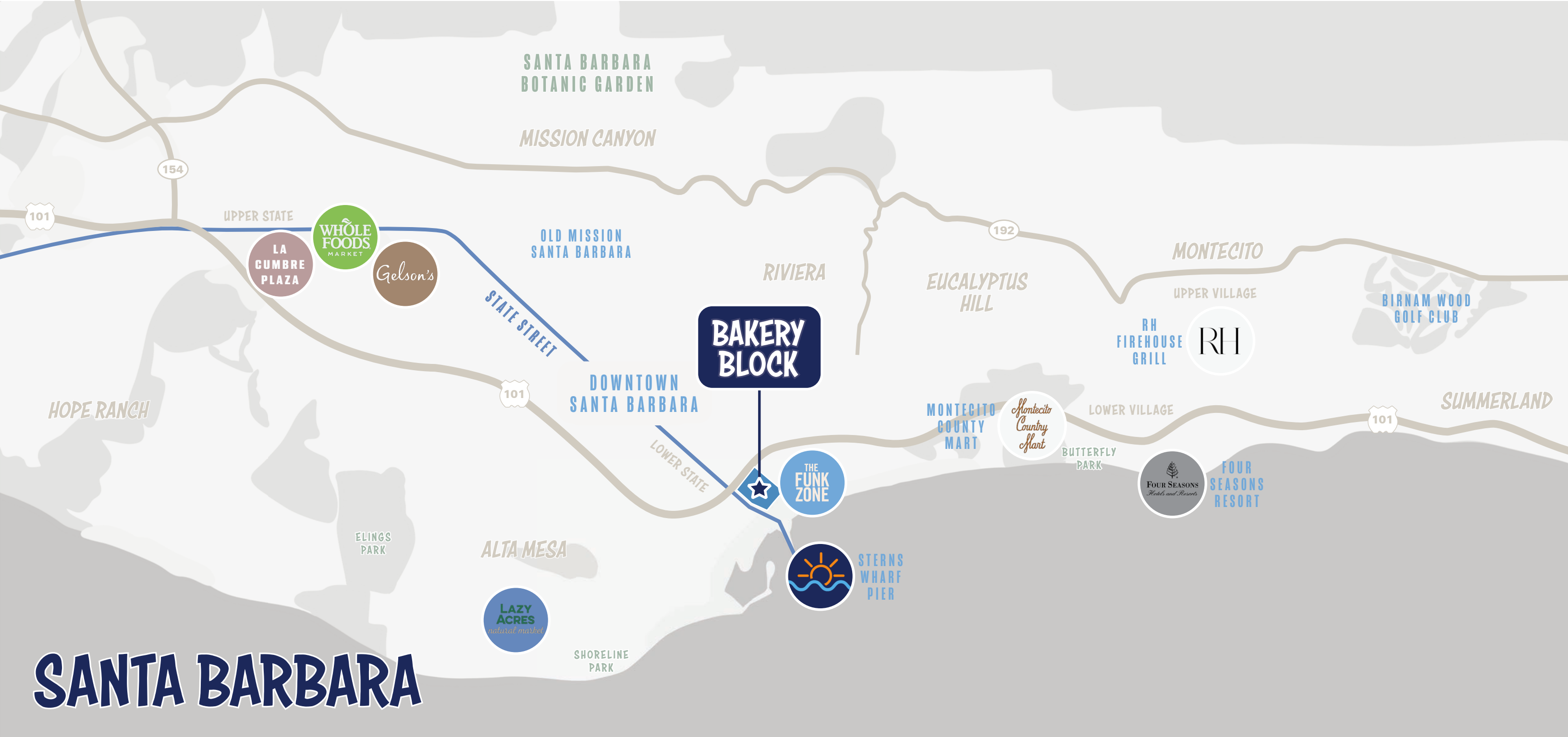


BAKERY BLOCK

FUNKZONE | SANTA BARBARA, CA

NEW 2 ACRE RETAIL REDEVELOPMENT





SANTA BARBARA

PROJECT DETAILS

Market

Santa Barbara, CA

County

Santa Barbara, CA

Available Space

1,000-5,000 SF

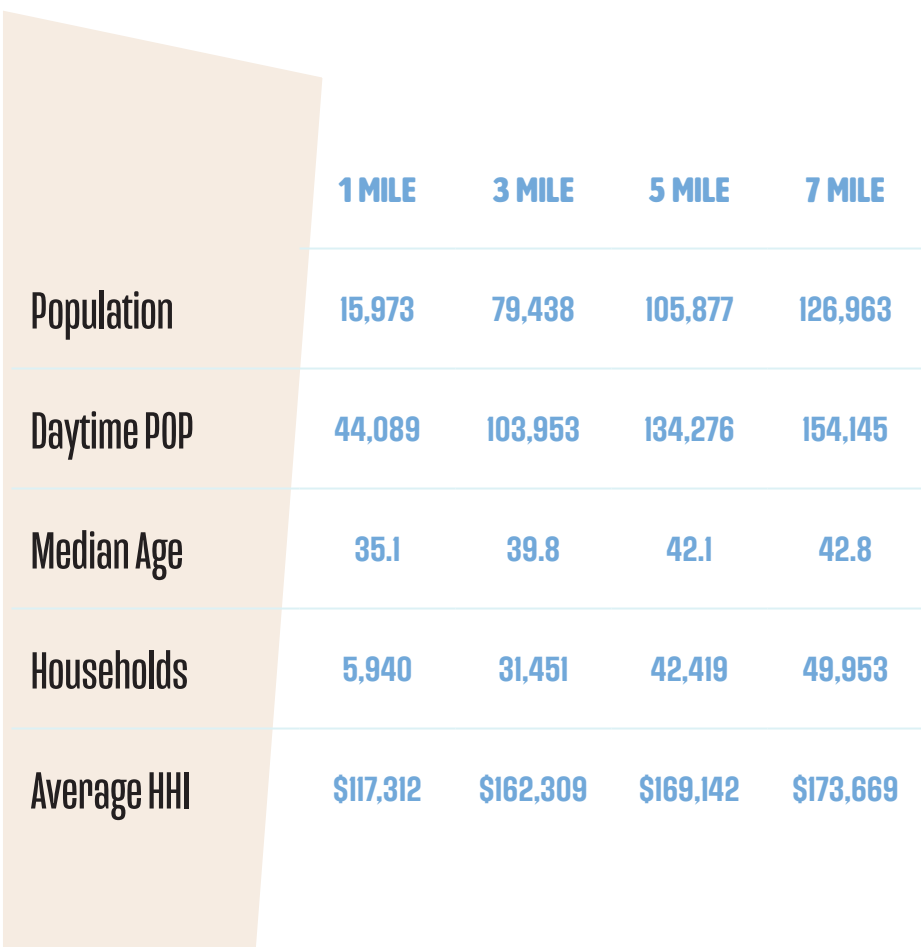
Traffic Counts

126,000 on Route 101 Highway

Property Highlights

- 2 Acre Property
- Prime Location
- Located in heart of The Funk Zone
- Annual Tourists: 6.5 million
- South of 101 Fwy
- In close proximity to Montecito traffic
- Minutes away from high traffic shopping center with major retailers including, Apple, REI, and more

BAKERY BLOCK



CONCEPT PLAN

SANTA BARBARA, CA

SCALE: 1" = 30'

= 2025 AVAILABLE NOW

New Construction (AVAILABLE)

OCCUPIED

SIGNED LEASE

The map illustrates a retail development layout with the following details:

- Streets:** Santa Barbara Street (top), Yanonali Street (left), Gray Avenue (bottom), 123 Santa Barbara Street, 121 Santa Barbara Street, 111 Santa Barbara Street, 136 Yanonali Street, 130 Yanonali Street, 120 Yanonali Street, 128 Gray Avenue, 126 Gray Avenue, 124 Gray Avenue, 122 Gray Avenue, and 120 Gray Avenue Tower.
- Tenants and Spaces:**
 - 136 YANONALI STREET (E) ART STUDIO:** AVAILABLE (DIVIDABLE)
 - 123 SANTA BARBARA STREET (E) TENANT:** DART COFFEE
 - 121 SANTA BARBARA STREET (E) QUONSET HUT:** AVAILABLE (DIVIDABLE)
 - TENANT A AVAILABLE 2K SF (DIVIDABLE):** Includes TENTANT B and TENANT C NON-PROFIT ART TENANT.
 - AVAILABLE 974 SF TENANT:** Amanda Leone Hair Salon.
 - AVAILABLE 891 SF:** Golden Arrow Goods.
 - ELVN & Perlina:** Beautiful You Rejuvenation.
 - BARRELL ROOF 5000 SF:** Located on 121 MASON STREET.
 - AVAILABLE 1,461 SF (DIVIDABLE):** Located near 130 YANOLI STREET.
 - 130 YANOLI STREET TBD RETAIL TENANT TO TAKE REMAINDER STRUCTURE:** Includes CLOTHING TENANT.
 - 120 YANONALI STREET:** FUTURE RETAIL STRUCTURE 1 (2500 SF) with SUITE A (834 SF), SUITE B (834 SF), and SUITE C (834 SF).
 - 128 GRAY AVENUE:** FUTURE RETAIL STRUCTURE 2 (2000 SF) with SUITE A (1000 SF) and SUITE B (1000 SF).
 - 126 GRAY AVENUE:** FUTURE RETAIL STRUCTURE 3 (2000 SF) with SUITE A (1000 SF) and SUITE B (1000 SF).
 - 124 GRAY AVENUE:** FUTURE EVENT SHADE STRUCTURE (3000 SF) and FUTURE EVENT SUPPORT STRUCTURE (1000 SF).
 - 122 GRAY AVENUE:** OUTDOOR DINING (2500 SF).
 - 120 GRAY AVE TOWER:** RESTAURANT (6250 SF) and OUTDOOR DINING (1600 SF).
 - Other tenants:** John Baran, Fleur de Rye, Cliff Damavandi, Pedro de la Cruz, and Hygiene.
- Proposed New Retail:** Indicated by orange boxes and labels: 2,500 SF, 2,000 SF, and 2,000 SF.
- Other Features:** NEW 7'-0" DECK, NEW 6" CURB, NEW SIDEWALK, and POTENTIAL TRASH ENCLOSURE FOR RESTAURANT USE.

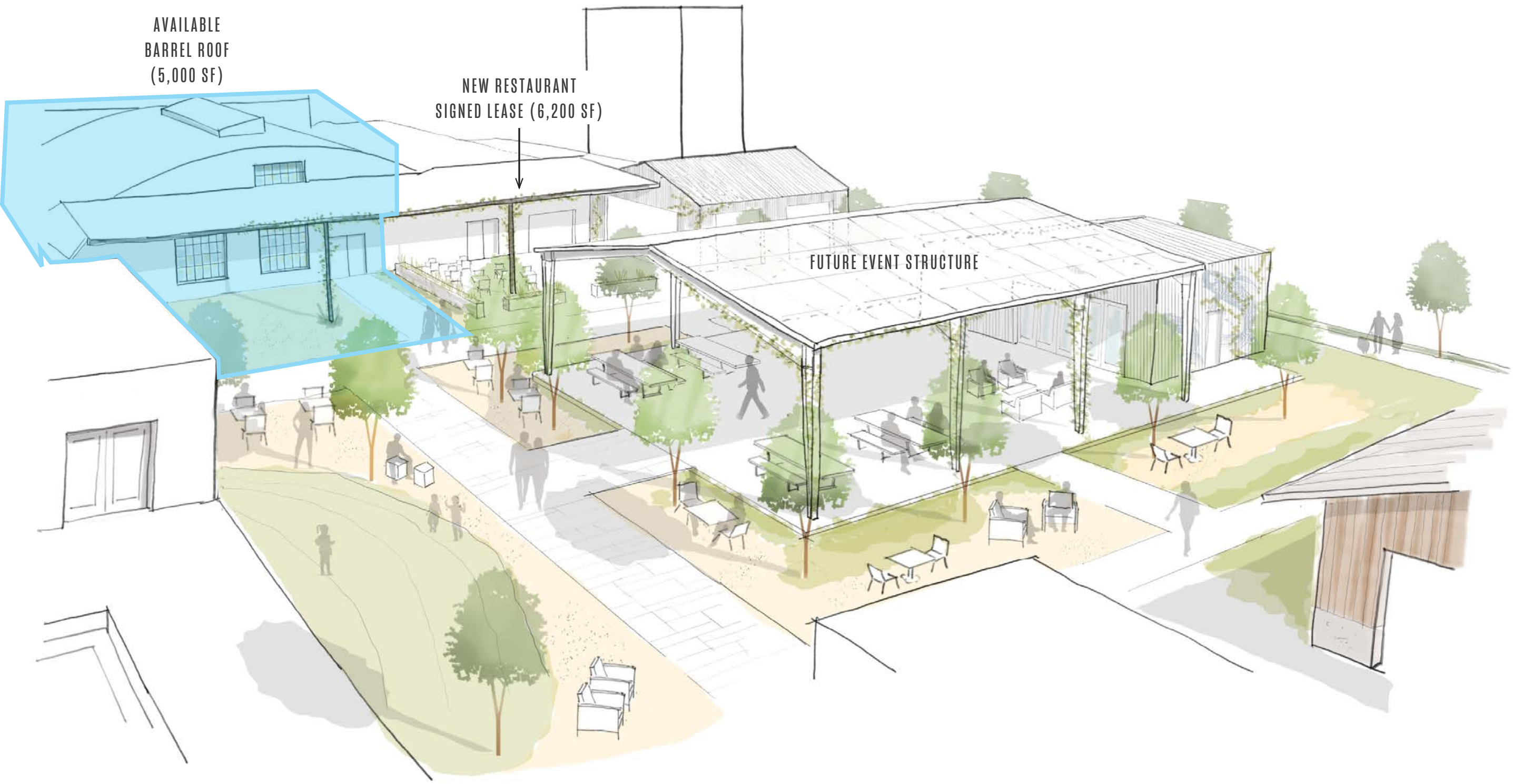
Atlantic
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RENDERING

PROPOSED MAIN COURTYARD AERIAL



RENDERING

PROPOSED RETAIL



The Funk Zone



Explore the pulsating heart of Santa Barbara's vibrant scene in *The Funk Zone*, where artistic flair seamlessly blends with coastal charm.

This eclectic district, strategically positioned between Santa Barbara Street and the iconic Pacific Coast Highway, forms a dynamic fusion of creativity and community. Visitors can immerse themselves in the lively atmosphere, surrounded by contemporary galleries, artisanal boutiques, and trendy eateries. With bustling thoroughfares such as



Santa Barbara Street

and Pacific Coast Highway, the Funk Zone benefits from a continuous influx of locals and visitors alike. The artistic tapestry of this unique neighborhood beckons exploration, where the convergence of culture and commerce creates an unparalleled experience against the picturesque backdrop of Santa Barbara, CA.



BAKERY BLOCK

FUNKZONE | SANTA BARBARA, CA



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