

# 3910 State St. Santa Barbara, CA 93105

For Lease |  $\pm 4,324$ sf  
*High Exposure Upper State Street Corner*

**Lease Rate Reduction!**



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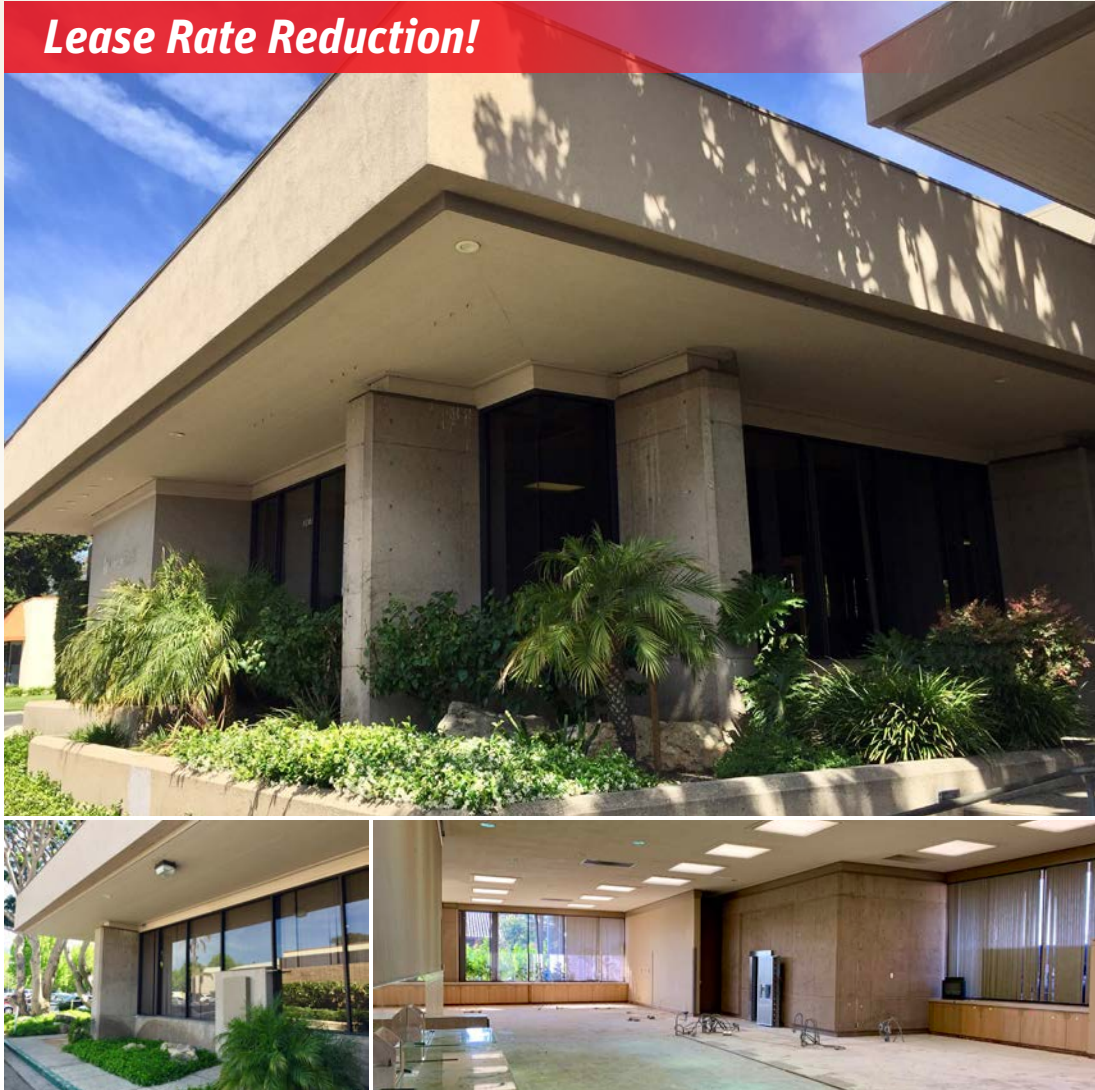




# FOR LEASE ±4,324SF RETAIL/OFFICE BUILDING

3910 STATE ST. | SANTA BARBARA, CA 93105

**Lease Rate Reduction!**



## PROPERTY BRIEF

Prime upper State Street office with high exposure and 4.6/1000 parking. Turnkey for a financial services company or a wide variety of retail/office/medical uses. Next door to Gold's Gym with a plethora of walkable dining and shopping experiences. The building sits right off of the 101 Freeway and State St. intersection offering ease of access. Collectively, the characteristics of 3910 State provide versatility for the next tenants use and will establish a strong presence at this key location.

Lease Rate ± \$2.95/SF NNN (\$1.04)

Type ± Retail/Office

Building Sizes ± ±4,324 SF

Available ± Immediately

Break Room ± Yes

State Street Signage ± Yes

Vault ± Yes

Safety Deposit Boxes ± Yes

ATM ± Yes

Drive Through ATM's ± Three (3)

Parking ± 4.6/1,000

Zoning ± C-2

CSO ± 2.5%

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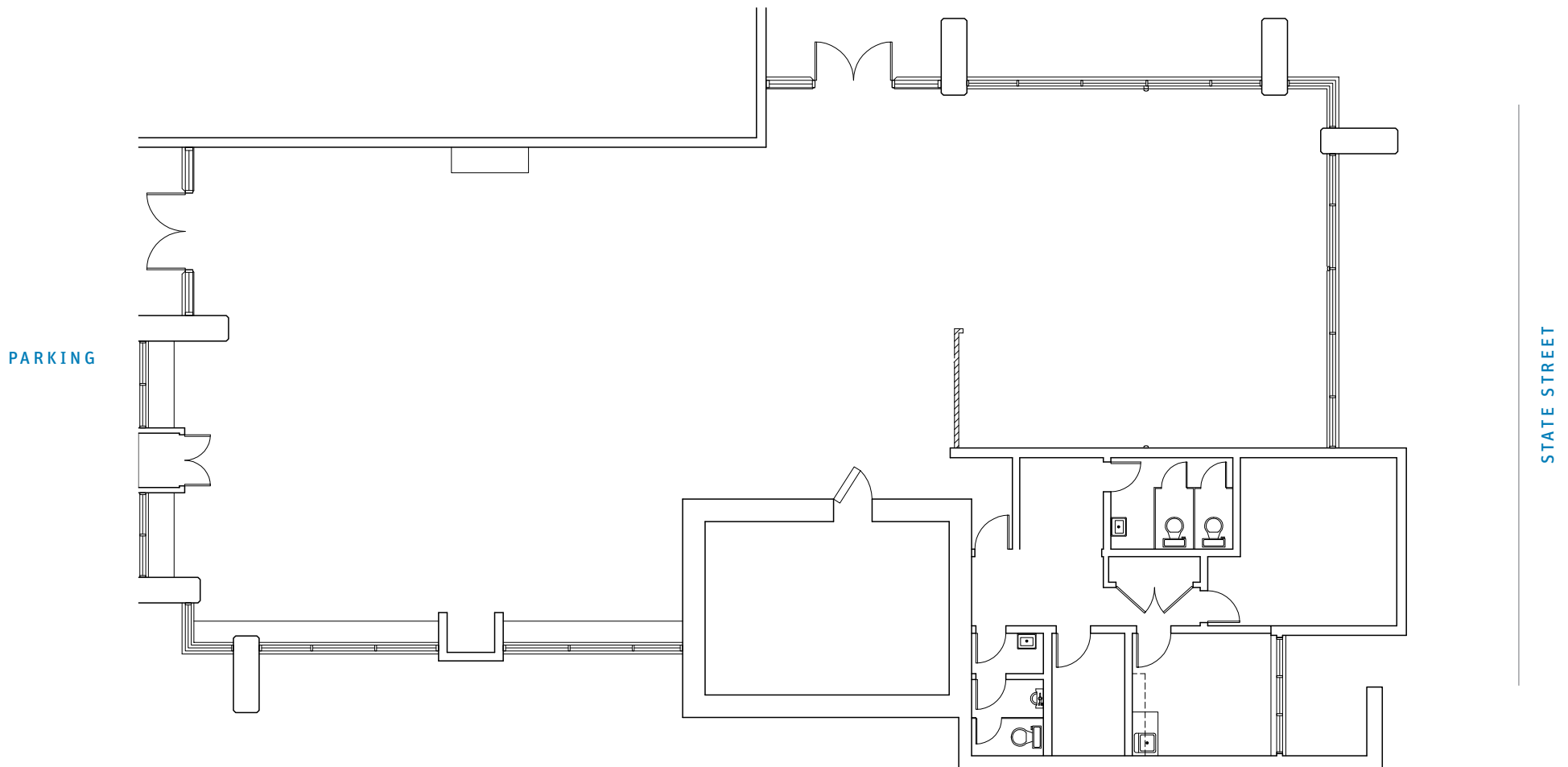
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## FLOOR PLAN



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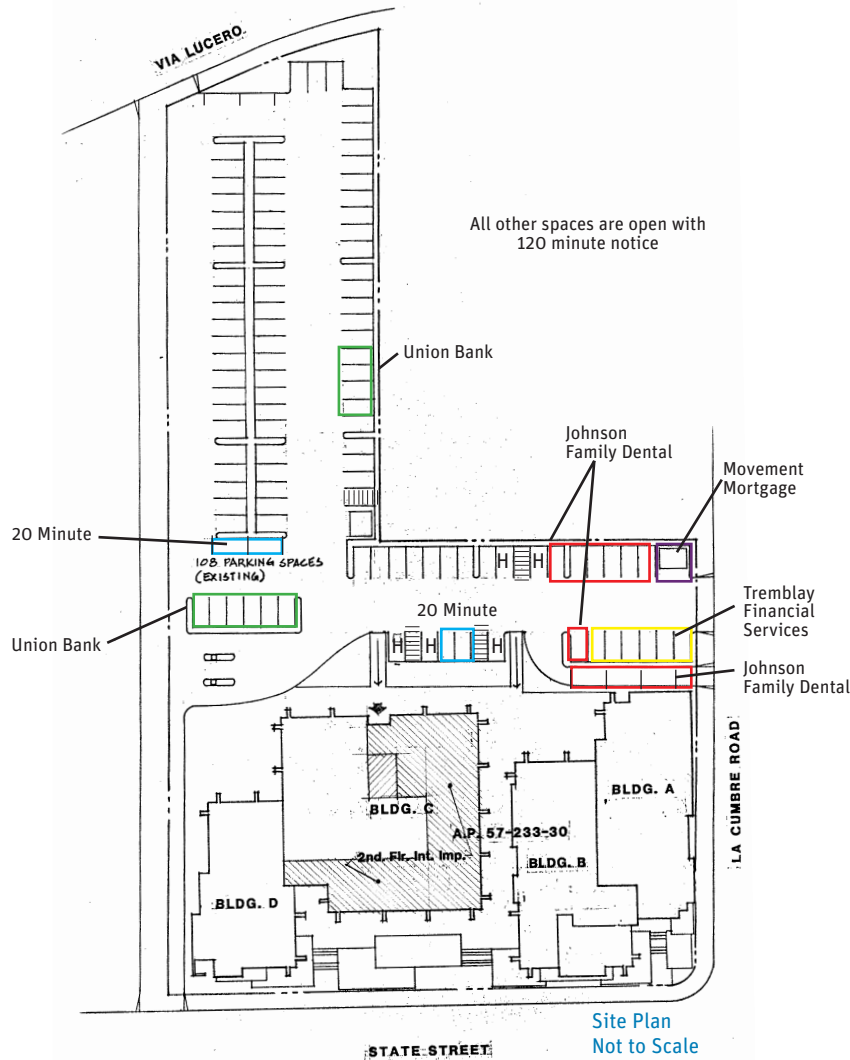
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SITE PLAN | INTERIOR PHOTOS



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## 3910 STATE ST. | SANTA BARBARA, CA 93105

### AREA AMENITIES

- 1 Macy's
- 2 Lure Fish House
- 3 Panera Bread
- 4 Von's
- 5 Sears
- 6 Williams-Sonoma
- 7 Ross
- 8 Blaze Pizza
- 9 Smart & Final Extra!
- 10 CVS
- 11 The Habit Burger Grill
- 12 Whole Foods
- 13 Santa Barbara Family YMCA
- 14 Chuck's of Hawaii
- 15 Petco
- 16 Fresco Cafe
- 17 Target (Opening Fall 2018)
- 18 Wells Fargo
- 19 FedEx Office Print & Ship Center
- 20 Gold's Gym (Undergoing Major Renovation)
- 21 AC4 Fitness
- 22 Islands Restaurant
- 23 Starbucks
- 24 Best Western Plus Pepper Tree Inn
- 25 Fidelity Investments
- 26 Firestone



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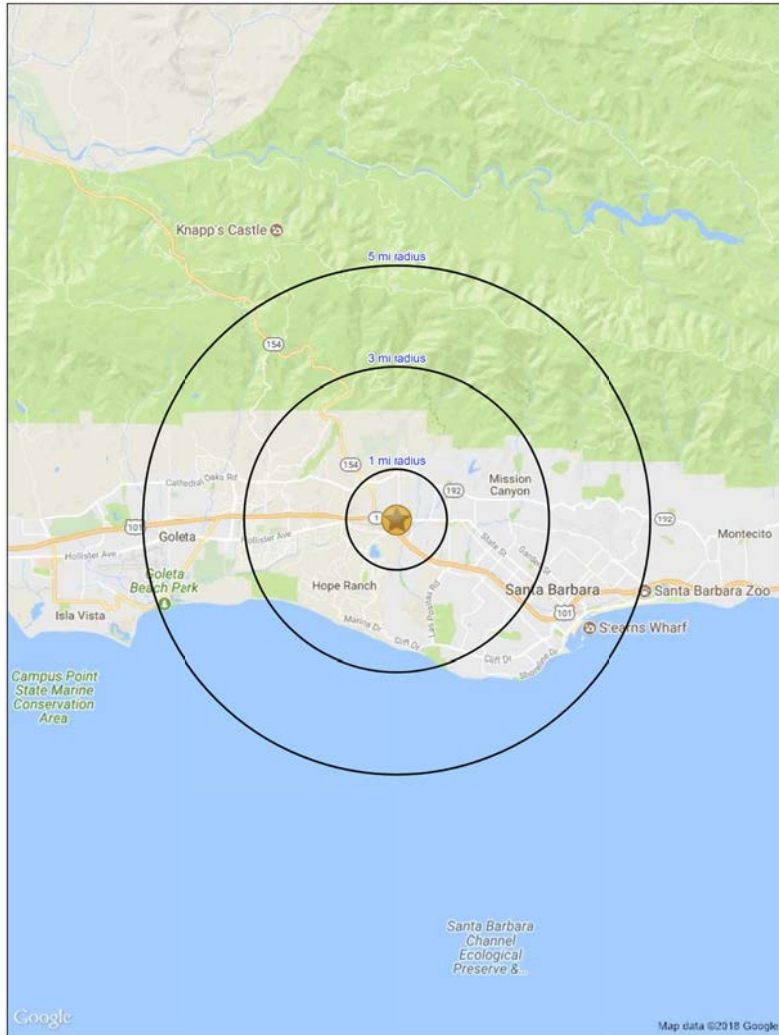
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## 3910 STATE ST. | SANTA BARBARA, CA 93105

### DEMOGRAPHICS



### COMPLETE PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

3910 State St Santa Barbara, CA 93105	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
<b>Estimated Population (2018)</b>	14,747	78,592	137,188
Projected Population (2023)	15,159	80,708	140,956
Census Population (2010)	14,172	75,445	131,604
Census Population (2000)	14,023	74,773	134,275
Projected Annual Growth (2018-2023)	412 0.6%	2,116 0.5%	3,768 0.5%
Historical Annual Growth (2010-2018)	575 0.5%	3,147 0.5%	5,584 0.5%
Historical Annual Growth (2000-2010)	149 0.1%	672 0.1%	-2,671 -0.2%
Estimated Population Density (2018)	4,695 psm	2,781 psm	1,747 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
<b>Households</b>			
<b>Estimated Households (2018)</b>	6,454	31,540	53,142
Projected Households (2023)	6,689	32,696	55,098
Census Households (2010)	6,251	30,482	51,329
Census Households (2000)	6,253	30,160	50,865
Projected Annual Growth (2018-2023)	235 0.7%	1,156 0.7%	1,956 0.7%
Historical Annual Change (2000-2018)	201 0.2%	1,380 0.3%	2,277 0.2%
<b>Average Household Income</b>			
<b>Estimated Average Household Income (2018)</b>	\$106,309	\$119,008	\$118,314
Projected Average Household Income (2023)	\$128,236	\$144,981	\$144,559
Census Average Household Income (2010)	\$80,819	\$93,457	\$88,467
Census Average Household Income (2000)	\$64,193	\$75,183	\$72,692
Projected Annual Change (2018-2023)	\$21,927 4.1%	\$25,973 4.4%	\$26,245 4.4%
Historical Annual Change (2000-2018)	\$42,116 3.6%	\$43,825 3.2%	\$45,622 3.5%
<b>Daytime Demographics (2018)</b>			
Total Businesses	1,111	4,545	9,859
<b>Total Employees</b>	<b>10,869</b>	<b>41,018</b>	<b>96,688</b>
Company Headquarter Businesses	8 0.7%	24 0.5%	63 0.6%
Company Headquarter Employees	667 6.1%	5,071 12.4%	9,004 9.3%
Employee Population per Business	9.8 to 1	9.0 to 1	9.8 to 1
Residential Population per Business	13.3 to 1	17.3 to 1	13.9 to 1
Adj. Daytime Demographics Age 16 Years or Over	15,944	65,405	137,426

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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