

## FOR LEASE

±3,260 SF Retail/Industrial  
Building Conveniently  
Located in Downtown  
Santa Barbara

High-End Finishes

12 Ft. Ceilings & Skylights

322 E. COTA ST.  
SANTA BARBARA, CA 93101

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## PROPERTY OVERVIEW

This downtown Santa Barbara retail/industrial building can accommodate a variety of uses. The unique architecture, high-end finishes, 12' ceilings and exposed beams make this a beautifully designed building. A combination of open floor area and private offices make it perfect for showroom plus office. Several skylights provide natural light throughout. Please contact Listing Agents for a showing.

## Offering Specifics

Lease Rate	\$1.95/SF NNN (\$0.49)
Size	±3,260 SF
Parking	Gated On-Site Parking
Ceiling Height	12 ft. (In The Front Building)
Fire Sprinklers	None
Sliding Door	Ground Level (Back Building)
Zoning	C-M
CSO	2.5%



*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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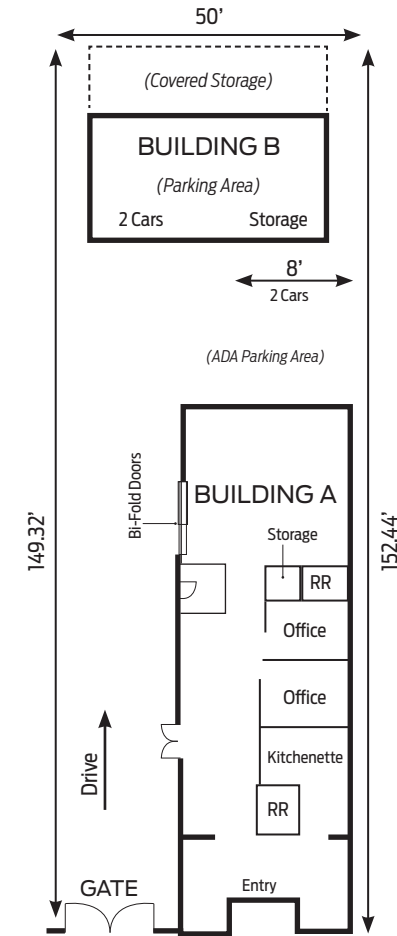
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## FLOOR/SITE PLAN & PROPERTY PHOTOS



Not to scale

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- |                               |                                     |
|-------------------------------|-------------------------------------|
| 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 Arnoldi'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             |



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## 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*

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