



23 E. YANONALI ST.

Uses Include: Ocean-related,
Art Gallery & Art-related,
Restaurant, Small Stores,
Any use permitted in
R-3 Zone

23 E. YANONALI ST.

SANTA BARBARA, CA 93101

10,028 SF Prime Funk Zone Parcel Near Beach

Price Reduced! Now Offered at \$2,900,000

Brad Frohling
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FOR SALE | APPROX. 10,028SF LAND IN THE FUNK ZONE

23 E. Yanonali St. | Santa Barbara, CA 93101

Price Reduced! Now Offered at \$2,900,000



PROPERTY OVERVIEW

This high visibility funk zone property is a large paved lot on the corner of Yanonali and Helena Street is approximately 10,028 square foot parcel. This zoning allows for all R3 residential uses so long that the residential use does not exceed 70% of the overall use in a mixed use project. Other uses include ocean related, recreational, arts, restaurants, small stores. Property is located one block off of lower State Street, and less than a quarter mile from the beach in the heart of the Funk Zone.

Offering Specifics

Type	Land
Price	\$2,900,000 (\$289/SF)
Lot Size	Approx. 10,028 SF
APN	033-052-018
Zoning	CO-CAR (Coastal oriented commercial, arts and recreational)
CSO	2.5%

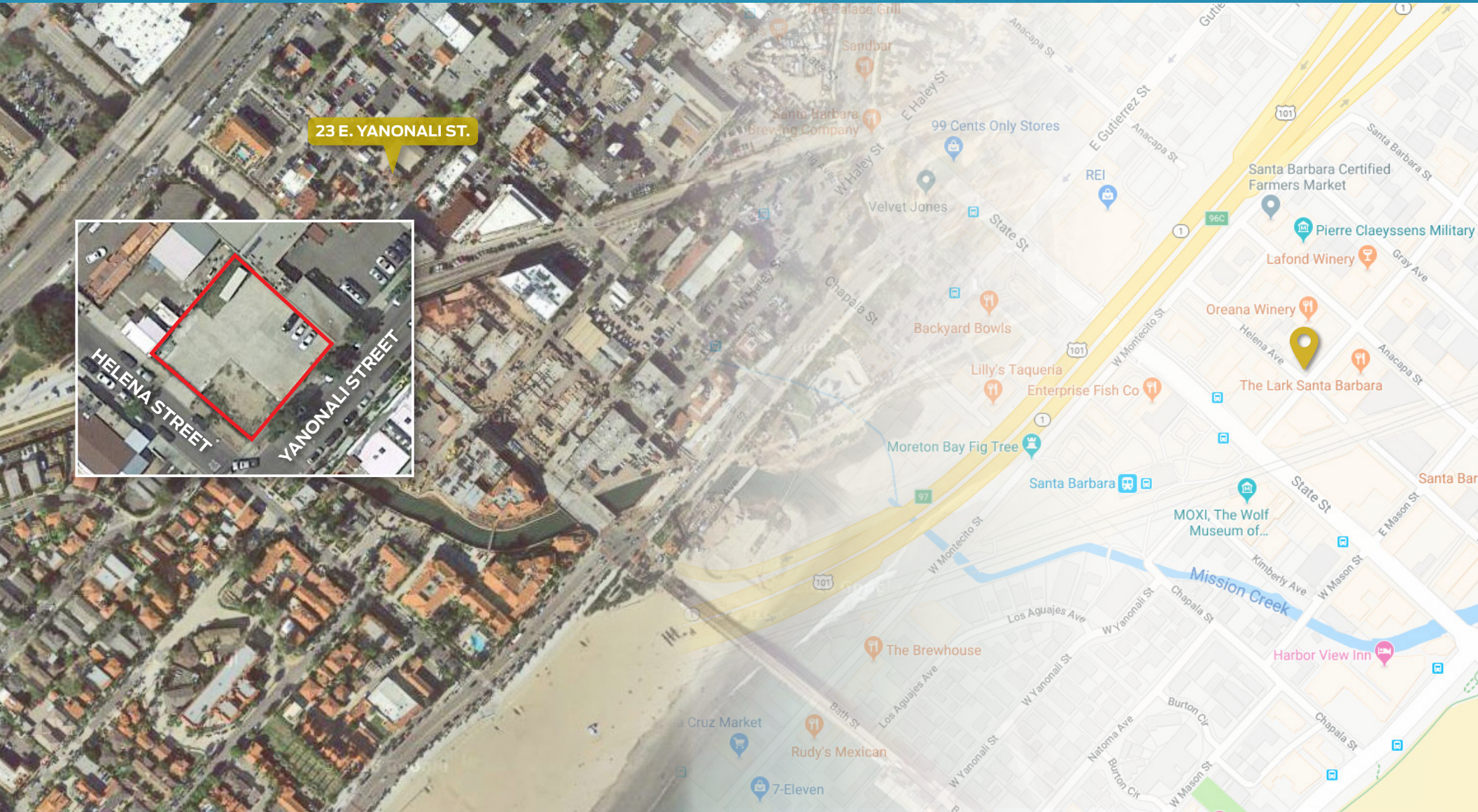
The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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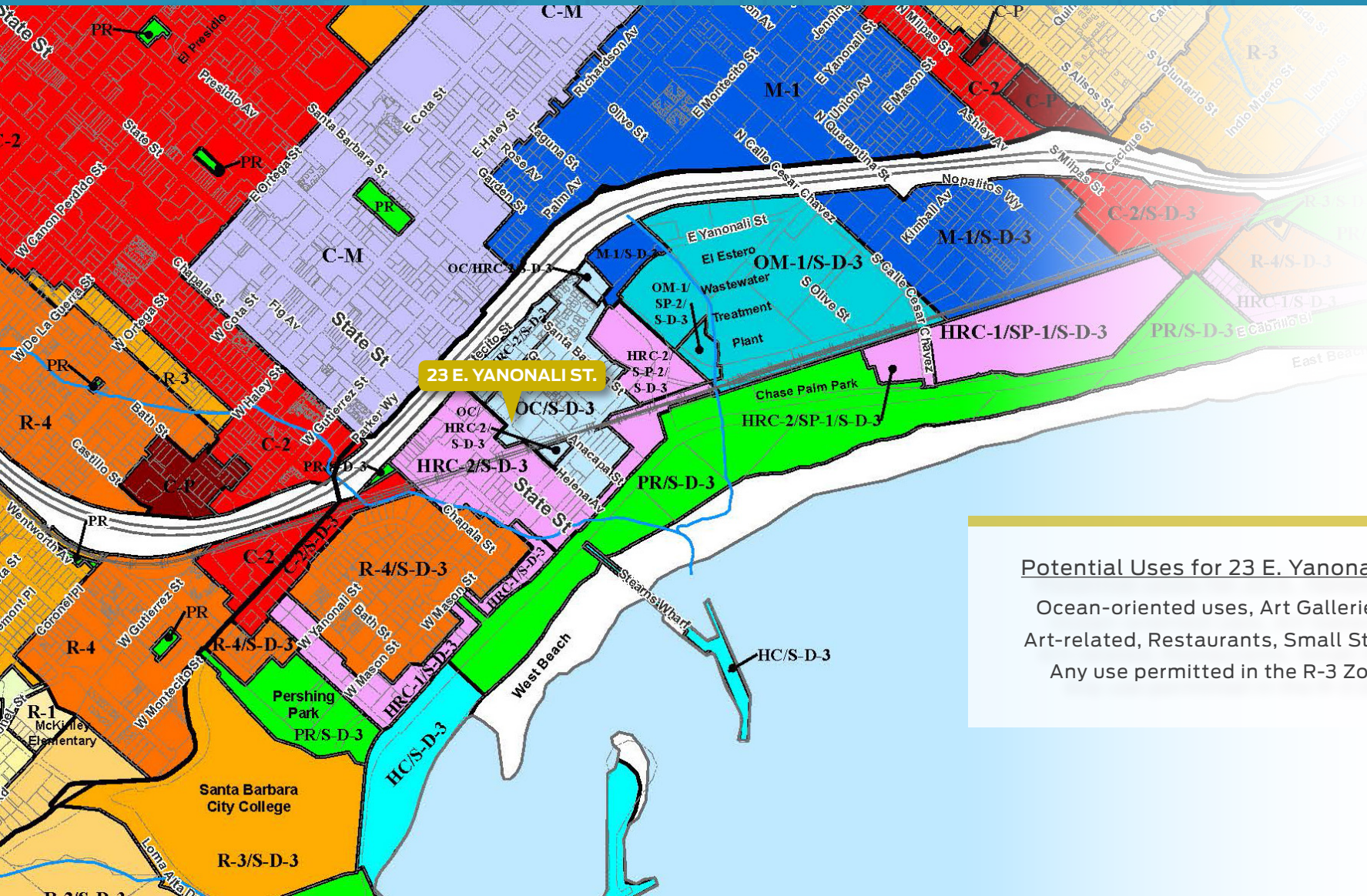


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Potential Uses for 23 E. Yanonali St.

Ocean-oriented uses, Art Galleries & Art-related, Restaurants, Small Stores,
Any use permitted in the R-3 Zone

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FOR SALE | APPROX. 10,028SF LAND IN THE FUNK ZONE

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Neighboring Merchants, Businesses & Attractions

- 1 The Arts Fund
- 2 Santa Barbara Wine Collective
- 3 Yoga Soup
- 4 Santa Barbara Roasting Company
- 5 Greyhound & Amtrak Stations
- 6 Hotel Indigo Santa Barbara
- 7 D'Angelo Pastry & Bread
- 8 Mountain Air Sports
- 9 Lighthouse Skate Shop
- 10 Metropulos Fine Foods Merchant
- 11 REI
- 12 Enterprise Fish Co.
- 13 Figueroa Mountain Brewery
- 14 The Lark Restaurant
- 15 The Californian Hotel
- 16 MOXI: Wolf Museum of Exploration + Innovation
- 17 The Wayfarer Hotel
- 18 Casa Blanca Restaurant & Cantina
- 19 Channel Islands Surfboards
- 20 Santa Barbara FisHouse
- 21 CrossFit Santa Barbara
- 22 Seven Bar & Kitchen
- 23 Loquita



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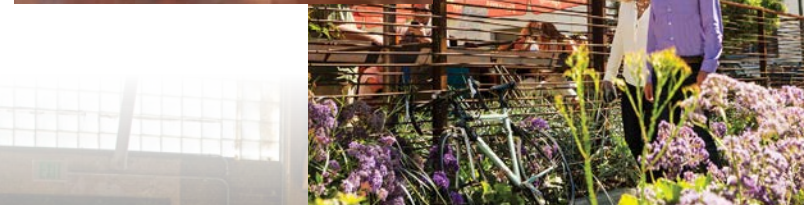
The Funk Zone: Santa Barbara's Unique Arts, Business & Industrial District

Over the past few years Santa Barbara's Funk Zone has exploded into a contemporary sub-culture of artisan shops, galleries, hip eateries, award-winning microbreweries, a craft distillery, and the Urban Wine Trail with 29 wine tasting rooms all within walking distance. Perfectly situated in Santa Barbara's up-and-coming waterfront just footsteps from the beach, Stearns Wharf and the city's famed downtown, the mixed use neighborhood encompasses approximately 16 square blocks adjacent to State Street, the main commercial thoroughfare through the city, and is easily accessible off the 101 freeway and the Amtrak station.

Don't be deterred by the name; the area doesn't have a funk so much as it has a vibe. The Funk Zone delights visitors and locals with its rich tapestry of historical marine structures, industrial lots and old houses which support a colorful mixture of creative uses and give the zone its face, while its occupants that reside and work there embody its eclectic soul. With a spirit for innovation and community, the neighborhood offers the best that Santa Barbara has to offer wrapped in an eclectic, dynamic package. Artists, winemakers and chefs have taken up shop in aged warehouses and forgotten scuba shops, transforming the zone into an understated array of hidden hot spots.

Indeed the Funk Zone offers the perfect contrast to the pristine red tile roofs and charming Spanish-style architecture of Santa Barbara's historic downtown. Minus the polish and plus some grit, the Funk Zone has its own distinctive brand of charm. Filled with sightseers and locals, the Funk Zone offers the ultimate sense of discovery as it continues to evolve and get better as ever more businesses crop up in the 'hood.

THE MARKET



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