

FOR LEASE. ■ RETAIL / OFFICE SPACE

22 W. Mission Steet
SANTA BARBARA

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
leecentralcoast.com



PROPERTY OVERVIEW

This charming space is available January 2019 or sooner.

Perfect size under 2,000 SF with plenty of natural light, high ceilings, and exposed beam roofing. Most recently the space has been used as a yoga studio and features a large session room with hard wood floors and an additional entrance. It has been kept in immaculate condition and is wonderfully maintained and aesthetically pleasing.

The space has tons of character making it perfect for a fitness or artistic use, as well as creative or professional offices. Included is a fully functioning kitchen, two private bathrooms and wonderful courtyard with fountains along with three assigned parking spaces located in the back parking lot.



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PROPERTY SUMMARY:

LEASE RATE: \$4500 per month
LEASE TYPE: MG
SIZE: 1,760 SF
ZONING: C-2
LOT SIZE: 15,246 SF
PARKING: 3 Spaces
RESTROOMS: 2 Private M+W
HVAC: Yes
FIRE SPRINKLED: Yes
MULTIPLE EXITS: Yes (3)
HANDICAPPED RAMP: Yes

LOCATION

Great location on Mission Street, one block from State Street with a freeway on-ramp on Mission Street, with average daily traffic counts of 13,762 per day passing by the site. Site has an easy access to the lower Riviera and nearby amenities are plentiful and include; The Daily Grind, Garrets, Mission Ice Cream & Yogurt, and Cajun Kitchen. The De La Vina area is well loved by young professionals and families of the lower riviera and is a perfect place to run a business in this calmer and more refined area of town.



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ENTRANCE



BACK PATIO

Christi Vior | 805.962.6700 x105 | cvior@lee-associates.com | CalDRE #803953 **Sharif Elseify** | 805.962.6700 x106 | selseify@lee-associates.com | CalDRE #01984886

The information contained herein has been obtained from sources that have been deemed reliable. While we have no reason to doubt its accuracy we do not guarantee it.

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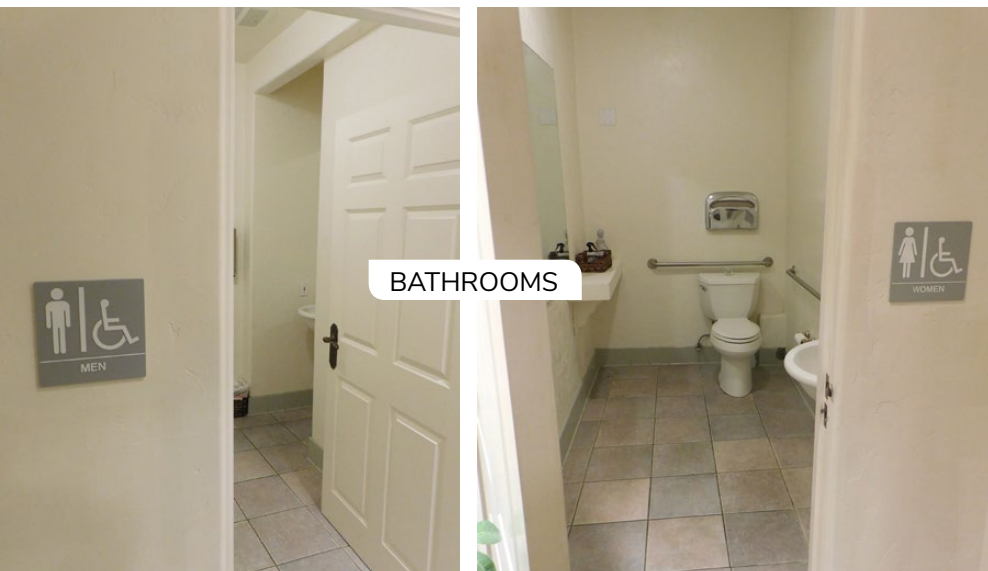
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KITCHEN



RECEPTION AREA



BATHROOMS



STUDIO

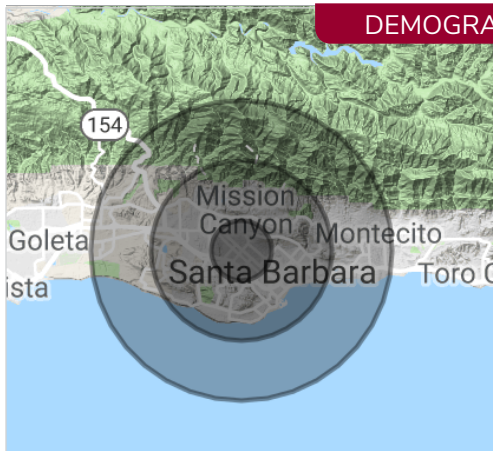
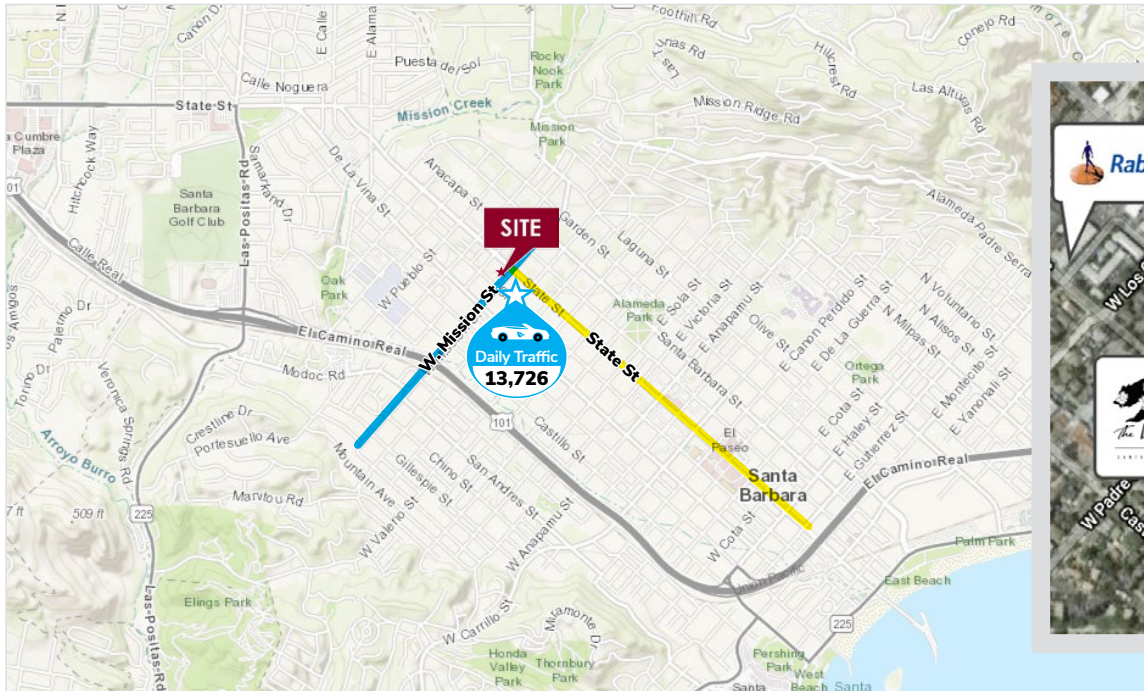
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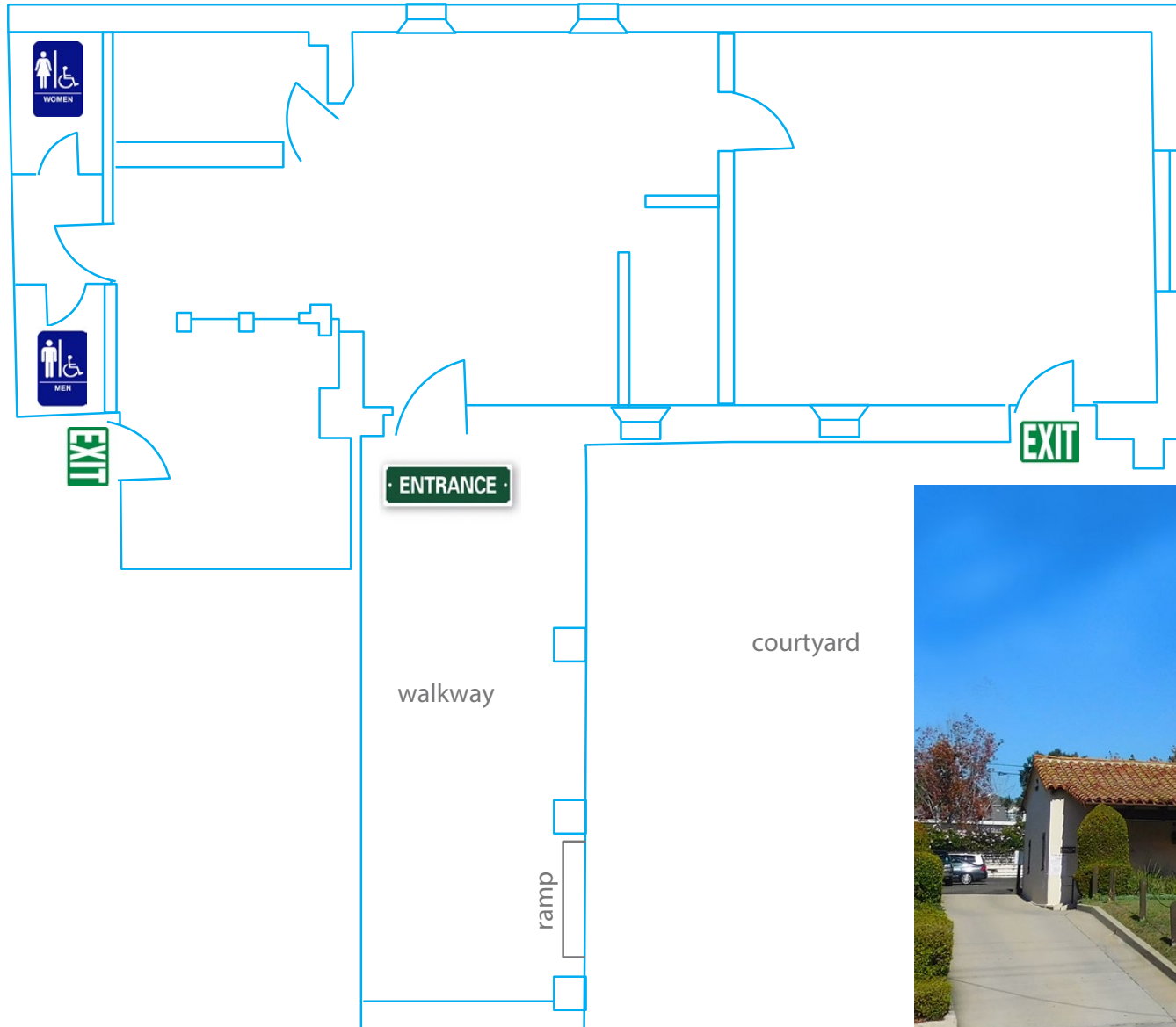
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	27,591	98,629	125,485
Population Density	8,782	3,488	1,598
Median Age	37.6	38.9	39.1
Median Age (Male)	36.0	38.1	38.4
Median Age (Female)	38.9	40.1	40.3
Total Households	11,460	39,866	49,663
# of Persons Per HH	2.4	2.5	2.5
Average HH Income	\$81,181	\$88,429	\$94,265
Average House Value	\$873,421	\$912,625	\$930,474

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FLOOR PLAN:
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