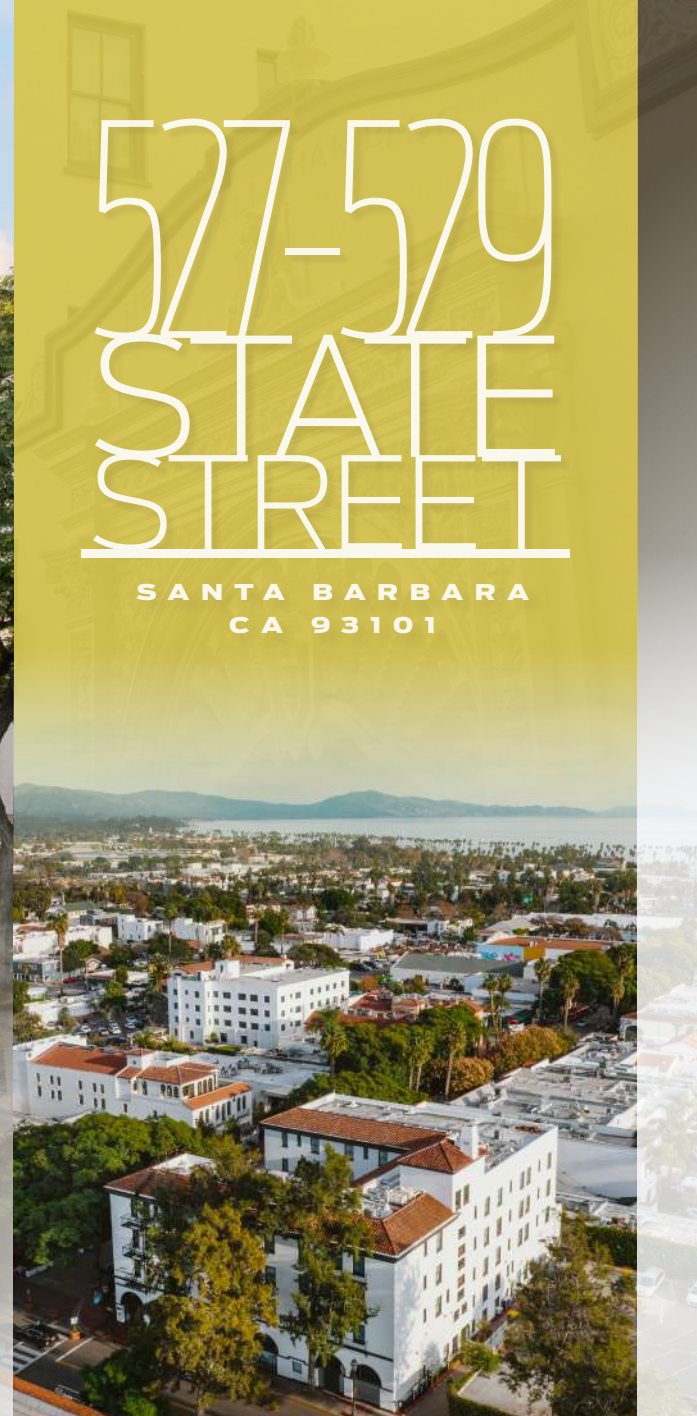


FOR LEASE

±870SF – ±1,500SF – ±2,370SF GROUND FLOOR RETAIL
SPACE IN THE ICONIC HOTEL SANTA BARBARA

\$3.50/SF NNN (\$1.01)



577-579
STATE
STREET

SANTA BARBARA
CA 93101

GENE DEERING
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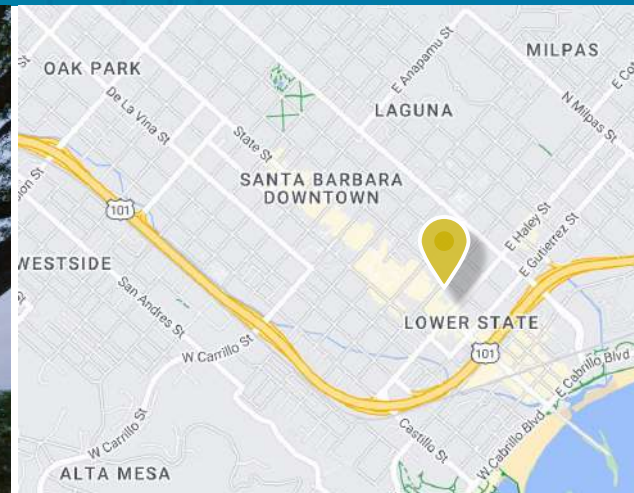


527-529 STATE STREET

SANTA BARBARA CA 93101

FOR LEASE

±870SF – ±1,500SF – ±2,370SF Downtown Retail Space Located in the Hotel Santa Barbara



Nestled within the charming and lively Hotel Santa Barbara, this retail space presents an exceptional opportunity for businesses to flourish in a top-tier destination. Situated along the bustling State Street, the location is strategically positioned amidst a vibrant array of boutiques and eateries, drawing a consistent flow of foot traffic throughout the year. Capitalize on the hotel's continual influx of guests seeking authentic local experiences and easy access to the downtown core, Funk Zone, and the renowned Santa Barbara waterfront. Contact Listing Agents for additional information.

Leasing Specifics

Lease Rate	\$3.50/SF NNN (\$1.01)
Sizes	±2,370SF Total 527 State St: ±1,500SF 529 State St: ±870SF
Tenant Expenses	NNN Utilities
Term	3+ Years
Parking	City Lots
Available	Immediately
Zoning	C-G
Restrooms	To be built
HVAC	Yes
Fire Sprinklers	Yes
To Show	Call Listing Agents

Demographics

2024 Estimates	1 MILE	2 MILES	3 MILES
Population	22,748	62,250	83,464
Average Household Income	\$123,312	\$160,917	\$183,510
Daytime Population	38,151	61,691	78,004

Source: Sites USA

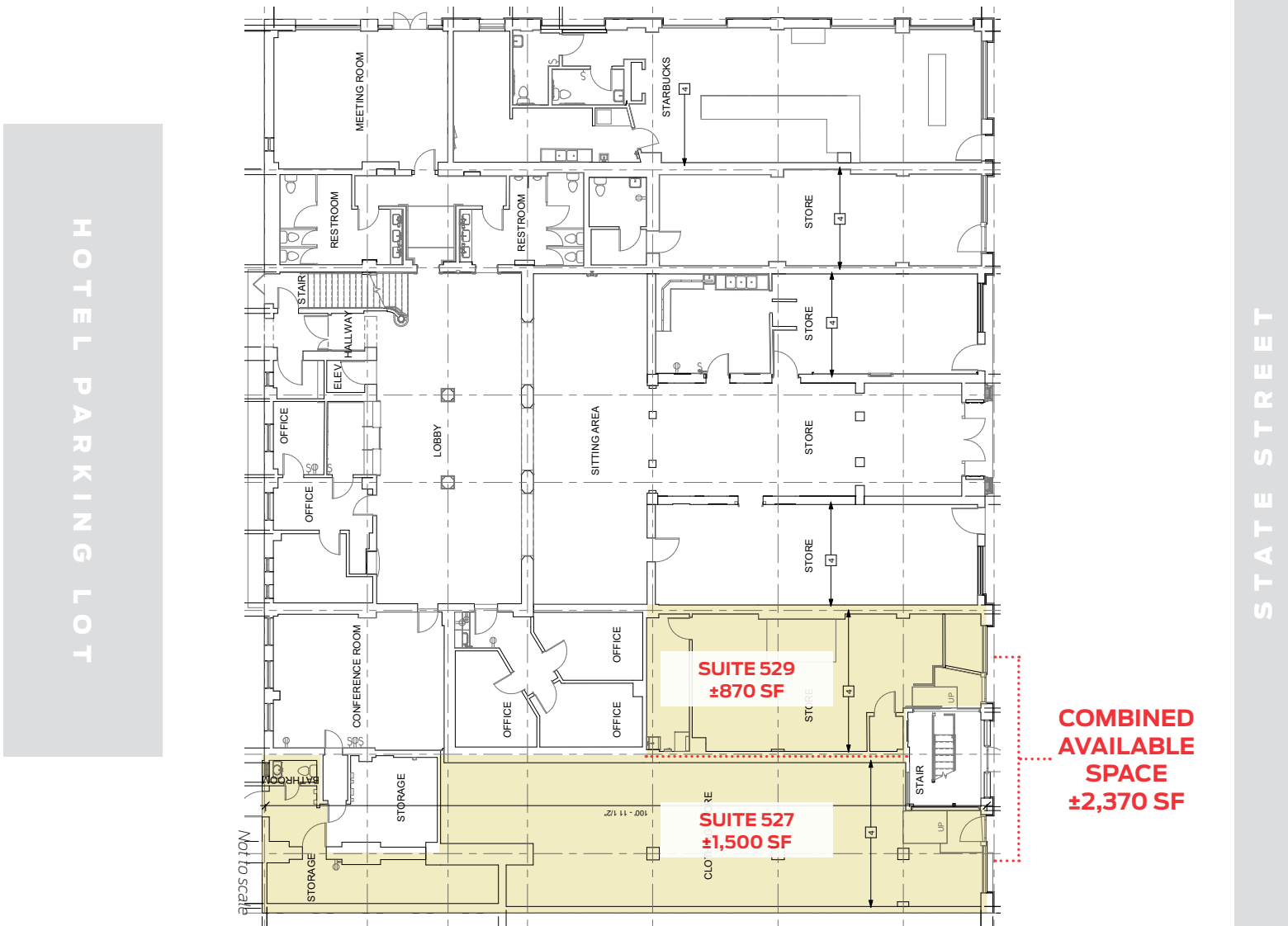
The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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FLOOR PLAN



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±870SF – ±1,500SF – ±2,370SF
Retail Space Facing State St



Exterior Property Images

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Hotel Santa Barbara's Lobby, Lounge & Bar (Conceptual Renderings)

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Space Located in the Hotel Santa Barbara

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



PASEO NUEVO MALL



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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"

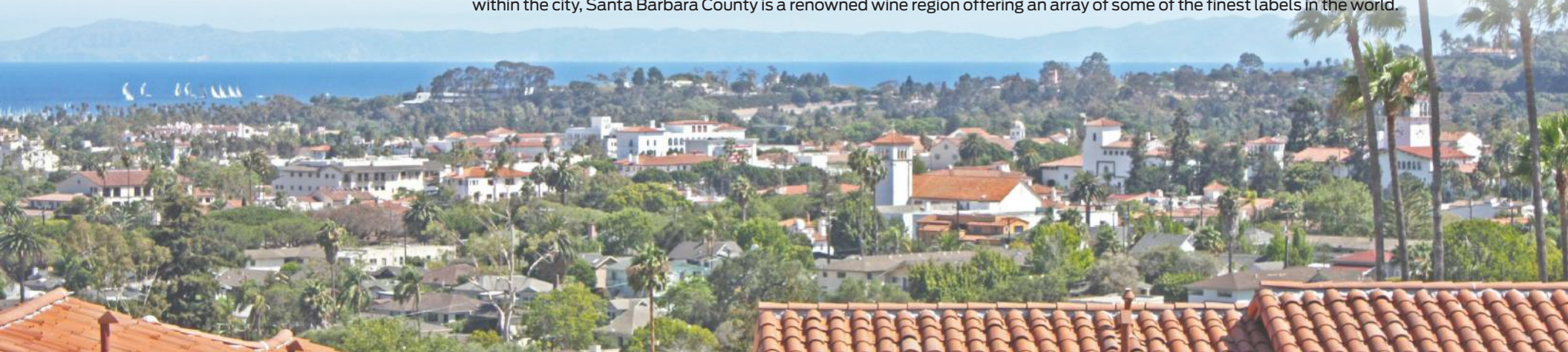
Sunset Magazine's 2015 Inaugural Travel Awards

"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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