

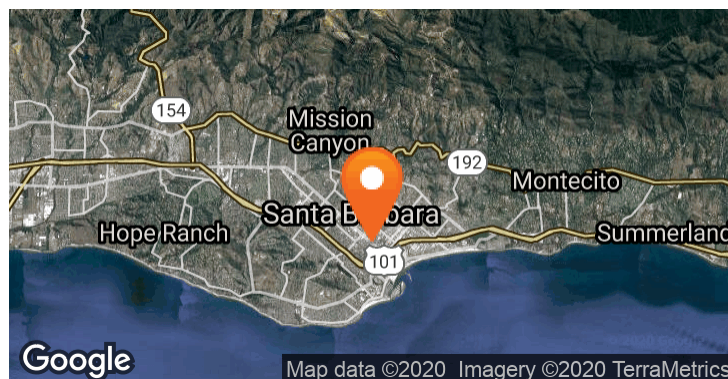
# DOWNTOWN SANTA BARBARA

700 State Street, Santa Barbara, CA 93101



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	23,379	88,191	117,927
Daytime Population	57,074	80,915	93,325
Average HH Income	\$63,333	\$86,059	\$95,631



## DESCRIPTION

One of the highest profile corners on State Street! Located in the heart of downtown Santa Barbara, directly across from the Paseo Nuevo Shopping Center, which is undergoing a \$40 million renovation. Tremendous visibility with 25' of frontage on State Street, including covered outdoor patio, and 115' of frontage along Ortega Street. Rare opportunity to secure the best available corner downtown, surrounded by the highest incidence of structure parking with over a thousand spaces.

## PROPERTY HIGHLIGHTS

- Size: ±2,900 SF, including ±450 SF patio
- Parking: Private + City Lots
- Rent: \$3.50-\$4.00/sf, NNN
- NNN's: Approx. \$1.00/sf
- Zoning: G-C

## EXCLUSIVE AGENT(S)

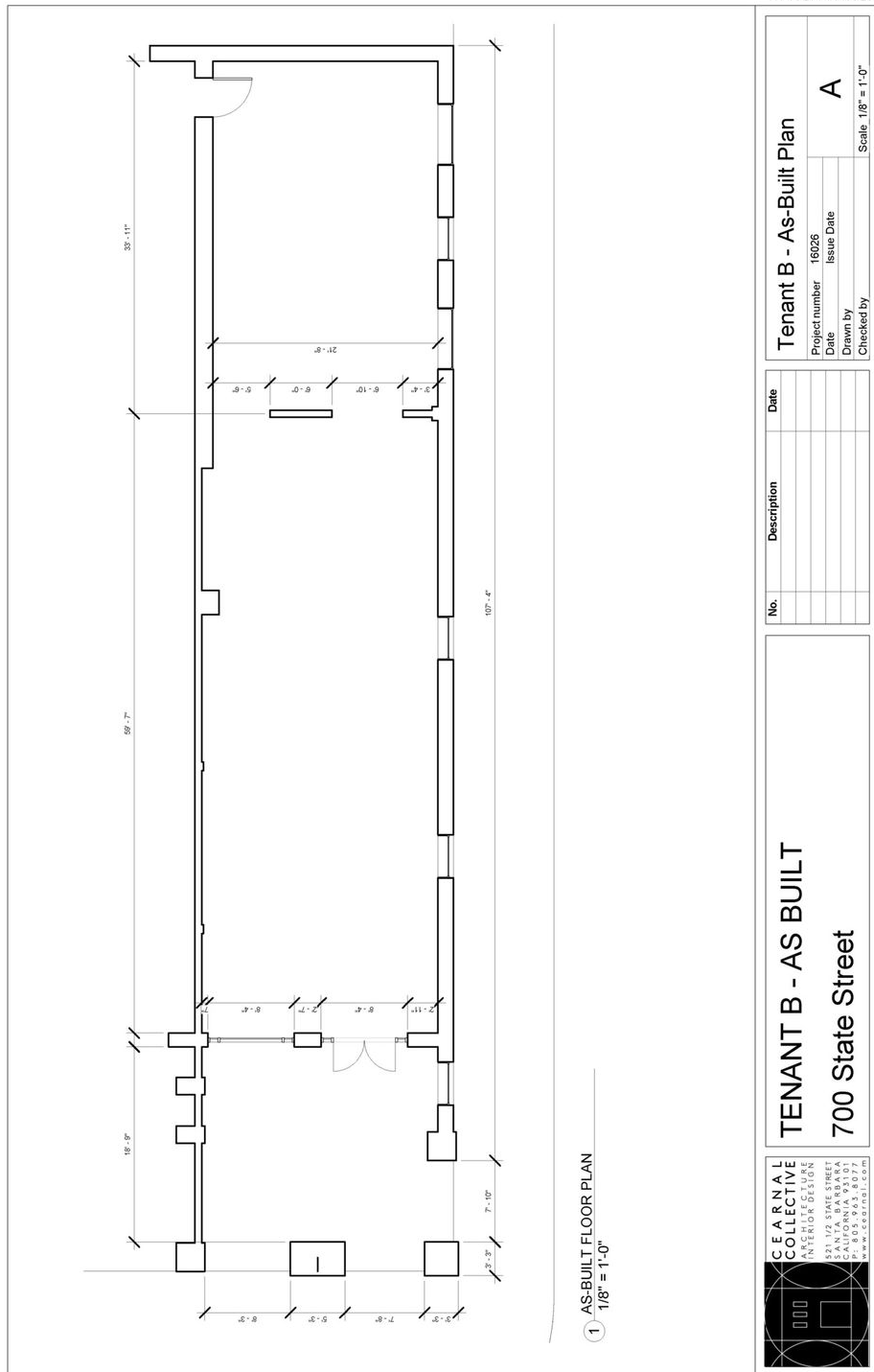
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## FLOOR PLAN



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## RETAILER MAP



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