

CASA ANATEGA

634 ANACAPA ST.

SANTA BARBARA, CA 93101

NOW AVAILABLE FOR LEASE

Brand new downtown mixed-use
development

Corner retail spaces ranging from
±1,692–±5,615 SF

Ideal for restaurant, coffee shop,
bank or other retail/office use



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NEW DOWNTOWN HARD CORNER OFFICE/RETAIL/RESTAURANT SPACE

For Lease | 634 Anapaca St. | Santa Barbara, CA 93101



Brand new corner retail space in a beautiful Spanish-style, Class A building located in downtown Santa Barbara on the corner of Anapaca and Ortega Streets, one block from State Street and directly across from City Parking Lot #10 with 553 spaces. These spaces will sit below 30 new luxury apartments and offer an ideal opportunity for restaurant, coffee shop, bank or other retail/office use. Contact Listing Agents for details.

Offering Specifics

Lease Rates	Suite A: \$4.00/SF NNN Suite B: \$3.25/SF NNN Suite C: \$3.25/SF NNN Combined: \$3.50/SF NNN
Sizes	Suite A: ±2,131 SF (Includes ±325 SF Patio) Suite B: ±1,792 SF (Includes ±272 SF Patio) Suite C: ±1,692 SF Combined: ±5,615 SF
TIA	TBD
Floor	1st
Parking	2 spaces in rear of building (553 parking spaces in the public lot across the street). Monthly parking available in the public lot across the street for \$140/month.
Restrooms	Private
HVAC	New
Zoning	C-2 (General Commercial)
Term	5-10 Years
Available	Immediately
Restaurants Improvements	Grease Trap & Hood Chase

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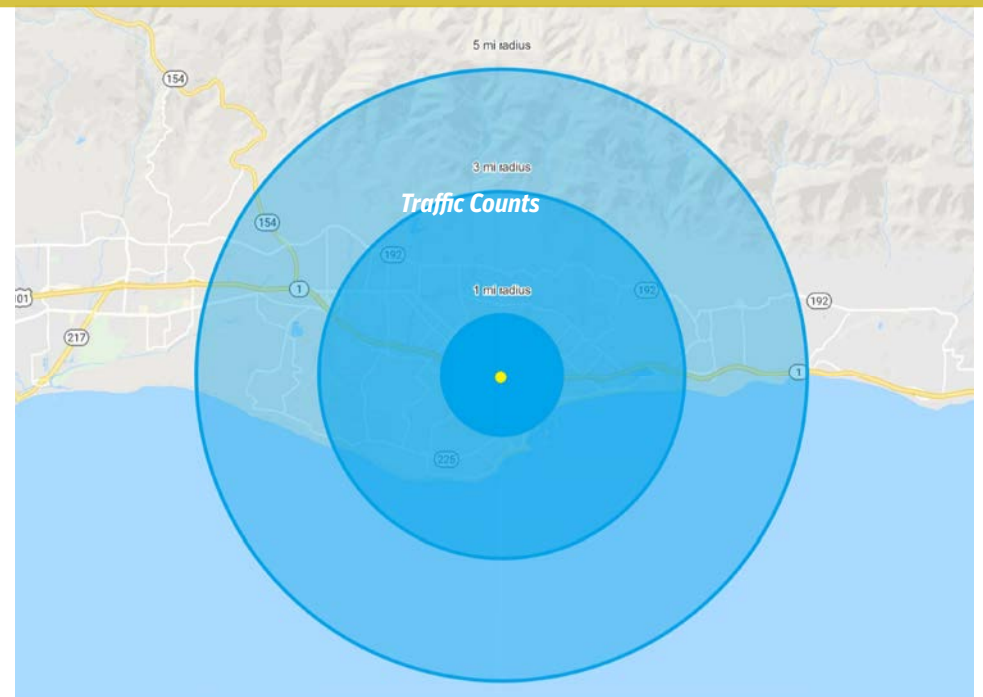
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DEMOGRAPHICS

634 Anapaca St.

Population	1 Mile	3 Miles	5 Miles
Estimated Population (2018)	30,627	92,520	114,747
Projected Population (2023)	31,245	94,483	117,276
Census Population (2010)	29,019	88,396	109,489
Census Population (2000)	29,537	90,834	111,278
Projected Annual Growth (2018-2023)	618 0.4%	1,963 0.4%	2,529 0.4%
Historical Annual Growth (2010-2018)	1,608 0.7%	4,124 0.6%	5,258 0.6%
Historical Annual Growth (2000-2010)	-518 -0.2%	-2,438 -0.3%	-1,789 -0.2%
Estimated Population Density (2018)	9,752 psm	3,273 psm	1,462 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
Households			
Estimated Households (2018)	12,374	36,577	45,754
Projected Households (2023)	12,698	37,565	47,030
Census Households (2010)	11,695	34,917	43,609
Census Households (2000)	11,434	35,417	43,936
Projected Annual Growth (2018-2023)	324 0.5%	988 0.5%	1,276 0.6%
Historical Annual Change (2000-2018)	940 0.5%	1,160 0.2%	1,818 0.2%
Average Household Income			
Estimated Average Household Income (2018)	\$82,231	\$120,919	\$128,667
Projected Average Household Income (2023)	\$99,559	\$150,251	\$159,895
Census Average Household Income (2010)	\$60,060	\$86,278	\$93,540
Census Average Household Income (2000)	\$48,993	\$72,407	\$78,604
Projected Annual Change (2018-2023)	\$17,328 4.2%	\$29,331 4.9%	\$31,228 4.9%
Historical Annual Change (2000-2018)	\$33,238 3.8%	\$48,512 3.7%	\$50,063 3.5%
Median Household Income			
Estimated Median Household Income (2018)	\$62,441	\$88,786	\$92,836
Projected Median Household Income (2023)	\$72,289	\$102,262	\$105,927
Census Median Household Income (2010)	\$47,998	\$63,363	\$65,477
Census Median Household Income (2000)	\$37,459	\$53,849	\$57,378
Projected Annual Change (2018-2023)	\$9,847 3.2%	\$13,475 3.0%	\$13,090 2.8%
Historical Annual Change (2000-2018)	\$24,982 3.7%	\$34,937 3.6%	\$35,458 3.4%
Daytime Demographics (2018)			
Total Businesses	4,361	7,485	8,831
Total Employees	42,305	71,587	84,707
Company Headquarter Businesses	31 0.7%	50 0.7%	53 0.6%
Company Headquarter Employees	2,188 5.2%	7,365 10.3%	7,507 8.9%
Employee Population per Business	9.7 to 1	9.6 to 1	9.6 to 1
Residential Population per Business	7.0 to 1	12.4 to 1	13.0 to 1
Adj. Daytime Demographics Age 16 Years or Over	49,293	97,602	119,461



Traffic Counts

Southbound Anapaca St. at Ortega St. (One-way) 9,730 ADT
 Eastbound Ortega St. at Anapaca St. 5,699 ADT

Traffic Counts from The City of Santa Barbara

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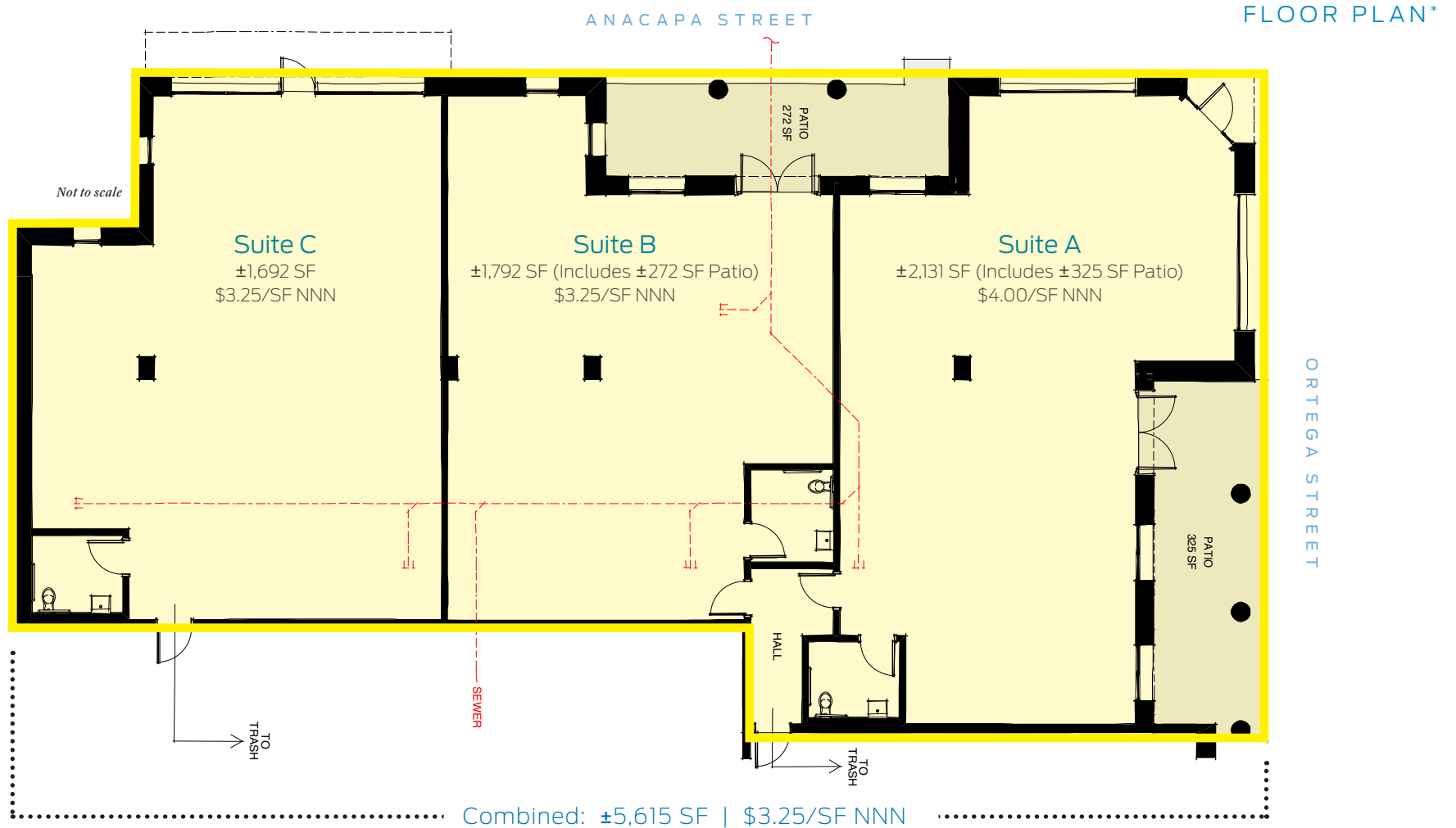
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*Bathrooms shown on the floorplan are conceptual. Landlord will provide a Tenant Improvement Allowance and the tenant will be responsible for their interior buildout, including bathrooms.

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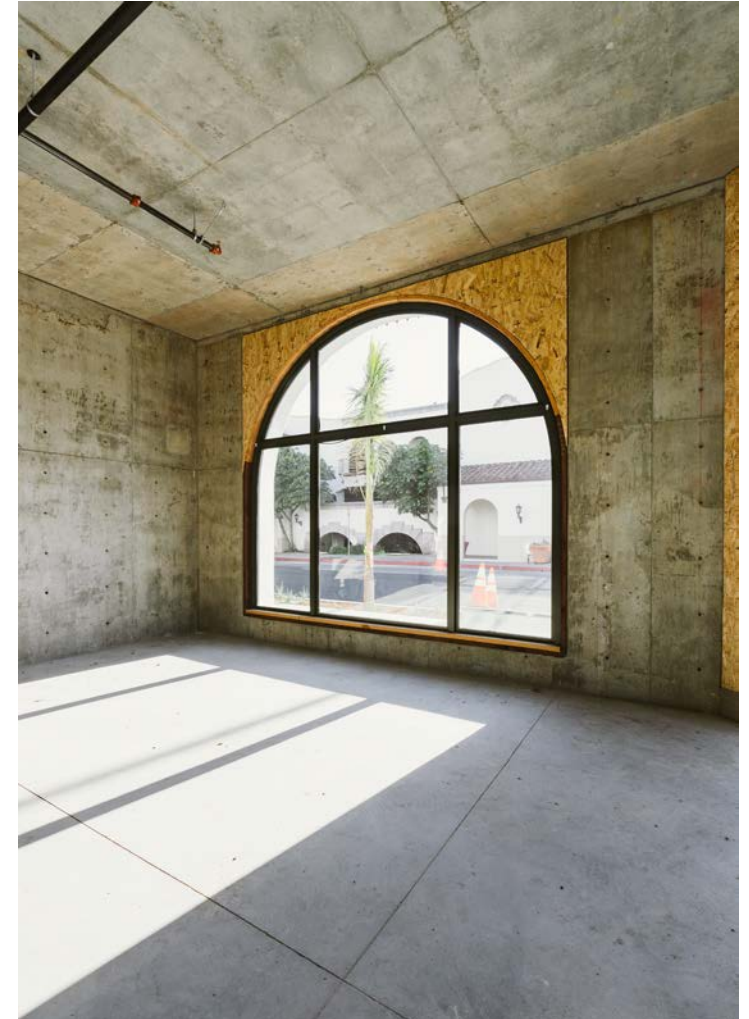
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PROPERTY PHOTOS



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THE MARKET

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. This stretch of coast is known as the "American Riviera" because of its mild Mediterranean climate.

With a population of approximately 92,101, Santa Barbara is both small and vibrant. Locals and visitors are drawn to the city's charming downtown and picturesque State Street with its rich Spanish architecture and historical sites, wide variety of shops and galleries, numerous Zagat-rated restaurants and thriving open-air shopping centers like the famed Paseo Nuevo Mall. Pristine, sunny beaches, an expansive harbor and countless outdoor attractions including the Santa Barbara Zoo, Santa Barbara Mission, Stearns Wharf and Santa Barbara Museum of Natural History all add to the area's appeal. And with nearly 220 vineyards within a short drive, Santa Barbara County is a renowned wine region offering an array of some of the finest labels in the world.

"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

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THE MARKET

Tourism

Annually, Santa Barbara welcomes more than 7.2 million tourists and approximately 30 cruise ships which generate over \$1.9 billion in visitor spending.

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

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MARKET OVERVIEW

The Urban Wine Trail

Santa Barbara's acclaimed Urban Wine Trail offers novices and aficionados the opportunity to learn about and taste wines of many different varieties crafted from Santa Barbara County's finest vineyards. With 35 tasting rooms conveniently located in the Funk Zone just blocks from downtown and the beach, the wine trail was created to provide the ideal adventure for those wanting to sip and savor without the lengthy car ride.

A uniquely "green" experience, the Urban Wine Trail can be navigated entirely by foot, bike or even pedicab, allowing for detours to shop, sight see and sink your toes in the sand. While rolling hills and breathtaking vineyards are certainly a treat, this urban option is a dream for those looking to maximize their wine tasting experience without ever leaving the excitement and amenities of downtown Santa Barbara and the beach.



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