

THE PLATFORM FOR LEASE

Accommodating a broad range of uses, including industrial, warehouse, retail and creative office space.



126 E. HALEY ST.
& 417 SANTA BARBARA ST.
SANTA BARBARA, CA 93101

Paul Gamberdella

805.879.9622

pgamberdella@radiusgroup.com

CA Lic. 01267748

Gene Deering

805.879.9623

gdeering@radiusgroup.com

CA Lic. 01450943

Bob Tuler

805.879.9605

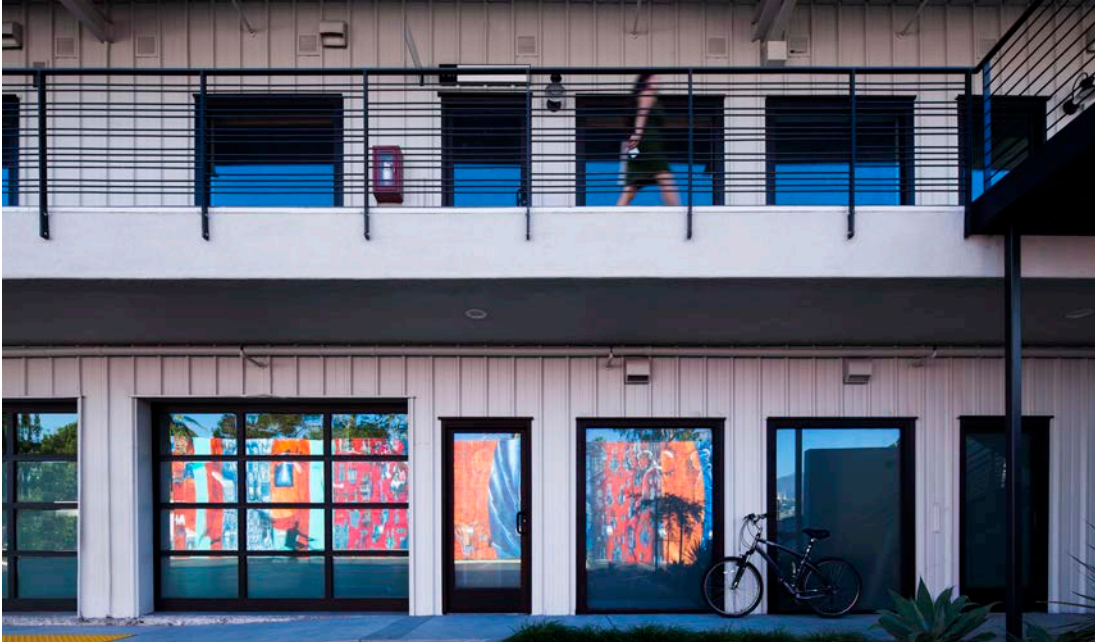
btuler@radiusgroup.com

CA Lic. 00643325



FOR LEASE | "THE PLATFORM" DOWNTOWN MULTI-USE COMPLEX

126 E. Haley St. & 417 Santa Barbara St. | Santa Barbara, CA 93101



PROPERTY BRIEF

The Platform at Haley and Santa Barbara Streets is now one of downtown Santa Barbara's most sought-after new projects. With its ability to accommodate a broad range of uses—from industrial and warehouse to retail and creative office—and convenient location just a few blocks from State Street and the Funk Zone, The Platform showcases an eclectic mix of businesses offering a dynamic place to work and a vibrant new destination for customers and patrons. The Platform's massive renovation is now complete and has totally transform the look and feel of the property and the neighborhood. Please contact Listing Agents for details about this exciting new downtown multi-use project on one of the hottest corridors in the city.

Property Specifics

Type	Multi-Use
Parking	Approx. 2/1,000
Available	See Enclosed
CSO	3%

Available Spaces

±2,268 SF (1st Flr. Corner Ind/Retail w/ Roll-up Door)	\$2.50/SF NNN (\$0.72)
±965 SF (2nd Flr. Office)	\$2.10/SF NNN (\$0.72)
±835 SF (Industrial w/ Roll-up Door)	\$2.50/SF NNN (\$0.72)

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.

Paul Gamberdella
805.879.9622
pgamberdella@radiusgroup.com
CA Lic. 01267748

Gene Deering
805.879.9623
gdeering@radiusgroup.com
CA Lic. 01450943

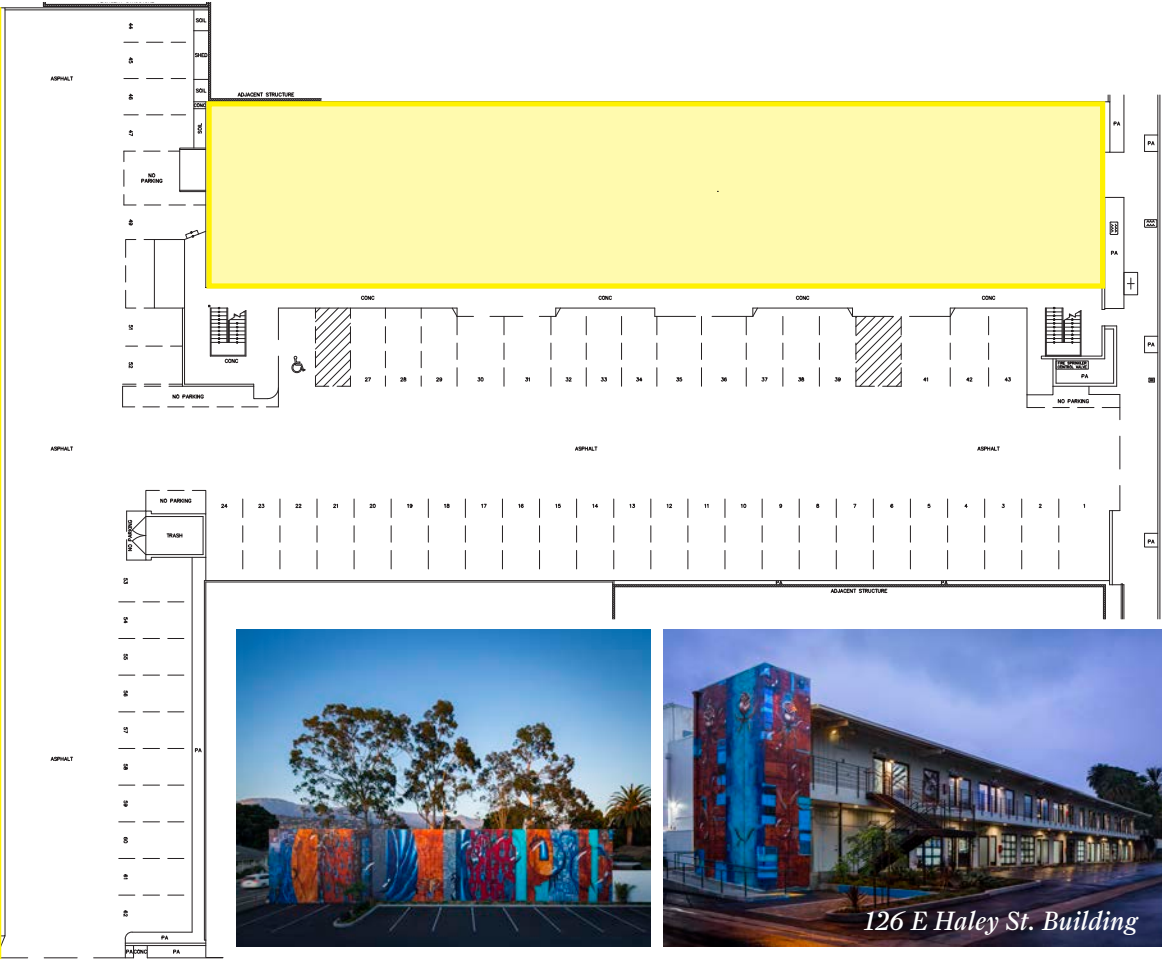
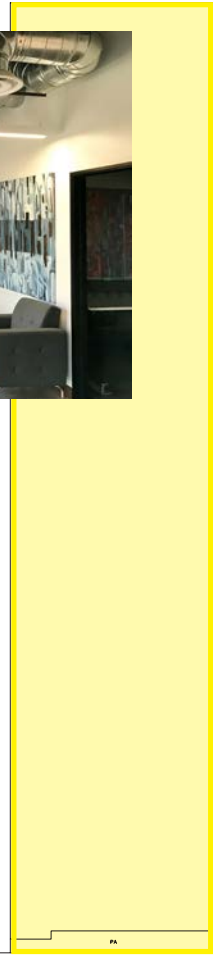
Bob Tuler
805.879.9605
btuler@radiusgroup.com
CA Lic. 00643325



FOR LEASE | "THE PLATFORM" DOWNTOWN MULTI-USE COMPLEX

126 E. Haley St. & 417 Santa Barbara St. | Santa Barbara, CA 93101

SITE PLAN



SANTA BARBARA STREET

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.

Paul Gamberdella
805.879.9622
pgamberdella@radiusgroup.com
CA Lic. 01267748

Gene Deering
805.879.9623
gdeering@radiusgroup.com
CA Lic. 01450943

Bob Tuler
805.879.9605
btuler@radiusgroup.com
CA Lic. 00643325

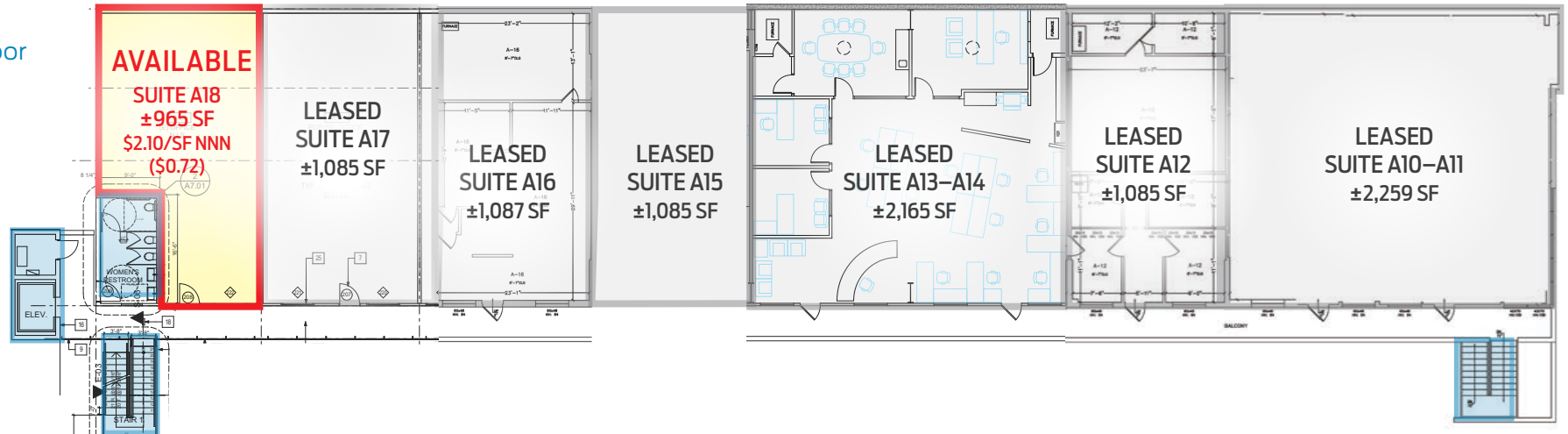


FOR LEASE | "THE PLATFORM" DOWNTOWN MULTI-USE COMPLEX

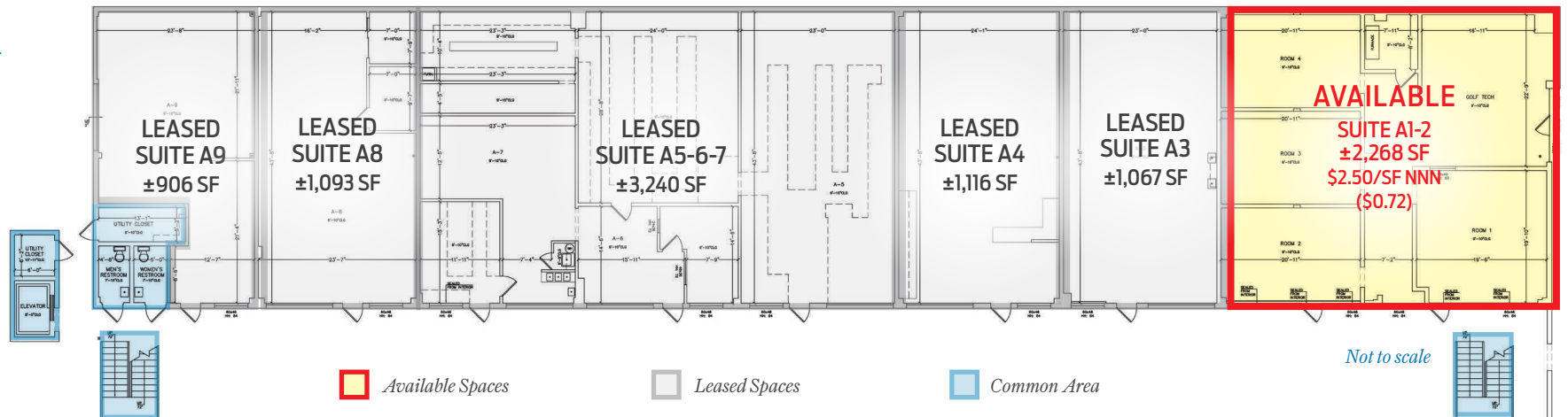
126 E. Haley St. & 417 Santa Barbara St. | Santa Barbara, CA 93101

AVAILABLE | 126 E. HALEY ST. FLOOR PLAN

2nd Floor



1st Floor



Available Spaces

Leased Spaces

Common Area

Not to scale

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.

Paul Gamberdella
 805.879.9622
pgamberdella@radiusgroup.com
 CA Lic. 01267748

Gene Deering
 805.879.9623
gdeering@radiusgroup.com
 CA Lic. 01450943

Bob Tuler
 805.879.9605
btuler@radiusgroup.com
 CA Lic. 00643325



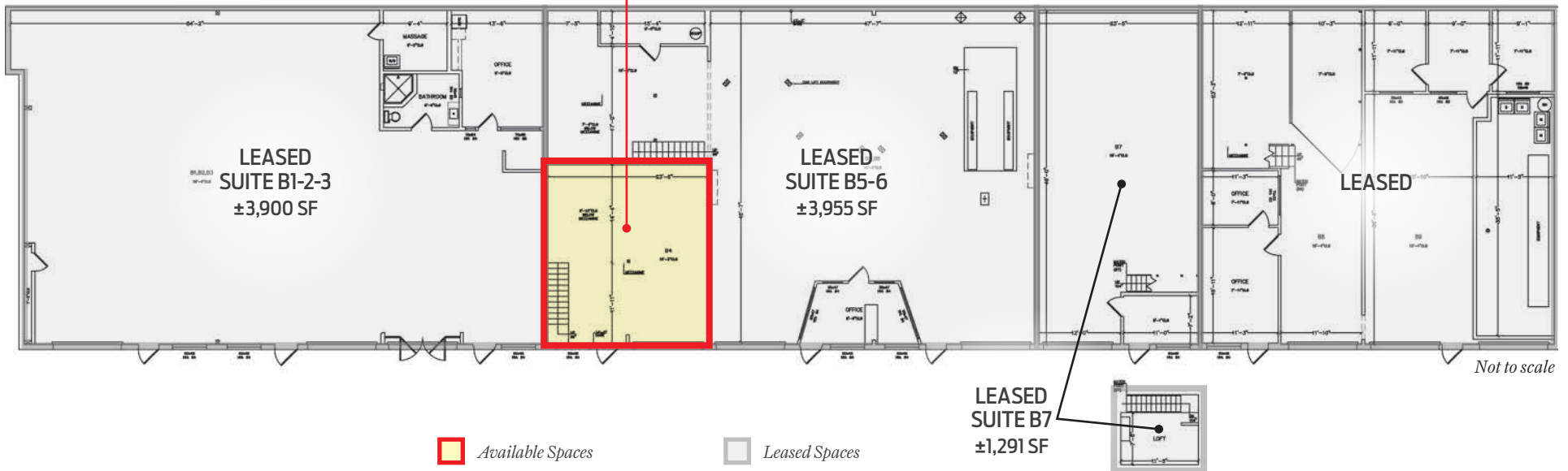
FOR LEASE | "THE PLATFORM" DOWNTOWN MULTI-USE COMPLEX

126 E. Haley St. & 417 Santa Barbara St. | Santa Barbara, CA 93101

FLOORPLAN | 417 SANTA BARBARA ST.



AVAILABLE SUITE B4
 ±835 SF
 \$2.50/SF NNN (\$0.72)
 Only 1 Parking Space Provided.
 Approx. 14.5 ft. Ceiling Height.



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.

Paul Gamberdella
 805.879.9622
pgamberdella@radiusgroup.com
 CA Lic. 01267748

Gene Deering
 805.879.9623
gdeering@radiusgroup.com
 CA Lic. 01450943

Bob Tuler
 805.879.9605
btuler@radiusgroup.com
 CA Lic. 00643325



FOR LEASE | "THE PLATFORM" DOWNTOWN MULTI-USE COMPLEX

126 E. Haley St. & 417 Santa Barbara St. | Santa Barbara, CA 93101

LOCATION | DOWNTOWN SANTA BARBARA & THE FUNK ZONE



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.

Paul Gamberdella
805.879.9622
pgamberdella@radiusgroup.com
CA Lic. 01267748

Gene Deering
805.879.9623
gdeering@radiusgroup.com
CA Lic. 01450943

Bob Tuler
805.879.9605
btuler@radiusgroup.com
CA Lic. 00643325



FOR LEASE | "THE PLATFORM" DOWNTOWN MULTI-USE COMPLEX

126 E. Haley St. & 417 Santa Barbara St. | Santa Barbara, CA 93101

- | | |
|-------------------------------|-------------------------------------|
| 1 Carr Winery | 10 Paragon Academy Jiu Jitsu-Boxing |
| 2 Santa Barbara Design Center | 11 Ooty's Scooters |
| 3 Ace Hardware | 12 Santa Barbara Dance Arts |
| 4 Office Max | 13 Buena Onda |
| 5 Smart & Final | 14 Bici Centro |
| 6 Arnold's Cafe | 15 ah juice |
| 7 Pure Order Brewing Co. | 16 Art From Scrap |
| 8 Telegraph Brewing Co. | 17 Antioch University |
| 9 Hofman Architecture | 18 Dune Coffee Roasters |



Paul Gamberdella
805.879.9622
pgamberdella@radiusgroup.com
CA Lic. 01267748

Gene Deering
805.879.9623
gdeering@radiusgroup.com
CA Lic. 01450943

Bob Tuler
805.879.9605
btuler@radiusgroup.com
CA Lic. 00643325





Demographics, Tourism & Market Info.

FOR LEASE | "THE PLATFORM" DOWNTOWN MULTI-USE COMPLEX

126 E. Haley St. & 417 Santa Barbara St. | Santa Barbara, CA 93101

MARKET OVERVIEW

Santa Barbara | The American Riviera

Symbolizing the ultimate in casual California lifestyle, Santa Barbara is undoubtedly one of America's most desirable destinations to live and travel.



Located on a pristine coastline approximately 337 miles south of San Francisco and 93 miles north of Los Angeles, Santa Barbara is nestled between the Pacific Ocean and the Santa Ynez Mountains on a stretch of coast known as the "American Riviera" because of its favorable Mediterranean climate.

With a population of approximately 92,000, Santa Barbara is both small and vibrant. Locals and visitors alike are drawn to the city's charming downtown and picturesque State Street with its rich Spanish architecture and historical sites, and wide variety of shops and galleries, numerous Zagat-rated restaurants, thriving open-air shopping centers like the famed Paseo Nuevo, pristine, sunny beaches and harbor, and countless other outdoor attractions including the Santa Barbara Zoo, Santa Barbara Mission, Stearns Wharf and Santa Barbara Museum of Natural History, to name just a few. Plus, with nearly 100 wineries within a short drive, Santa Barbara County is a world renowned wine region.

"Best Beach Town"

Sunset Magazine's 2015 Inaugural Travel Awards

"The 12 Best Cities for a Weekend Getaway"

U.S. News & World Report

"30 Best Small Cities in America"

Condé Nast Traveler's Readers' Choice Awards

Paul Gamberdella

805.879.9622

pgamberdella@radiusgroup.com

CA Lic. 01267748

Gene Deering

805.879.9623

gdeering@radiusgroup.com

CA Lic. 01450943

Bob Tuler

805.879.9605

btuler@radiusgroup.com

CA Lic. 00643325



FOR LEASE | "THE PLATFORM" DOWNTOWN MULTI-USE COMPLEX

126 E. Haley St. & 417 Santa Barbara St. | Santa Barbara, CA 93101

MARKET OVERVIEW

Economy

As a major travel destination, Santa Barbara's tourism and hospitality industry are vital components of the local economy, which also includes a very large service sector (nearly 35%), education, technology, health care, finance, agriculture, manufacturing, and local government. Education in particular is well-represented with five higher learning institutions including UCSB, Santa Barbara City College and Westmont College. Santa Barbara has a vibrant, growing tech industry, expanding hotels with over 500 new rooms coming online in the near future, and additional extensive development.

Rank	Employer	# Employees	Rank	Employer	# Employees
1	University of California, Santa Barbara	6,200	6	Raytheon	1,500
2	County of Santa Barbara	4,000	7	Sansum Clinic	1,500
3	Santa Barbara Cottage Hospital	2,500	8	City of Santa Barbara	1,000
4	Santa Barbara City College	2,000	9	United States Postal Service	1,000
5	Santa Barbara School Districts	1,800	10	Union Bank	950



Demographics

2018 Est. Population	30,627 (1-mile radius)
	92,520 (3-mile radius)
	114,747 (5-mile radius)
Annual Tourism	7.2 million / yr.
Visitor-Related Spending	1.9 billion / yr.
Households	45,754
Age 0-18	18.6%
Age 18-44	42.0%
Age 44-64	25.2%
Age 65+	14.2%

County of Santa Barbara Population

Buellton	4,893
Solvang	5,363
Guadalupe	7,144
Carpinteria	13,442
Goleta	30,202
Lompoc	43,314
Santa Barbara	90,385
Santa Maria	101,103
Unincorporated	137,552
Total	433,398

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.

Paul Gamberdella
805.879.9622
pgamberdella@radiusgroup.com
CA Lic. 01267748

Gene Deering
805.879.9623
gdeering@radiusgroup.com
CA Lic. 01450943

Bob Tuler
805.879.9605
btuler@radiusgroup.com
CA Lic. 00643325



FOR LEASE | "THE PLATFORM" DOWNTOWN MULTI-USE COMPLEX

126 E. Haley St. & 417 Santa Barbara St. | Santa Barbara, CA 93101

MARKET OVERVIEW

Tourism

Santa Barbara welcomes over 7.2 million tourists per year and approximately 30 cruise ships annually generating more than \$1.9 billion in visitor spending each year.

Santa Barbara is sometimes referred to as the American Riviera. Its beautiful beaches, majestic mountains, and colorful culture make Santa Barbara a premier resort destination as well as an attraction for neighbor counties such as Ventura County (population 854,223), San Luis Obispo County (population 252,631) and Los Angeles County (population 10,163,507). World-class accommodations and dining await many visitors. From the City, you are just minutes away from Santa Barbara wine country. The gorgeous Santa Ynez Valley, with its breath-taking vistas, is home to such notable attractions as Solvang and the Chumash Reservation.

The travel and tourism sector continues to be a driving force behind Santa Barbara County's economy. In 2019, leisure and hospitality workers totaled 28,614, according to UCSB's Economic Forecast Project. (Compare that to 4,009 workers in the tech industry, 18,341 in retail and 23,035 in farming.) Annual spending by travelers to the South Coast totals more than \$1.9 billion and generates more than \$45 million in yearly tax revenues, according to Destination Analysts, a tourism market research firm.



- Approx. 7.2 Million visitors to the South Coast in 2017.
- Visitor split — 67.4% California Travelers, 17% Other US States, 17% International.
- 24% of visitors spend at least 1 night in area hotels. Average trip length 3 days / 2.4 nights.
- \$1.9 Billion in direct visitor spending annually.
- The region is home to 220 vineyards and 23,000 acres of vineyards.
- Tourism & Hospitality Industry supports roughly 18,341 jobs.

Source: 2016/2017 Destination Analysts & Visit Santa Barbara

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.

Paul Gamberdella
805.879.9622
pgamberdella@radiusgroup.com
CA Lic. 01267748

Gene Deering
805.879.9623
gdeering@radiusgroup.com
CA Lic. 01450943

Bob Tuler
805.879.9605
btuler@radiusgroup.com
CA Lic. 00643325



FOR LEASE | "THE PLATFORM" DOWNTOWN MULTI-USE COMPLEX

126 E. Haley St. & 417 Santa Barbara St. | Santa Barbara, CA 93101

MARKET OVERVIEW

Additional Regional highlights

American Airlines offers new nonstop flight from Dallas Fort-Worth to Santa Barbara plus Santa Barbara features the region's only commercial airport serviced by four national commercial airlines with direct flights to most major cities on the West Coast

Myriad festivals and events (Santa Barbara International Film Festival, Santa Barbara 100, FestForward, International Wine Film Festival and Santa Barbara Acoustic Instrument Celebration) impact visitation and economic vitality

MOXI, The Wolf Museum of Exploration + Innovation (New!), Santa Barbara Museum of Art (Major Renovation!), Stearns Wharf, Santa Barbara Maritime Museum, Santa Barbara Mission, Granada Theatre, Arlington Theater - all serve as major attractions drawing visitors and locals alike

Craft breweries continue to proliferate with the arrival of M. Special Brewing Co., Brass Bear Brewing & Bistro, Third Window Brewing Co. Draughtsmen Aleworks and more.



Recently completed, The Hotel Californian on lower State Street boasts 123 rooms, over 20,000 sq. ft. of retail space and paseos

Paul Gamberdella
805.879.9622
pgamberdella@radiusgroup.com
CA Lic. 01267748

Gene Deering
805.879.9623
gdeering@radiusgroup.com
CA Lic. 01450943

Bob Tuler
805.879.9605
btuler@radiusgroup.com
CA Lic. 00643325

