

FOR LEASE | 2,200SF DOWNTOWN RETAIL SPACE

623 1/2 State St. | Santa Barbara, CA 93101

Lease Rate Reduction!



PROPERTY OVERVIEW

This perfectly located retail storefront is less than one block from the Paseo Nuevo Mall and centered in the heart of State Street. The property boasts large window frontage to attract the view of the many daily State street shoppers. The interior of the property is a very spacious 2,200 SF floor plan with a large rear storage space, ideal for any retailer. Please contact Austin and Chris for further information.

Offering Specifics

Type	Retail
Lease Rate	\$2.25/Mo. NNN (\$0.55)
Building Size	Approx. 2,200 SF
Term	3-5 Years
Parking	Three (3) Public Lots Within One Block
Ceiling Height	14'10"
HVAC	Throughout
Restrooms	One (1)
Frontage	Approx. 19'
Other	Landlord will consider a Pop-Up Shop

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.

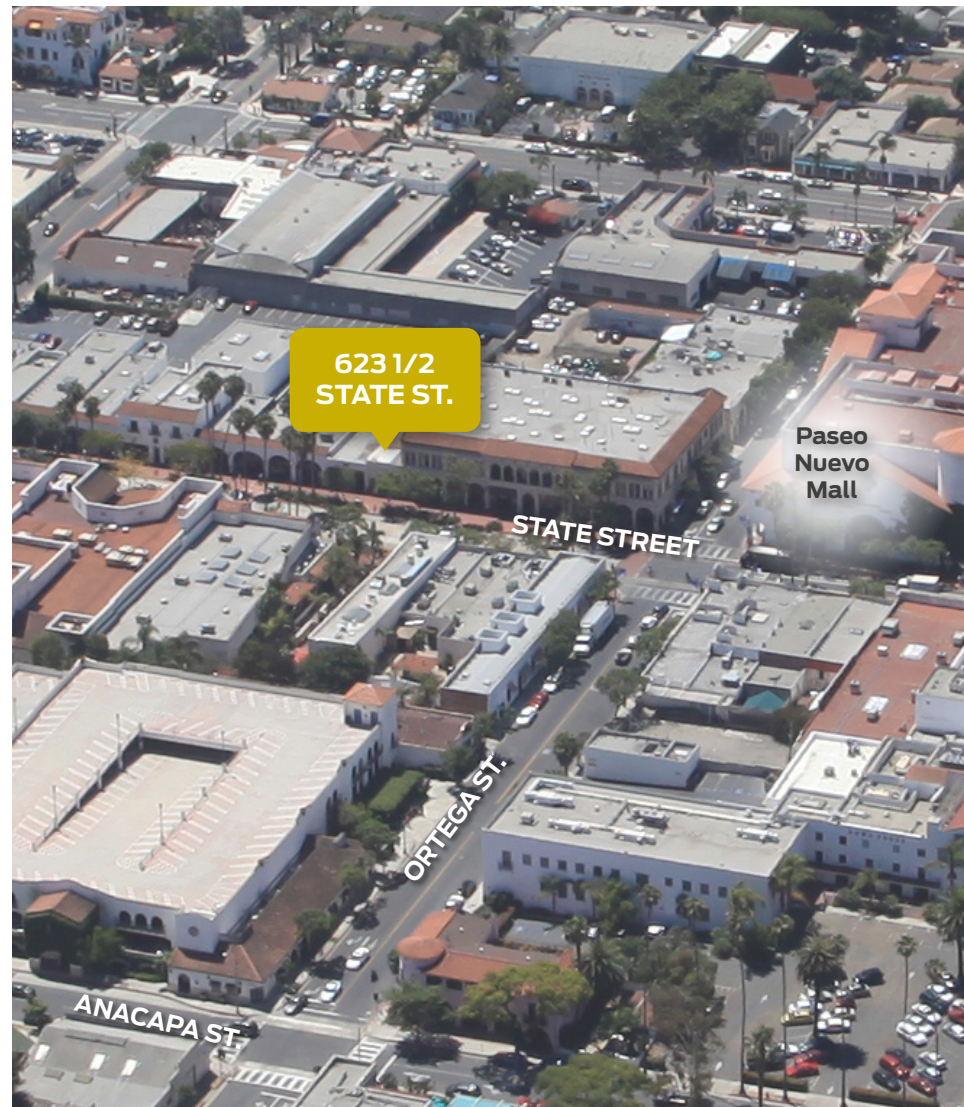
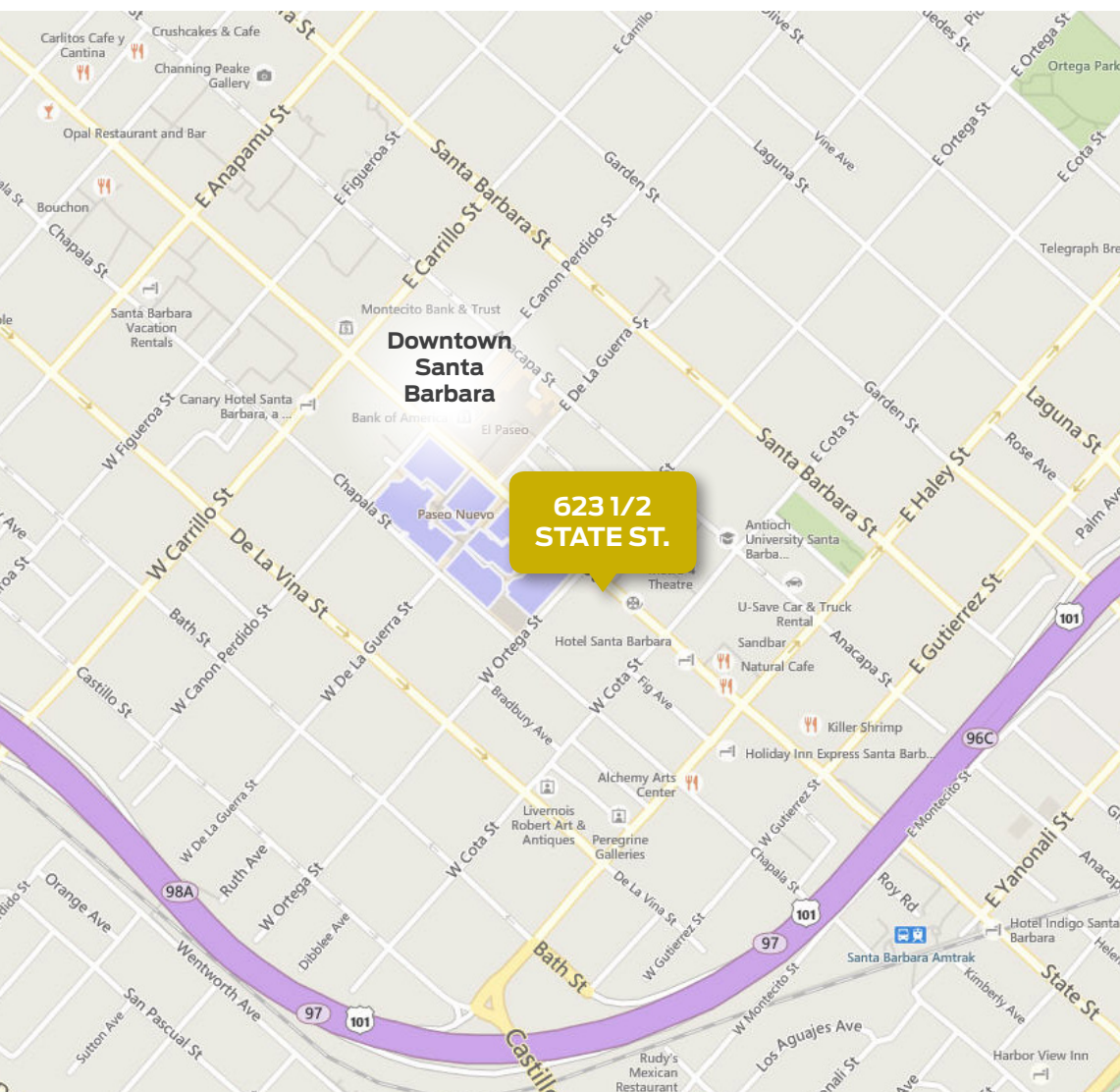
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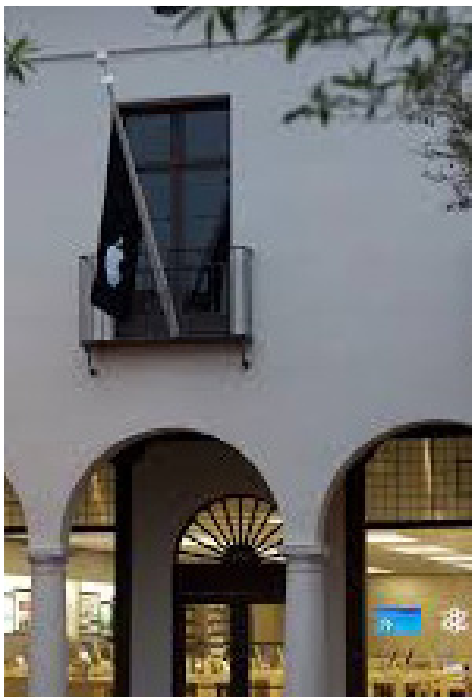
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DOWNTOWN NEIGHBORS



Anthropologie
Banana Republic
Kimpton Canary Hotel
Impact Hub
Invoca
LogicMonitor
lululemon

Paseo Nuevo Mall
RightScale
Sephora
Sonos
Sur la Table
Urban Outfitters

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DEMOGRAPHICS

623 1/2 State St.

2019 Estimates	1 Mile	3 Mile	5 Mile
Average Household Income:	\$81,368	\$119,774	\$128,671
2018 Population:	25,756	89,615	113,590
Estimated Population by 2024:	26,294	91,520	116,087
Adj. Daytime Population (16 Years +):	49,127	92,461	117,306

2019 Demographics from SitesUSA (0519)

Traffic Counts

State Street @623.5 State St.	5,711 ADT
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Traffic Counts from LandVision (0519)



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