

FOR SALE

RARE MIXED USE STATE ST
RESIDENTIAL/COMMERCIAL BUILDING

428 STATE ST., SANTA BARBARA, CA 93101



**BERKSHIRE
HATHAWAY** | California
HomeServices Properties

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RARE MIXED USE STATE ST
RESIDENTIAL/COMMERCIAL BUILDING

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Sale Price:	\$1,995,000
Building Size:	2,485 SF
Commercial Space:	1,555 SF
Residential Unit:	930 SF, 1 bedroom, 1 bath
Price/SF:	\$803
Lot Size:	1,742 SF
Delivery:	Property will be delivered 100% vacant at COE

APN:	037-212-026
Zoning:	C - M: Commercial Manufacturing
Parking:	1 gated space in rear for residential unit
HVAC:	Heat only in residential unit
Restrooms:	One in commercial space, one in residential unit

Highlights:

- Rare State St mixed use building consisting of a 1555 SF Retail/Commercial space and an upstairs 930 SF 1 bedroom, 1 bath Residential unit.
- Commercial space is beautifully remodeled and features high ceilings, skylight, and exposed masonry walls. The upstairs chic and stylish residential unit features fantastic Riviera/mountain views, along with extra-large retractable windows allowing for a wonderful indoor/outdoor flow!
- Well located in Santa Barbara's downtown core close to many popular amenities, with an abundance of hotels in the ½ mile radius, including the new 46 room Drift Hotel and updated 75 room Santa Barbara Hotel both 1 block away. Other highlights include close proximity to the Gateway of the City's new \$11M underpass project integrating beach/ Stearns Wharf & Funk Zone to the downtown core, and 1/2 block away from UCSB's newly acquired 76 unit apartment building.

PHOTOS

428 STATE ST, SANTA BARBARA, CA 93101



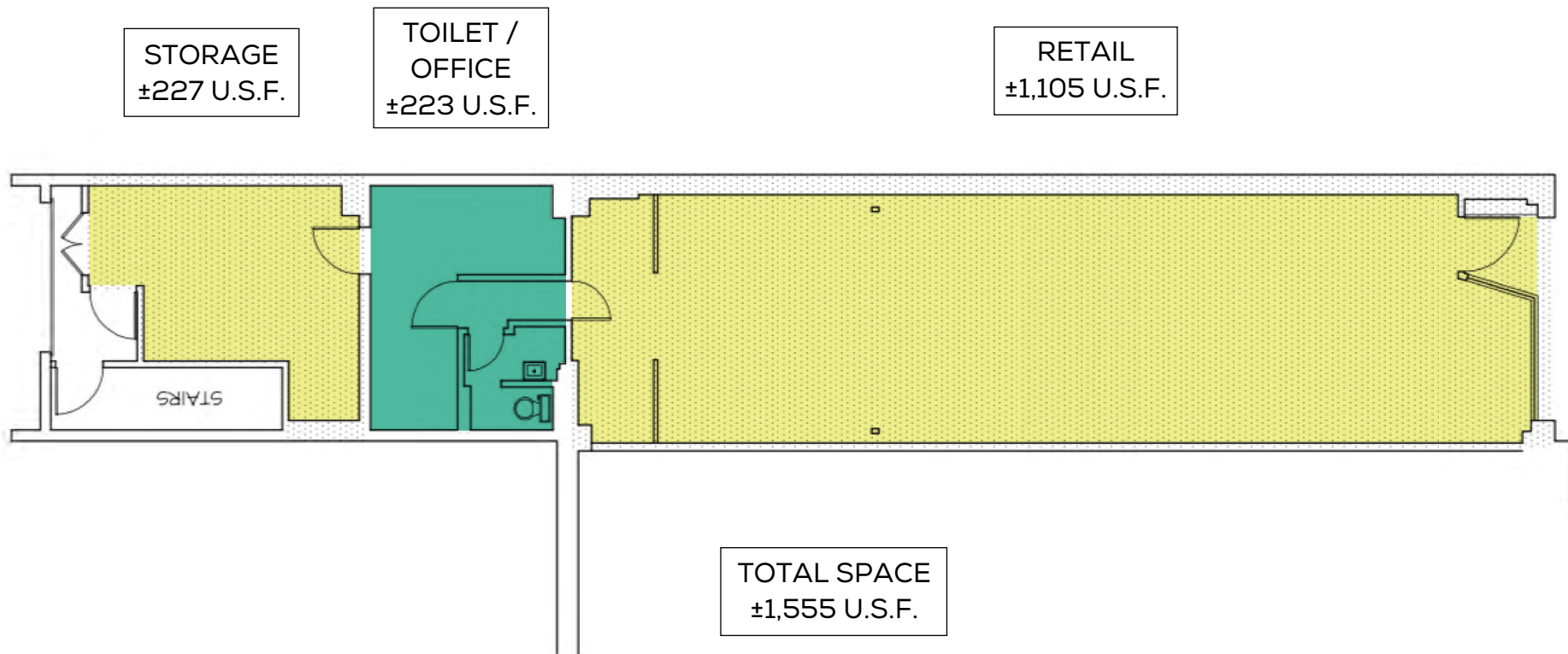
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FLOOR PLAN - 1ST FLOOR

428 STATE ST, SANTA BARBARA, CA 93101



FLOOR PLAN - 2ND FLOOR

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AMENITIES MAP

428 STATE ST., SANTA BARBARA, CA 93101



DEMOGRAPHICS

428 STATE ST., SANTA BARBARA, CA 93101



2022 Summary

	1 Mile	2 Mile	3 Mile
Population	21,419	84,185	108,376
Households	8,653	32,985	42,897
Families	3,542	16,868	22,532
Average Household Size	2.41	2.45	2.43
Owner Occupied Housing Units	1,562	14,544	20,655
Renter Occupied Housing Units	7,091	18,441	22,243
Median Age	33.7	38.7	41.1
Median Household Income	\$66,984	\$95,321	\$98,794
Average Household Income	\$102,119	\$148,209	\$154,668

2027 Summary

	1 Mile	2 Mile	3 Mile
Population	21,590	84,286	108,324
Households	8,721	33,022	42,880
Families	3,564	16,846	22,464
Average Household Size	2.41	2.45	2.43
Owner Occupied Housing Units	1,598	14,632	20,717
Renter Occupied Housing Units	7,123	18,390	22,163
Median Age	34.7	39.7	41.9
Median Household Income	\$82,792	\$115,574	\$118,915
Average Household Income	\$129,439	\$176,923	\$181,516