

504 W. PUEBLO ST.

STE. 204 | SANTA BARBARA, CA 93105



MAJOR PRICE REDUCTION! Now Offered at \$675,000
±871 SF Medical Office Condominium
Across from Santa Barbara Cottage Hospital.



Austin Herlihy
805.879.9633
aherlihy@radiusgroup.com
CA Lic. 01518112

Chris Parker
805.879.9642
cparker@radiusgroup.com
CA Lic. 01887788

APPROX. 871 SF MEDICAL OFFICE CONDOMINIUM FOR SALE

504 W. Pueblo St., Ste. 204 | Santa Barbara, CA 93105



Major Price Reduction!



PROPERTY OVERVIEW

This first class medical office condominium is located across the street from the recently redeveloped Santa Barbara Cottage Hospital. The condo boasts a welcoming reception and patient waiting area, four private offices and parking. Perfect opportunity for an owner-user. Please contact Austin and Chris for more information.

Offering Specifics

Reduced Price	\$675,000
Size	±871 SF
Price/SF	\$775/SF
HOA Fees	\$6,215/Year (2019)
Parking	One (1) Assigned Space + Unassigned Spaces Around Building Perimeter
APN	025-490-003
Zoning	C-O (Medical Office)



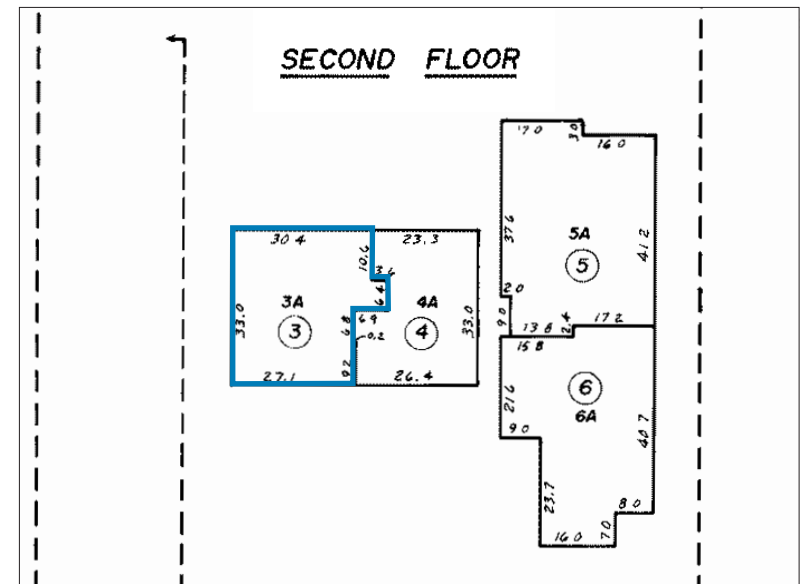
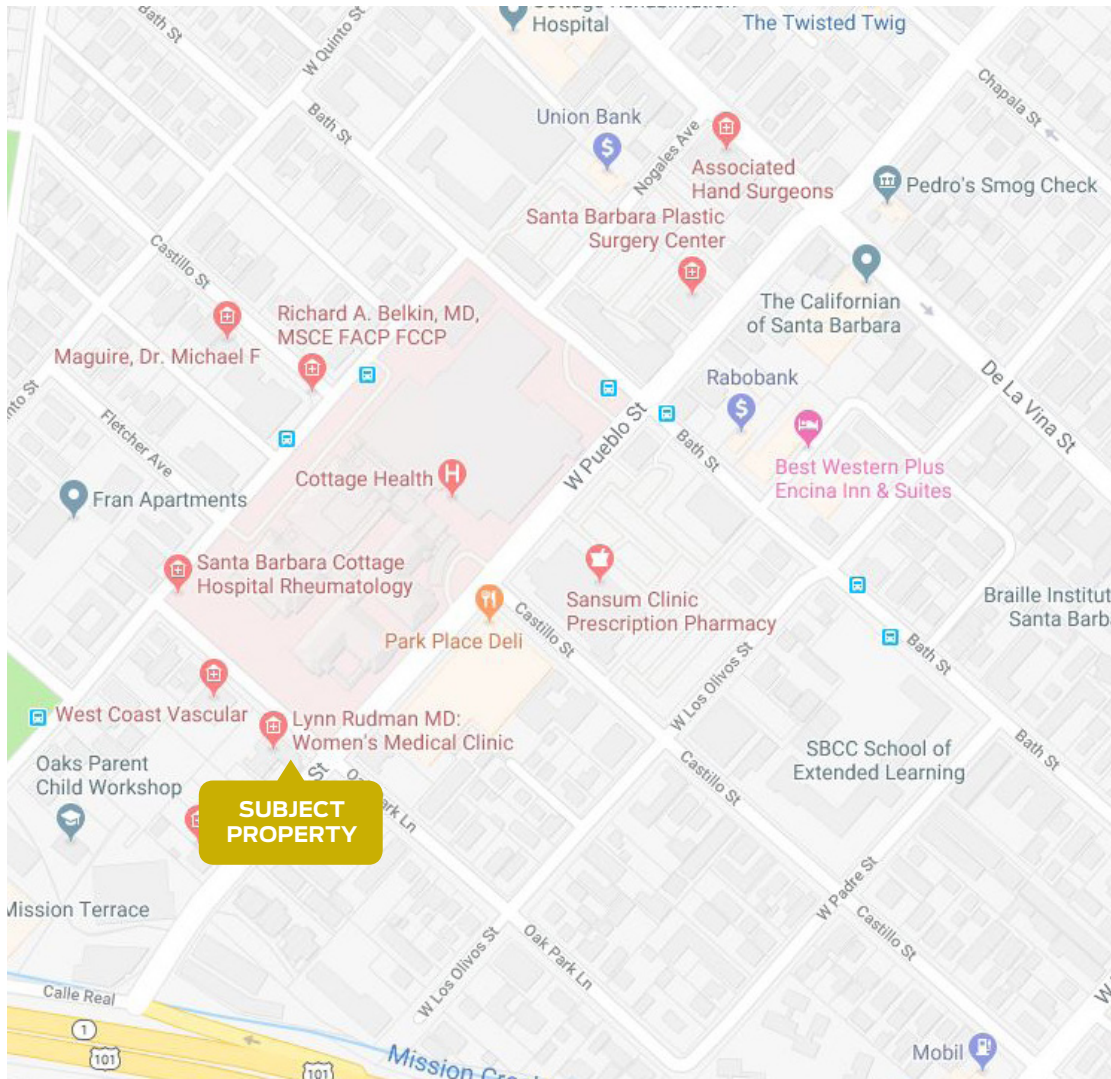
The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

Austin Herlihy
805.879.9633
aherlihy@radiusgroup.com
CA Lic. 01518112

Chris Parker
805.879.9642
cparker@radiusgroup.com
CA Lic. 01887788

APPROX. 871 SF MEDICAL OFFICE CONDOMINIUM FOR SALE

504 W. Pueblo St., Ste. 204 | Santa Barbara, CA 93105



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.

Austin Herlihy
 805.879.9633
aherlihy@radiusgroup.com
 CA Lic. 01518112

Chris Parker
 805.879.9642
cparker@radiusgroup.com
 CA Lic. 01887788

APPROX. 871 SF MEDICAL OFFICE CONDOMINIUM FOR SALE

504 W. Pueblo St., Ste. 204 | Santa Barbara, CA 93105



NEIGHBORING MERCHANTS & BUSINESSES



APPROX. 871 SF MEDICAL OFFICE CONDOMINIUM FOR SALE

504 W. Pueblo St., Ste. 204 | Santa Barbara, CA 93105



PROPERTY PHOTOS



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.

Austin Herlihy
805.879.9633
aherlihy@radiusgroup.com
CA Lic. 01518112

Chris Parker
805.879.9642
cparker@radiusgroup.com
CA Lic. 01887788

APPROX. 871 SF MEDICAL OFFICE CONDOMINIUM FOR SALE

504 W. Pueblo St., Ste. 204 | Santa Barbara, CA 93105



SANTA BARBARA COTTAGE HOSPITAL & OAK PARK NEIGHBORHOOD

Santa Barbara Cottage Hospital (SBCH) is a 510-bed, acute-care teaching hospital and level II trauma center, the largest of its kind between Los Angeles and the San Francisco Bay Area. The hospital was founded in 1888 by 50 women determined to provide a healthcare facility for the growing community of Santa Barbara. With annual admissions of 18,204 patients, 44,397 emergency department visits and 2,216 births, the hospital is renowned for its comprehensive maternal-child and pediatric services (Cottage Children's Hospital), cardiac, neurosurgical and oncology programs, emergency and trauma services, modern operating rooms, sophisticated diagnostic radiology equipment, outpatient surgery, eye center, psychiatric and chemical dependency services and inpatient and outpatient rehabilitation services (Cottage Rehabilitation Hospital).

The Cottage Hospital Modernization and Seismic Compliance Project was approved by the Santa Barbara City Council 12 years ago. The massive multi-phase, \$700 million construction project will bring the total square footage of the new Hospital to 712,550 SF. The project has recently completed Phase 6, which consists of a nursing pavilion and a diagnostic and treatment pavilion.

