



## FOR SALE

±1,277 SF Commercial  
Zoned Building + 254  
SF Garage

Well located near  
the Milpas/Cota  
intersection

**\$1,019,000**

# 810 E. COTA ST. SANTA BARBARA, CA 93103

**Brian Johnson**

805.879.9631

[bjohnson@radiusgroup.com](mailto:bjohnson@radiusgroup.com)

CA Lic. 01361925

*Co-listed by*  
Berkshire Hathaway  
Home Services

**Rich van Seenus**

805.284.6330

[richvanseenus@bbbscal.com](mailto:richvanseenus@bbbscal.com)

CA Lic. 01856317



**BERKSHIRE HATHAWAY**  
HomeServices  
California Properties



# FOR SALE | ±1,277SF COMMERCIAL ZONED BUILDING

813 E. Cota St. | Santa Barbara, CA 93103



Virtually new and located on a hill across from the architecturally significant Santa Barbara Junior High School, is this immaculate structure near restaurants, shopping and the world famous Santa Barbara Bowl. The property has a private backyard and the main building is positioned in the middle of the lot allowing for additional square footage and parking on three sides. This neighborhood is rapidly changing due to redevelopment efforts along the Milpas Street corridor. Enjoy the flexibility of this C-2 zoned property with R3 occupancy that can be used for business, residential or both. If converted to mixed-use or commercial, it would allow for a 3-story or 45 ft. structure. The property is surrounded by newer commercial and mixed-use buildings with residential living spaces. This mix provides more latitude for improvements, including zero lot line setbacks (instead of the standard 10 ft. residential setbacks currently required). Numerous upgrades include seismic retrofit, plumbing, HVAC, wiring for Cat-5 & upgraded electrical throughout.

## Offering Specifics

Type	Office/Residential
Price	\$1,019,000 (\$665/SF)
Building Size	Approx. 1,277 SF (+ 254 SF Garage)
Land Size	Approx. 5,227 SF
Floors	1
Parking	Onsite
HVAC	Yes
Restrooms	2
Year Built	1922
Zoning	C-2
APN	031-233-003

*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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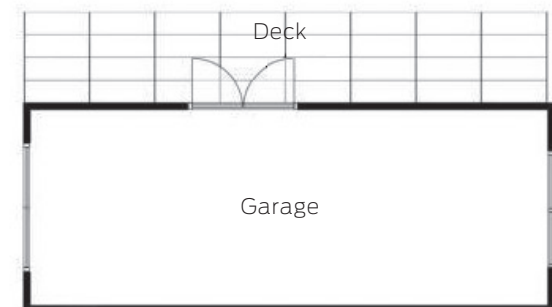
813 E. Cota St. | Santa Barbara, CA 93103



Driveway

±1,277 SF Commercial  
Zoned Building with  
Kitchen & 2 Baths

±254 Garage



Not to scale

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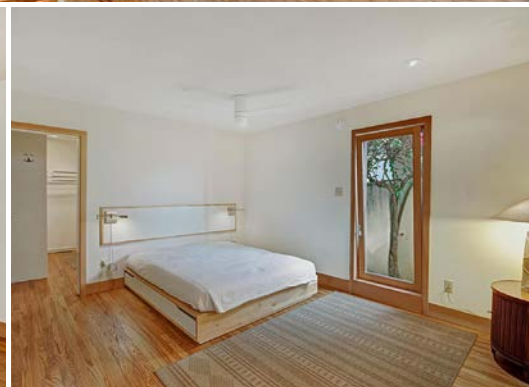
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Bright, open floor plan with ample natural light and great potential for office or residential use.

Numerous upgrades include seismit retrofit, new plumbing, HVAC, Cat-5 wiring and upgraded electrical throughout.

Private, fenced-in back yard with patio and freestanding single car garage / workspace.



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