

# FOR SALE

±1,763 SF BRIGHT, MODERN OFFICE CONDO  
LOCATED IN DOWNTOWN SANTA BARBARA



## 417 ANACAPA STREET

SANTA BARBARA  
CA 93101

Offered at

**\$1,250,000**  
(**\$709/SF**)

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# 412 ANACAPA STREET

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NEAR THE LAGOON DISTRICT  
IN DOWNTOWN SANTA BARBARA

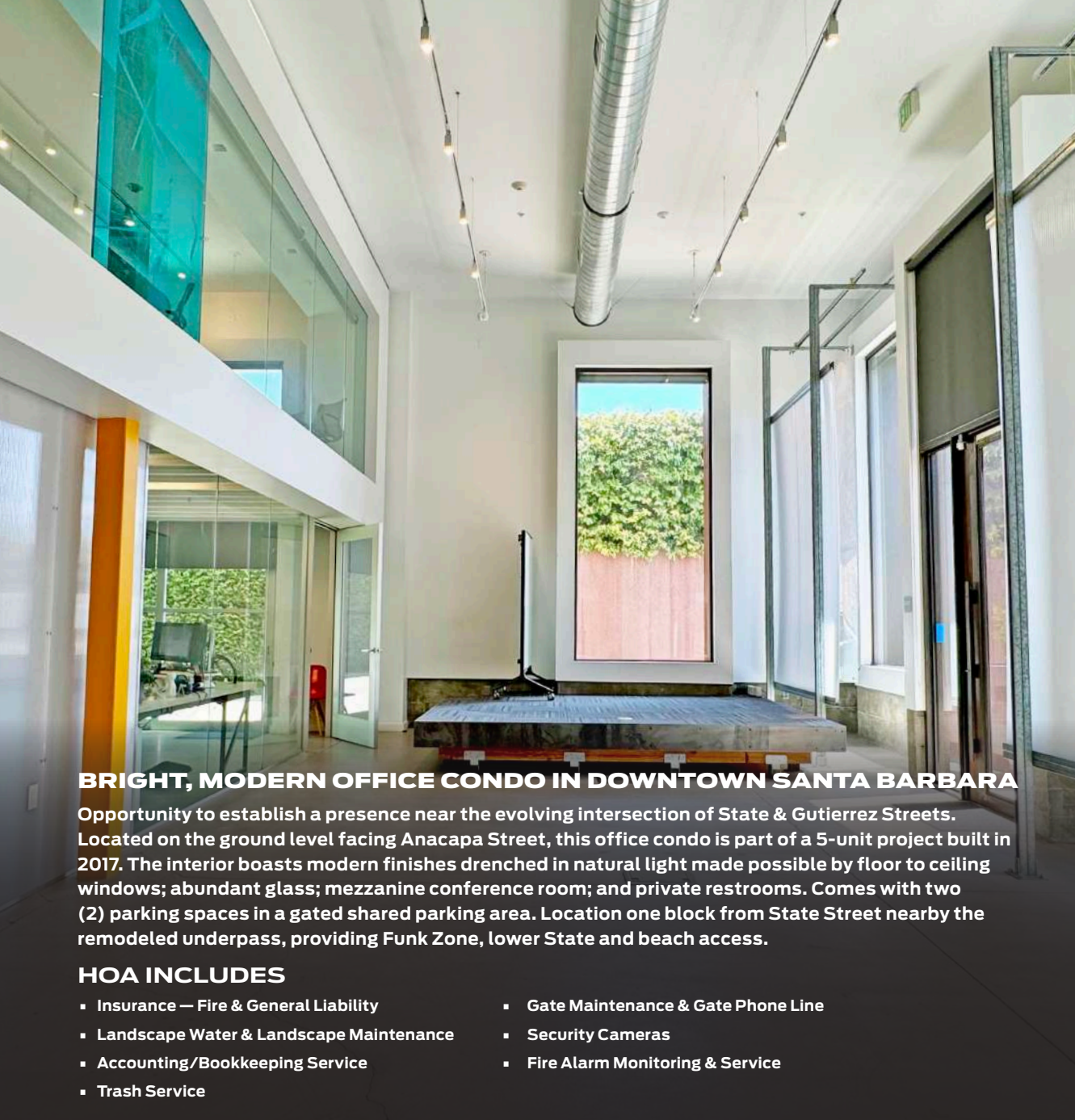


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### PROPERTY SPECIFICS

**Suite**  
100

**Office Condo Size**  
±1,763 SF

**Price**  
\$1,250,000 (\$709/SF)

**HOA**  
\$625/Month

**APN**  
031-271-032

**Parking**  
2 Reserved Spaces + Shared ADA Space

**HVAC**  
Yes

**Meters**  
The condo is separately metered for electrical & water

**Year Built**  
2017

**Zoning**  
M-C

**CSO**  
2.5%

## BRIGHT, MODERN OFFICE CONDO IN DOWNTOWN SANTA BARBARA

Opportunity to establish a presence near the evolving intersection of State & Gutierrez Streets. Located on the ground level facing Anacapa Street, this office condo is part of a 5-unit project built in 2017. The interior boasts modern finishes drenched in natural light made possible by floor to ceiling windows; abundant glass; mezzanine conference room; and private restrooms. Comes with two (2) parking spaces in a gated shared parking area. Location one block from State Street nearby the remodeled underpass, providing Funk Zone, lower State and beach access.

### HOA INCLUDES

- Insurance — Fire & General Liability
- Gate Maintenance & Gate Phone Line
- Landscape Water & Landscape Maintenance
- Security Cameras
- Accounting/Bookkeeping Service
- Fire Alarm Monitoring & Service
- Trash Service

*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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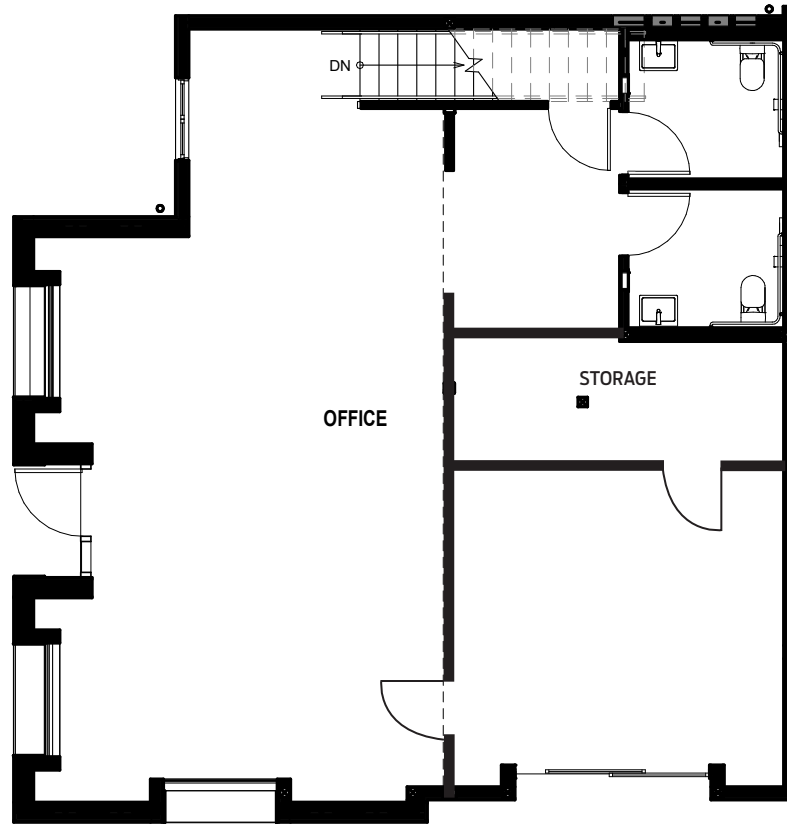
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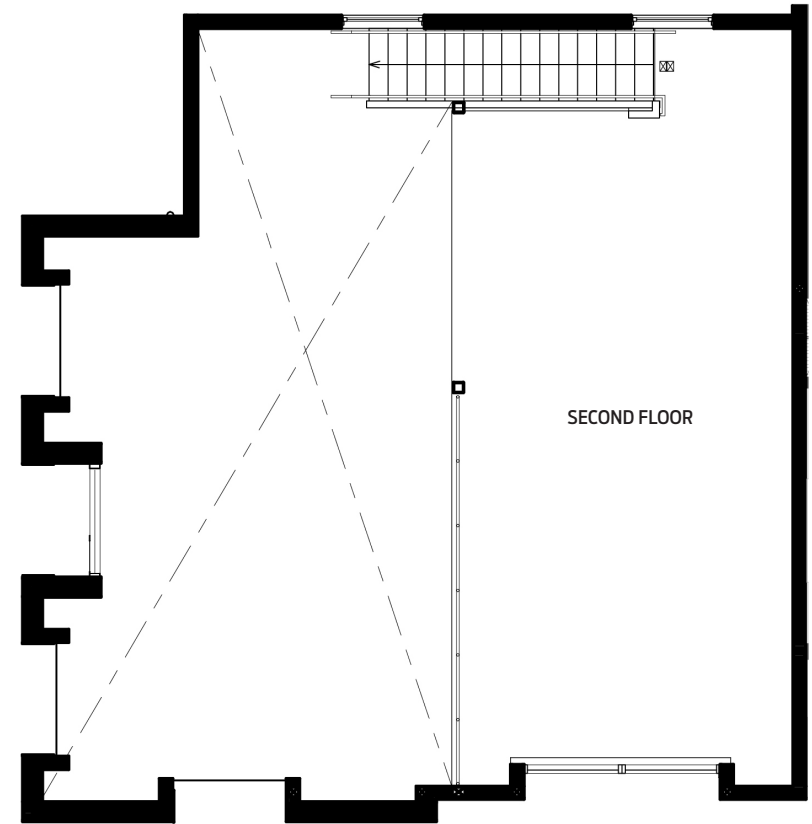


## FLOOR PLAN • ±1,763 SF

ANACAPA STREET



Not to scale



Not to scale

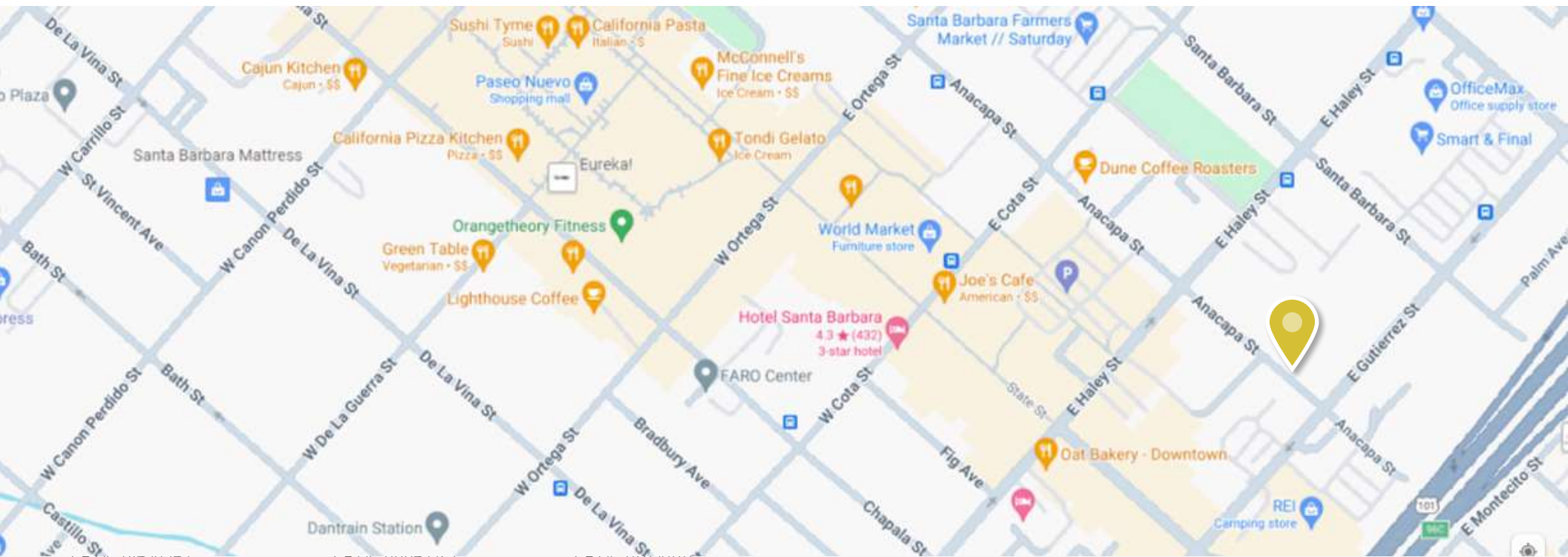
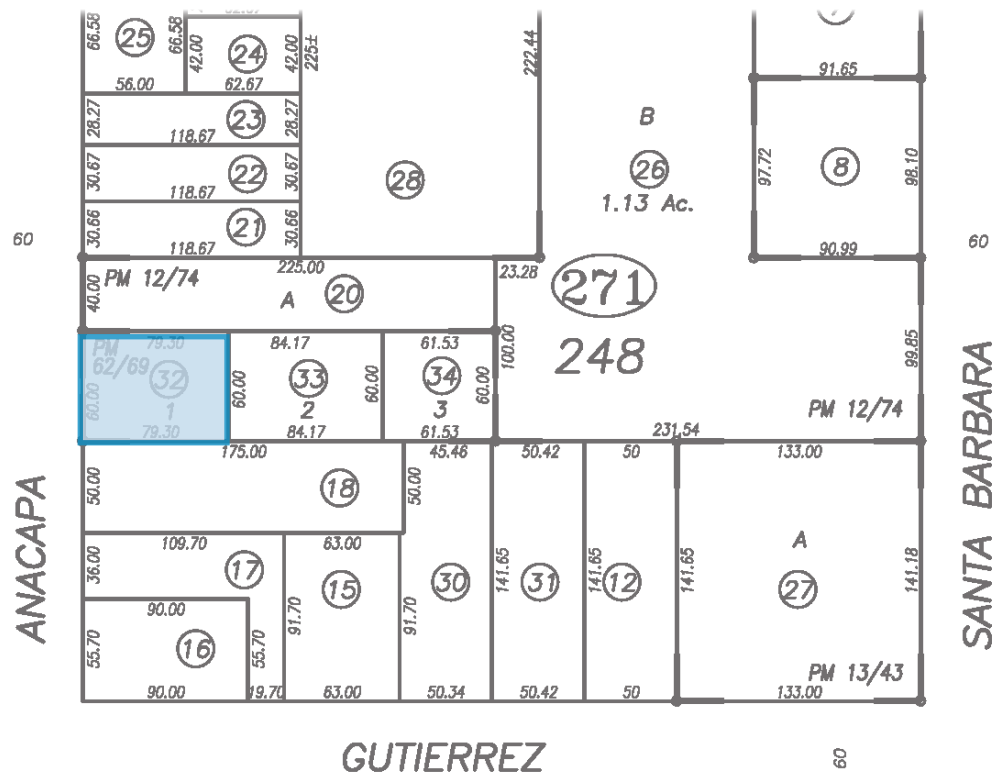
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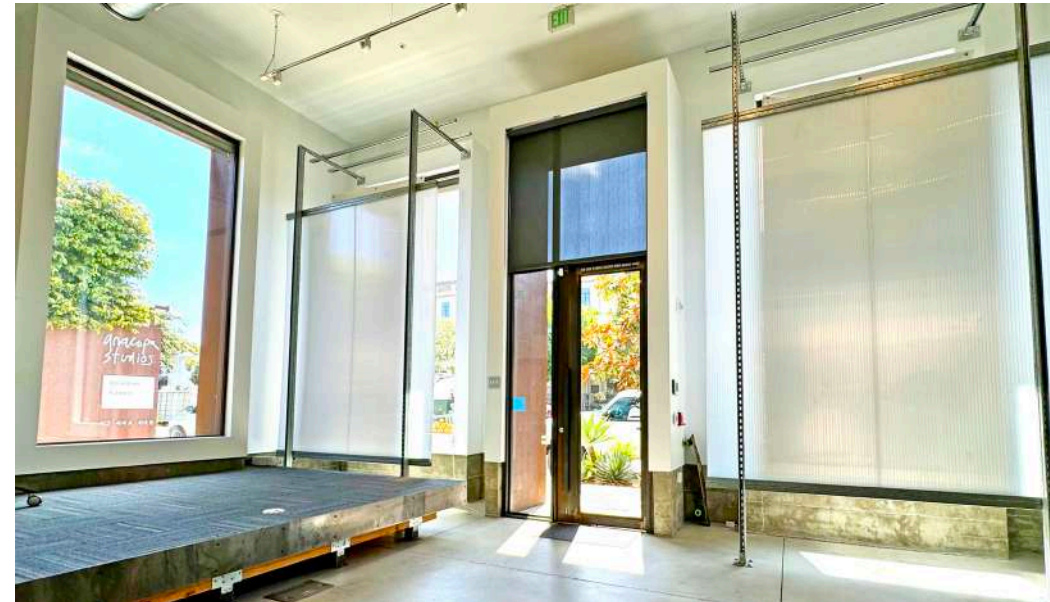
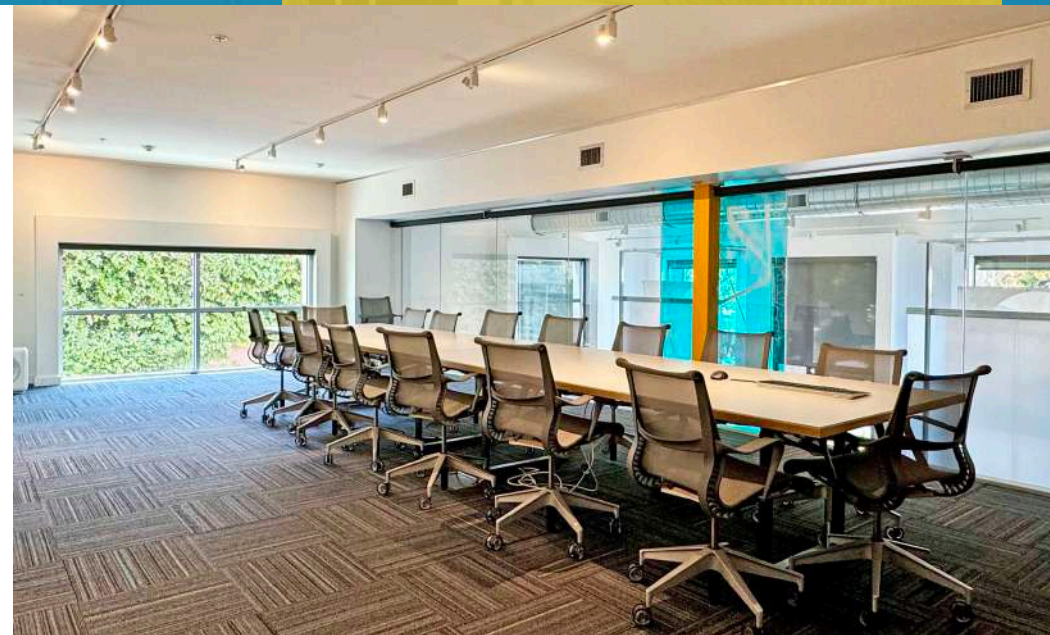
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## HALEY CORRIDOR ST

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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