details

Parking	21 on-site spaces in a gated parking lot + ample City Lots nearby (see page 4)
HVAC	Yes
Sprinklers	Yes
Elevators	Floor Elevator & Freight Loading Elevator
Zoning	OC/HRC-2, SD3
Restrooms	Yes

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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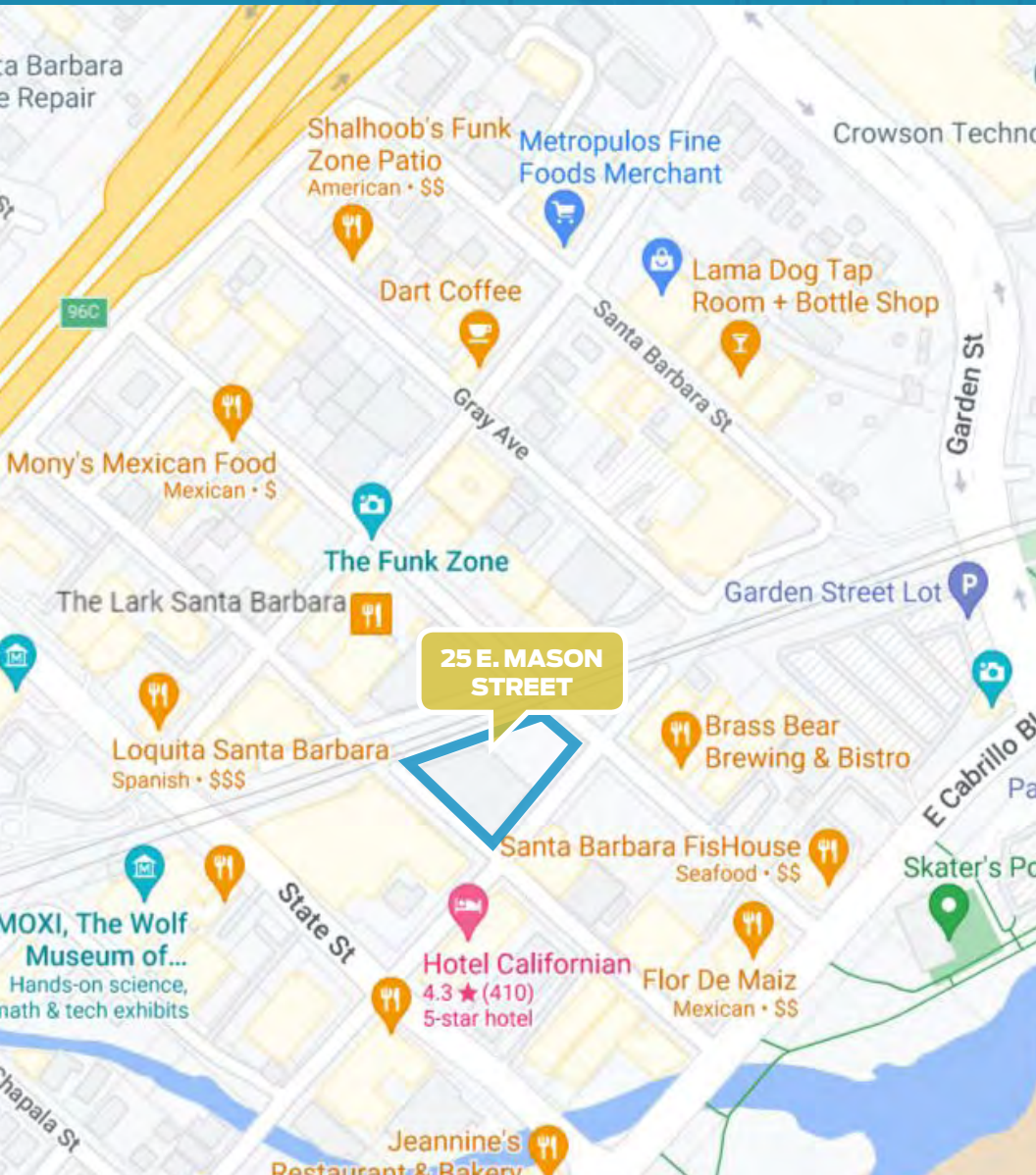
25 E MASON STREET

SANTA BARBARA
CA 93101

IN THE
Funk Zone

FOR LEASE · \$3.00/SF-\$4.00/SF NNN

±14,053 SF – ±32,829 SF Funk Zone building
with flexible uses & 21 parking spaces



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CONVENIENT NEARBY PARKING

4

SKATER'S POINT
PUBLIC LOT

 5 MINUTES!

236 Spaces
75 minutes free +
Annual Passes
available for \$135

3

GARDEN STREET
PUBLIC LOT

 7 MINUTES!

207 Spaces
75 minutes free +
Annual Passes
available for \$135

1

ON-SITE LOT

21 Private
Spaces in
Gated Lot

2

HOTEL CALIFORNIAN
PUBLIC LOT

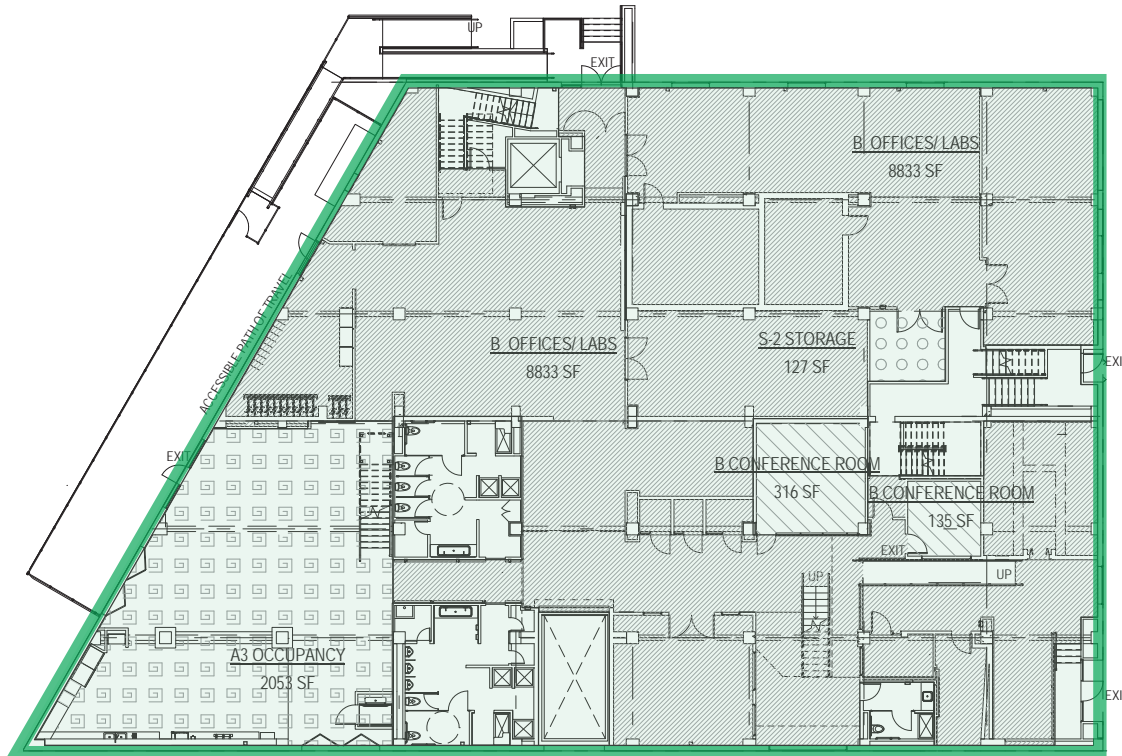
 1 MINUTE!

123 Spaces
75 minutes free

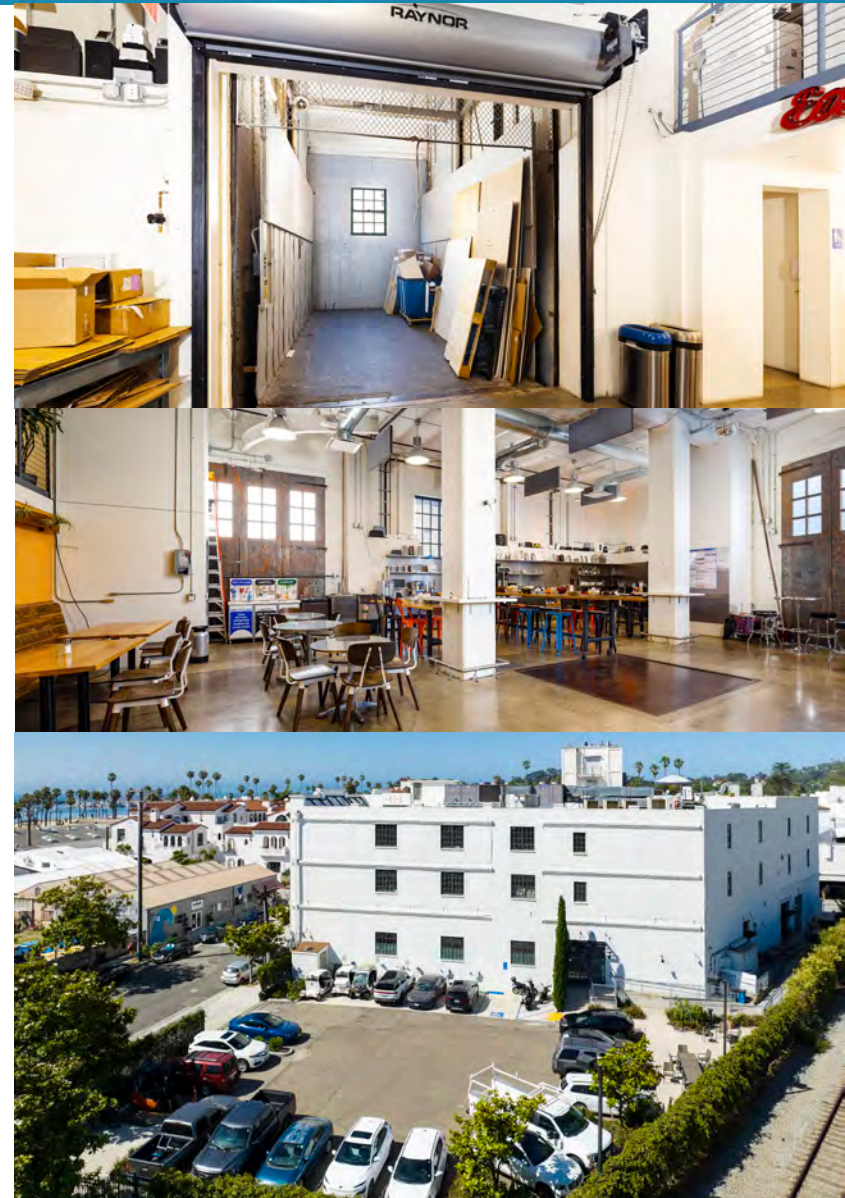


25 E.
MASON
STREET

1ST FLOOR · ±18,776 SF (Incl. ±4,723 SF Mezzanine)



Not to scale



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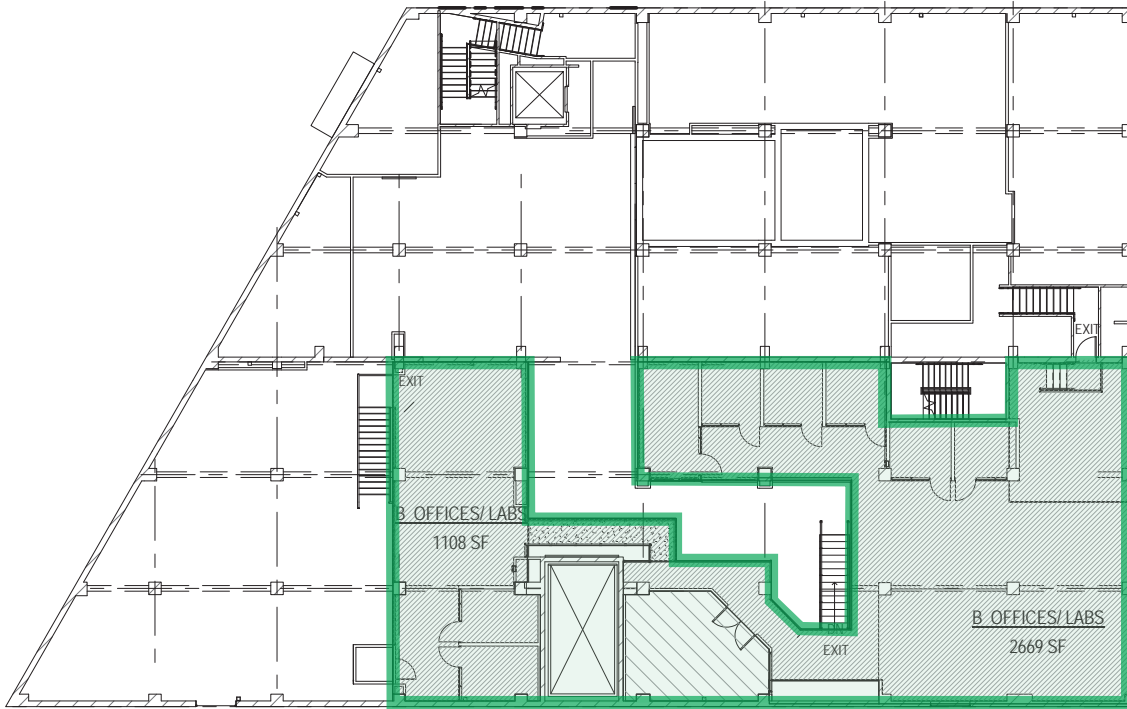
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1ST FLOOR MEZZANINE · ±4,723 SF



Not to scale



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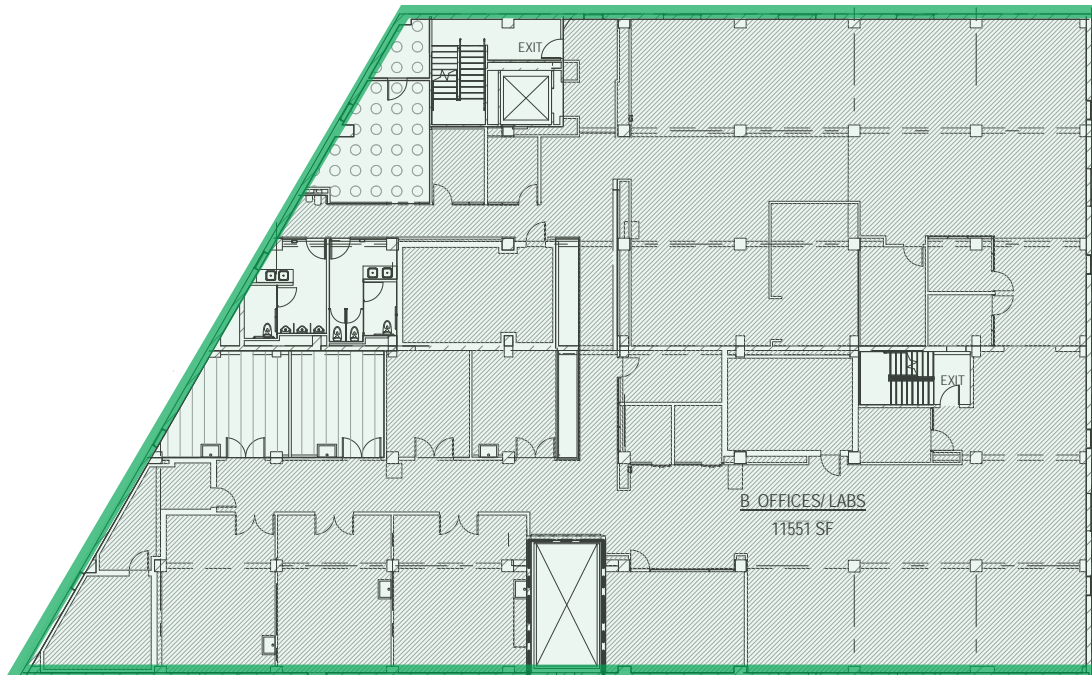
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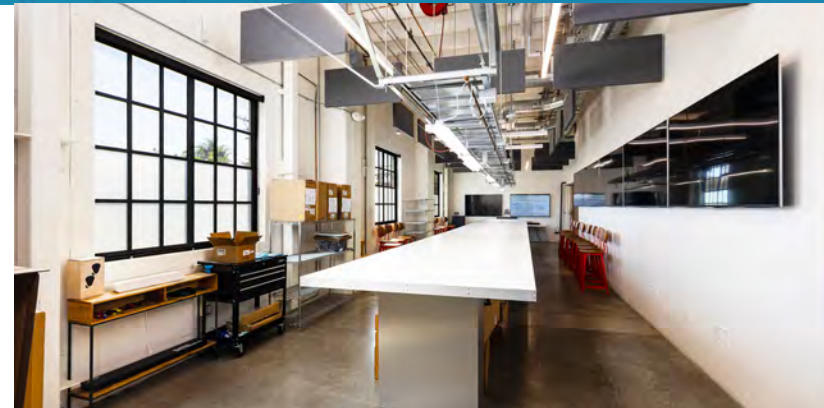
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2ND FLOOR · ±14,053 SF



Not to scale



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FUNK ZONE HOT SPOTS



MUNICIPAL
WINEMAKERS

- 1 Metropulos Fine Foods Merchant
- 2 Helena Avenue Bakery
- 3 Topa Topa Brewing Co.
- 4 Brass Bear Brewing & Bistro
- 5 Dart Coffee Co.
- 6 Shalhoob's
- 7 Rincon Brewery
- 8 Rare Society Steakhouse



- 9 Pali Wine Co. Wine Garden
- 10 Test Pilot
- 11 Loquita
- 12 MOXI, Wolf Museum of Exploration & Innovation
- 13 Santo Mezcal
- 14 Mony's
- 15 The Hotel Californian
- 16 Channel Islands Surfboards



- 17 The Lark | Lucky Penny
- 18 Figueroa Mtn Brewing Co. | Area 5.1 Winery
- 19 Validation Ale
- 20 La Lieff Winery
- 21 Margerum Tasting Room
- 22 Goat Tree



THE FUNK ZONE

Santa Barbara's Unique Arts, Dining & Industrial District

Over the past decade Santa Barbara's Funk Zone has exploded into a contemporary sub-culture of artisan shops, galleries, hip eateries, award-winning microbreweries, craft distilleries, and the Urban Wine Trail with 29 wine tasting rooms all within walking distance. Perfectly situated in Santa Barbara's up-and-coming waterfront just footsteps from the beach, Stearns Wharf and the city's famed downtown, this mixed use neighborhood encompasses approximately 16 square blocks adjacent to State Street, the main commercial thoroughfare through the city, and is easily accessible off the 101 freeway and the Amtrak station.

Don't be deterred by the name; the area doesn't have a *funk* so much as it has a *vibe*. The Funk Zone delights visitors and locals with its rich tapestry of historical marine structures, industrial lots and old houses which support a colorful mixture of creative uses and give the zone its face, while its occupants that reside and work there embody its eclectic soul. With a spirit for innovation and community, the neighborhood offers the best that Santa Barbara has to offer wrapped in an eclectic, dynamic package. Artists, winemakers and chefs have taken up shop in aged warehouses and forgotten scuba shops, transforming the zone into an understated array of hidden hot spots.

Indeed the Funk Zone offers the perfect contrast to the pristine red tile roofs and charming Spanish-style architecture of Santa Barbara's historic downtown. Minus the polish and plus some grit, the Funk Zone has its own distinctive brand of charm. Filled with sightseers and locals, the Funk Zone offers the ultimate sense of discovery as it continues to evolve and get better as ever more businesses crop up in the 'hood.

The Funk Zone

MARKET OVERVIEW

