

# FOR LEASE ±843SF DOWNTOWN RETAIL/OFFICE SPACE

31 E. VICTORIA ST. | SANTA BARBARA, CA 93101

## PROPERTY BRIEF

Wonderful Retail/Office space centrally located in downtown Santa Barbara's "Art District" at the corner of Victoria and Anacapa Streets. An additional 846 SF at (33 E. Victoria St.) is also available, for a total of ±1,689 SF. Inquire for details.

Lease Rate ± \$3.75/SF NNN (\$0.87)

Term ± 5 Years

CPI ± 4% Annual

Tenant Expenses ± Liability Insurance; Gas; Electric

Deposit ± Equal to 1 Month Rent

Utilities ± Gas; Electric

Size ±843SF

Parking ± Street Parking

Zoning ± C-2

HVAC ± Yes

Restrooms ± 1

CSO ± 2.5%



*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.*

**Michael Chenoweth**  
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## SITE PLAN

Additional ±846 SF available (33 E. Victoria) for a total of ±1,689 SF. Inquire for details.



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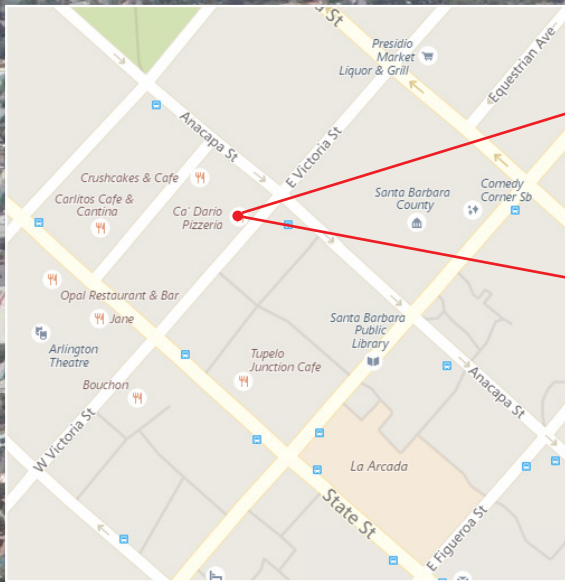
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Pacific Ocean



US Hwy 101



Downtown  
Santa Barbara

State St.

Victoria St.

Anacapa St.

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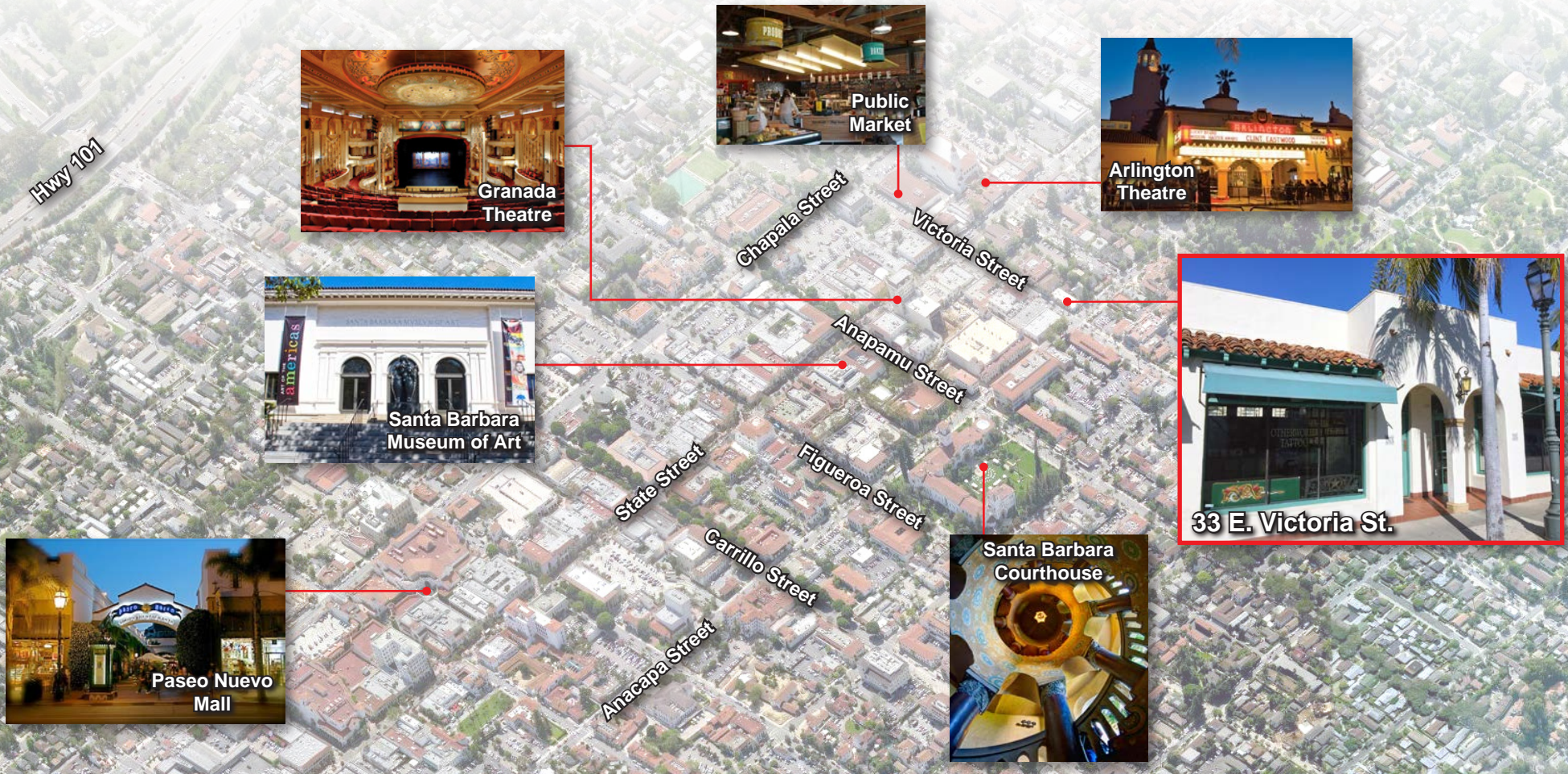


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## NEIGHBORING DOWNTOWN SANTA BARBARA ATTRACTIONS

Mere footsteps from 33 E. Victoria St. are many of Santa Barbara's favorite attractions, including the historic Granada and Arlington theaters, Santa Barbara Public Market, Santa Barbara Courthouse, Paseo Nuevo Mall, The Funk Zone, Stearns Wharf, and of course the wide variety of shops and restaurants that pepper downtown Santa Barbara's world-renowned State Street corridor.



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