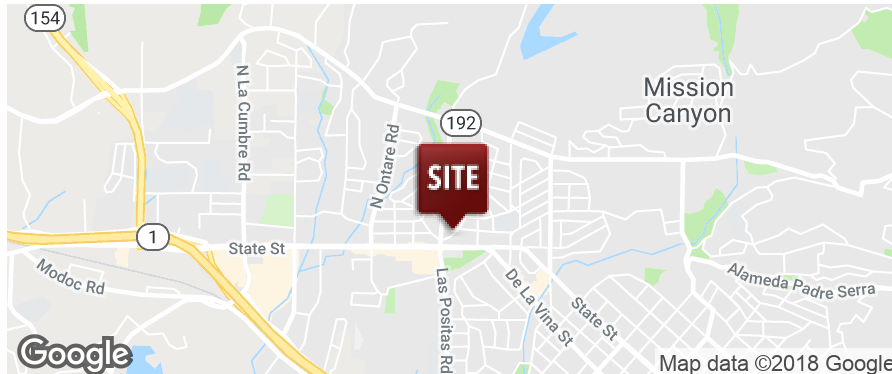


RETAIL FOR LEASE  
**3218 STATE STREET**  
Santa Barbara, CA 93105

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



**AVAILABLE SPACE:** 2,459 SF  
**LEASE RATE:** \$2.25/SF NNN  
**NNN ESTIMATE:** \$0.26/SF  
**BUILDING SF:** 6,130 SF  
**LOT SIZE:** 0.35 Acres  
**APN:** 053-332-029  
**ZONING:** C2 / S-D-2  
**CEILING HEIGHT:** 12 Feet  
**POWER:** 200 amps  
**PARKING:** 15 Spaces  
**RESTROOMS:** 2  
**MARKET:** City of Santa Barbara



### PROPERTY OVERVIEW

This former Radio Shack space is located in the thriving Upper State Street area in Santa Barbara, adjacent to Leslie Pool Supply. The space has a large storage room and two bathrooms. Good signage opportunity on the building facade and a monument sign available on State Street. The alley at the rear of the building allows for easy access for deliveries.

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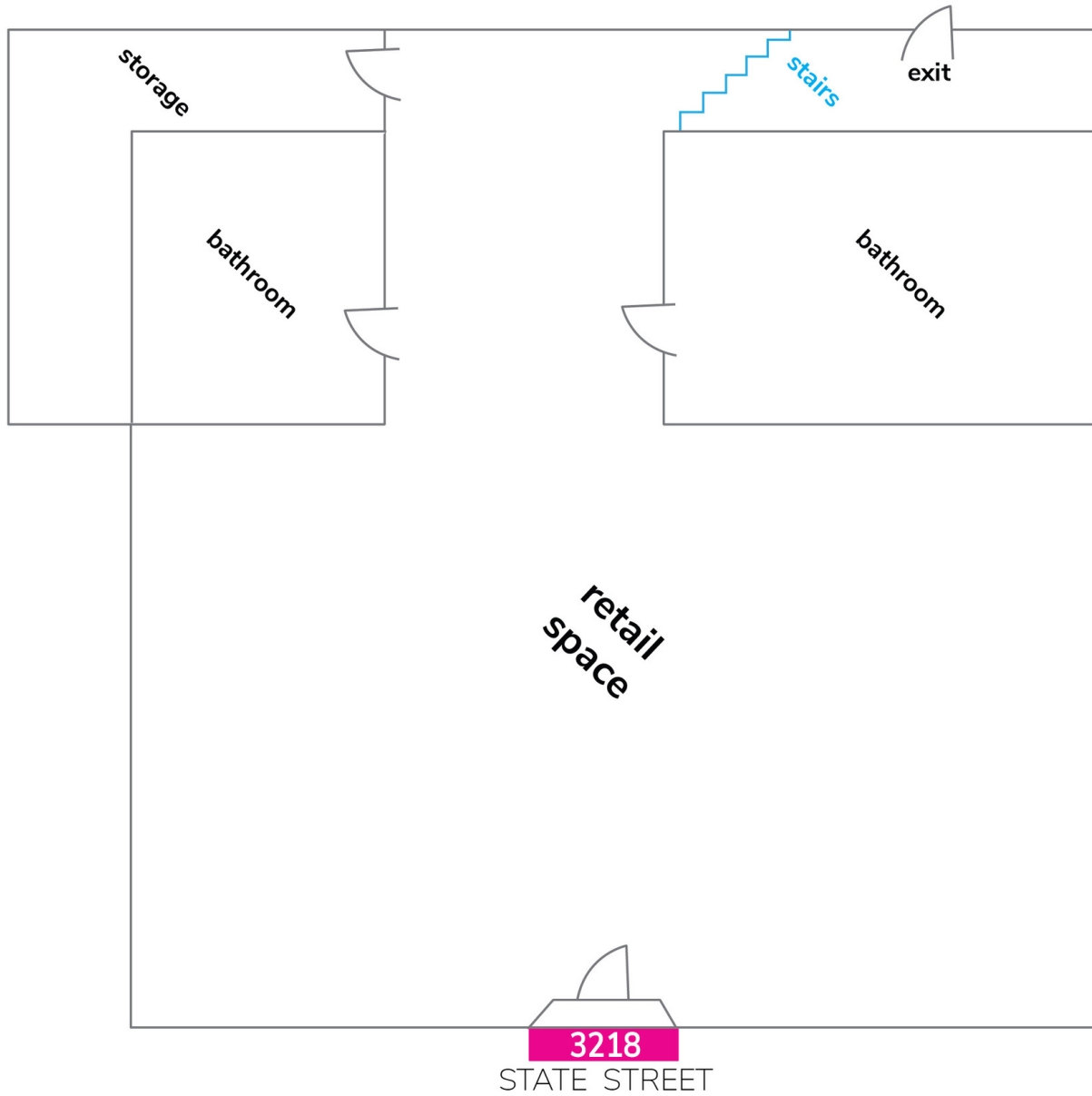
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FLOOR PLAN: 3218 STATE STREET



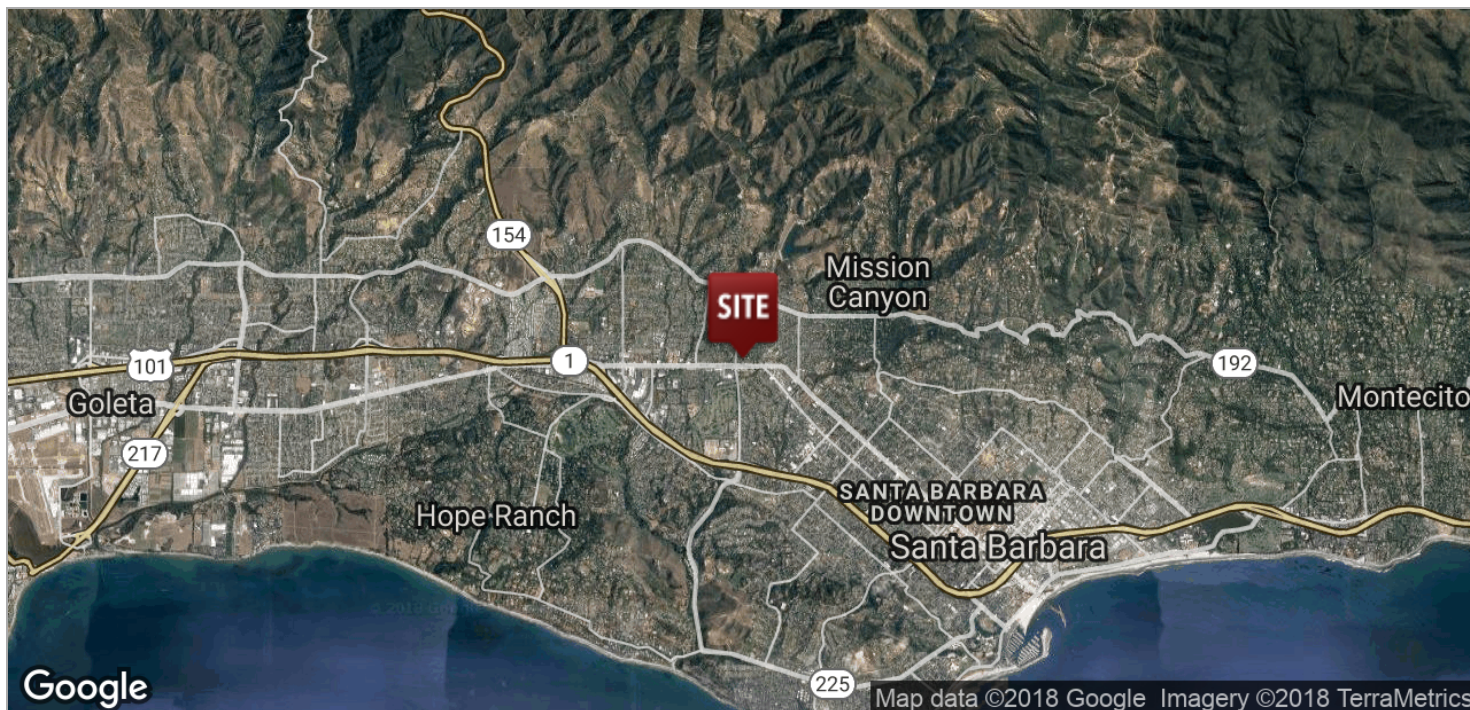
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**DEMOGRAPHICS**

|                     | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| Total population    | 13,107 | 81,191  | 133,609 |
| Median age          | 46.0   | 41.1    | 39.6    |
| Median age (male)   | 44.4   | 39.9    | 38.7    |
| Median age (female) | 47.0   | 42.4    | 40.9    |

|                      | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------|-----------|-----------|-----------|
| Total households     | 6,063     | 34,100    | 52,594    |
| Total persons per HH | 2.2       | 2.4       | 2.5       |
| Average HH income    | \$91,716  | \$92,078  | \$93,829  |
| Average house value  | \$903,515 | \$922,136 | \$913,765 |

**PROPERTY HIGHLIGHTS**

- Two (2) Bathrooms
- Large Storage Room
- 15 Shared Parking Spaces
- Zoning: C2 and S-D-2
- HVAC
- Ceiling Height: 12 Feet

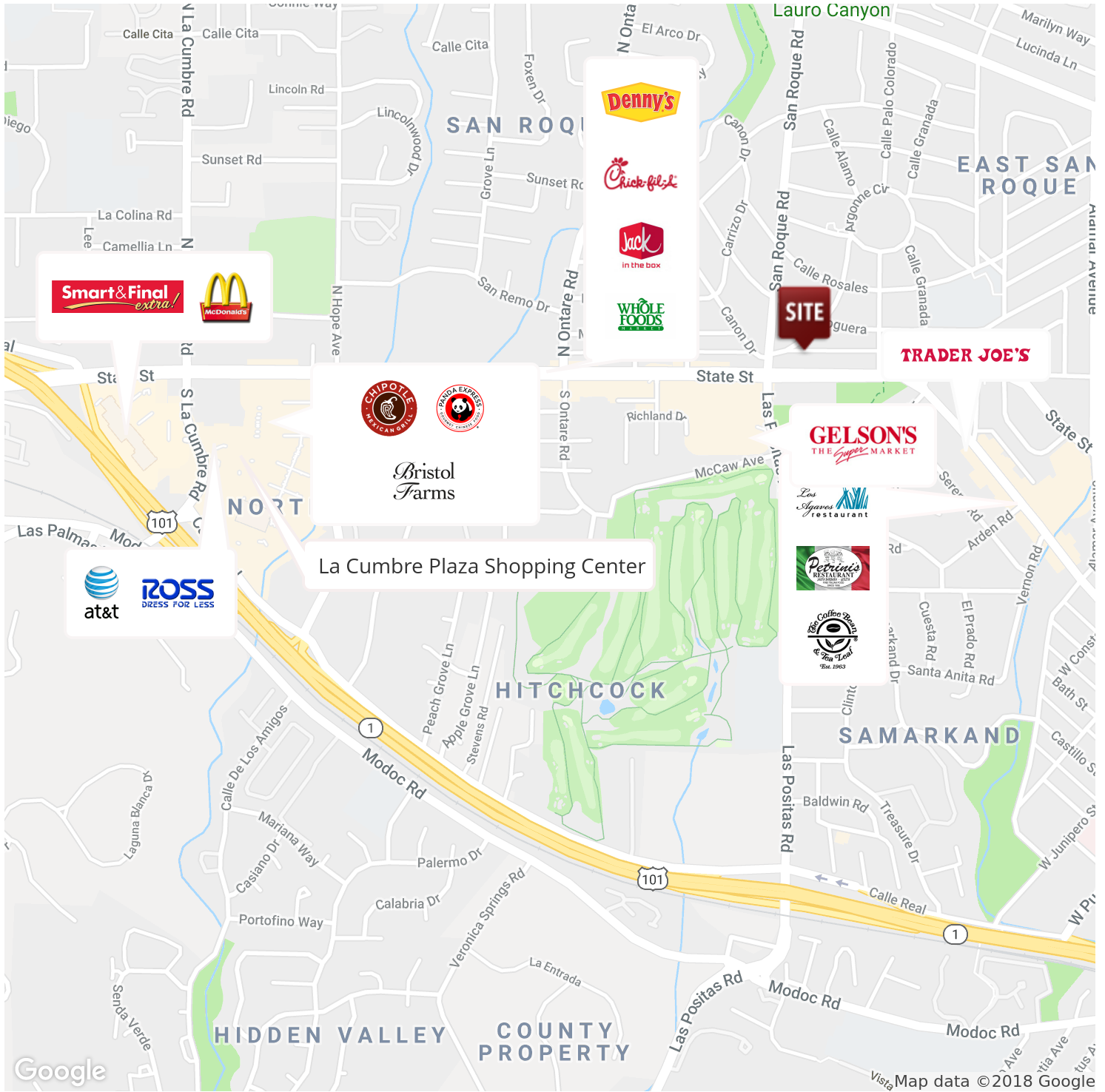
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