

# COMMERCIAL PROPERTY FOR SALE

614 - 618 E. Haley St., Santa Barbara, CA 93101

## PROPERTY OVERVIEW

Two commercial parcels for sale located on the dynamic and rapidly evolving Haley corridor. The former La Tolteca tortilla factory has been significantly upgraded to accommodate seller's business (*Pacific Timber Products*) for a quality door and window showroom and *Duo Catering*, a highly improved commercial kitchen and event space. There is a storage building located behind the main building. The adjacent parcel is a parking lot which is fenced, gated and nicely landscaped. The property is located in the City of Santa Barbara Priority Housing Overlay (37-63 du/acre) which may provide future development potential.

The East Haley area is thriving with several new developments including *Jardin de las Rosas*, a 40-unit apartment complex located at the corner of Haley & Salsipuedes, "The Mill", a 19,000 square-foot local artisan marketplace which includes *Potek Winery*, *Third Window Brewery*, *Wildwood Kitchen* and more. Other nearby businesses include *Telegraph Brewing Company*, *Carr Winery*, *AH Juice*, *Home Improvement Center*, *Buena Tile Showroom* and *Santa Barbara Design Center*.



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**PRICE:** **\$3,300,000**

## 614 E. Haley Street

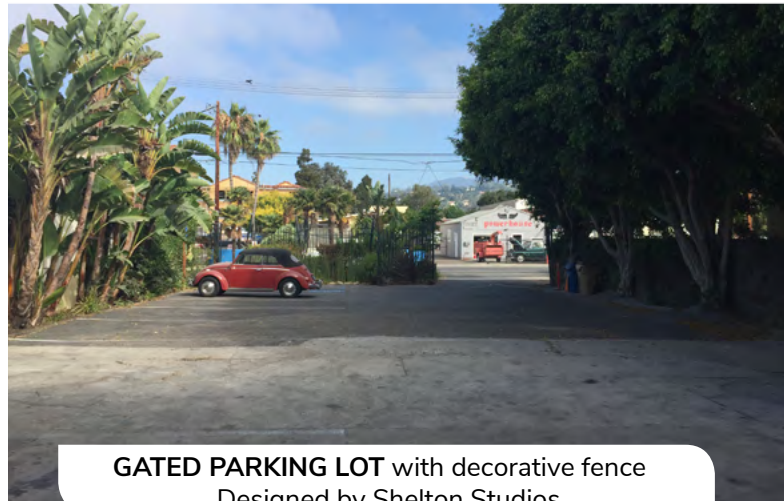
**APN:** 031-293-004  
**SIZE:** ± 7,405 SF  
**MAIN BUILDING SIZE:** ± 3,672 SF  
**SHED:** ± 680 SF  
**TOTAL:** ± 4,352 SF  
**PARKING:** 3 Spaces  
**ROOF REPLACED:** 2009  
**ZONING:** C-M (Commercial Manufacturing)

**TENANT:** Cassoulet, Inc (Duo Catering)  
**SIZE:** ± 1,700 SF  
**LEASE EXPIRATION:** October 31, 2019  
**CURRENT RENT:** \$3,042.<sup>42</sup> month/NNN  
 Annual CPI w/ 3% minimum  
**OPTION:** One 5 year option at market rent

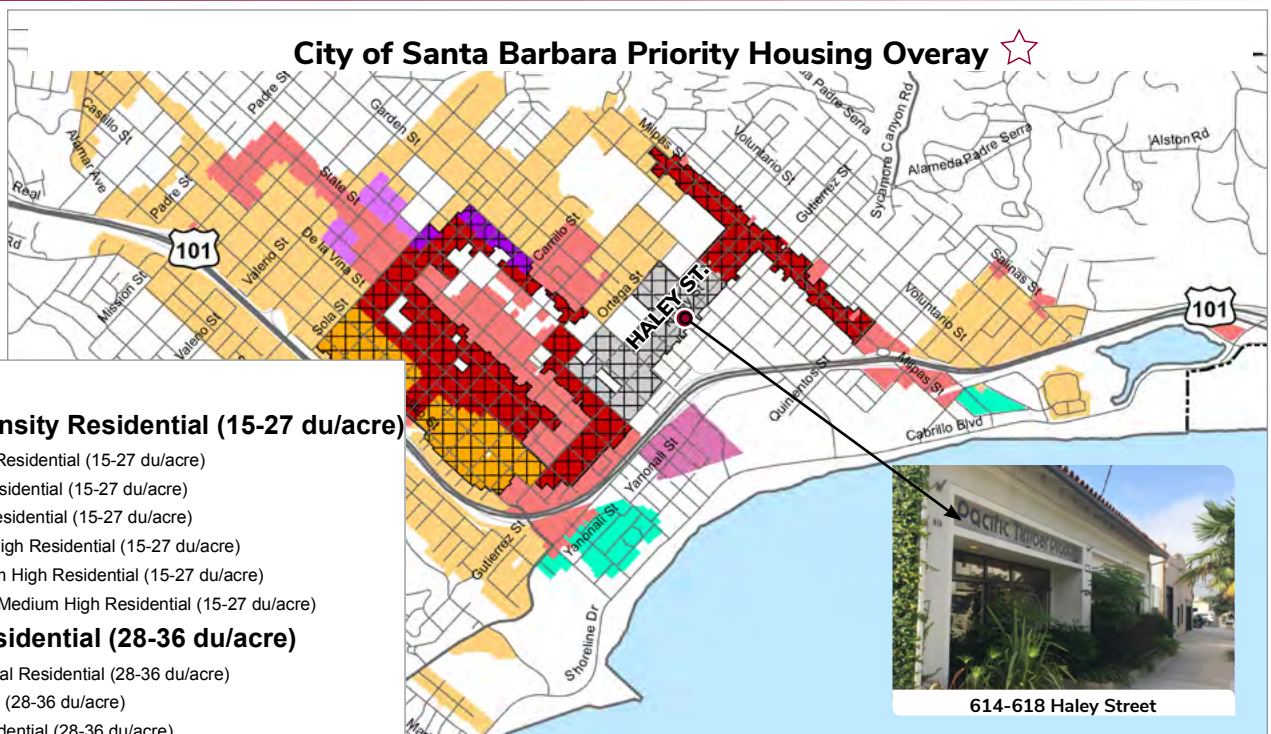
**Seller, PACIFIC TIMBER PRODUCTS**, occupies adjacent space of ± 1,972 SF with a storage building of approximately 680 SF - total 2,652 SF. Seller may lease back space for a period of up to 18 months on terms to be negotiated.

## 618 E. Haley Street

**APN:** 031-293-027  
**SIZE:** ± 6,534 SF  
**PARKING LOT:** ± 10 Spaces  
**ZONING:** C-M (Commercial Manufacturing)



**GATED PARKING LOT** with decorative fence  
 Designed by Shelton Studios.



[http://www.santabarbaraca.gov/services/planning/mpe/aud\\_program.asp](http://www.santabarbaraca.gov/services/planning/mpe/aud_program.asp)

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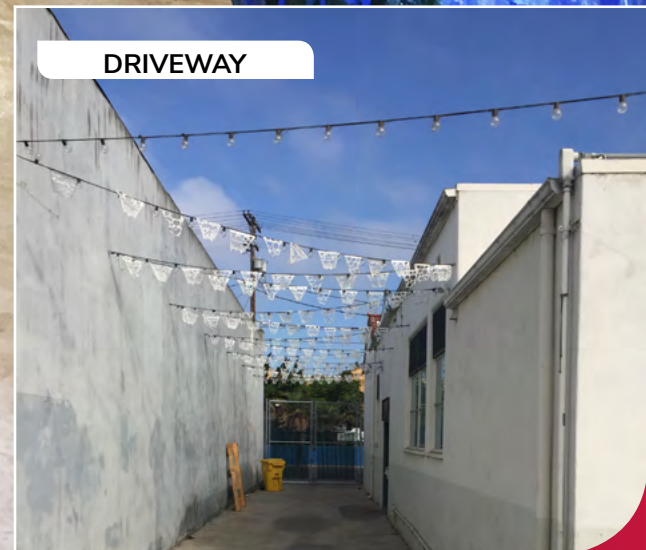
PACIFIC TIMBER PRODUCTS - INTERIOR



STORAGE / PARKING



DRIVEWAY



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DUO CATERING - INTERIOR



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- 1 Santa Barbara Jr. High School
- 2 Buena Tile Showroom
- 3 The Mill: The Loft, Potek Winery, Becker Studios, Wildwood Kitchen, Pelago, Third Window Brewery, Mac Grant Fitness
- 4 Smart&Final
- 5 Santa Barbara Design Center
- 6 Telegraph Brewing Co.
- 7 Figueroa Mountain Brewing Co.
- 8 Home Improvement Center
- 9 Fees Parkers Hotel and Resort
- 10 The Lark
- 11 Lama Dog
- 12 Metropulos Fine Foods Merchant
- 13 The Wayfarer Hotel
- 14 SB Wine Collective
- 15 Whitcraft Winery
- 16 Hotel Californian
- 17 Moxy Museum
- 18 Jardin de Las Rosas
- 19 Carr Winery

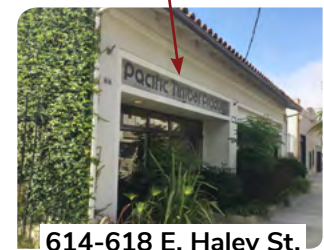


## ★ SITE

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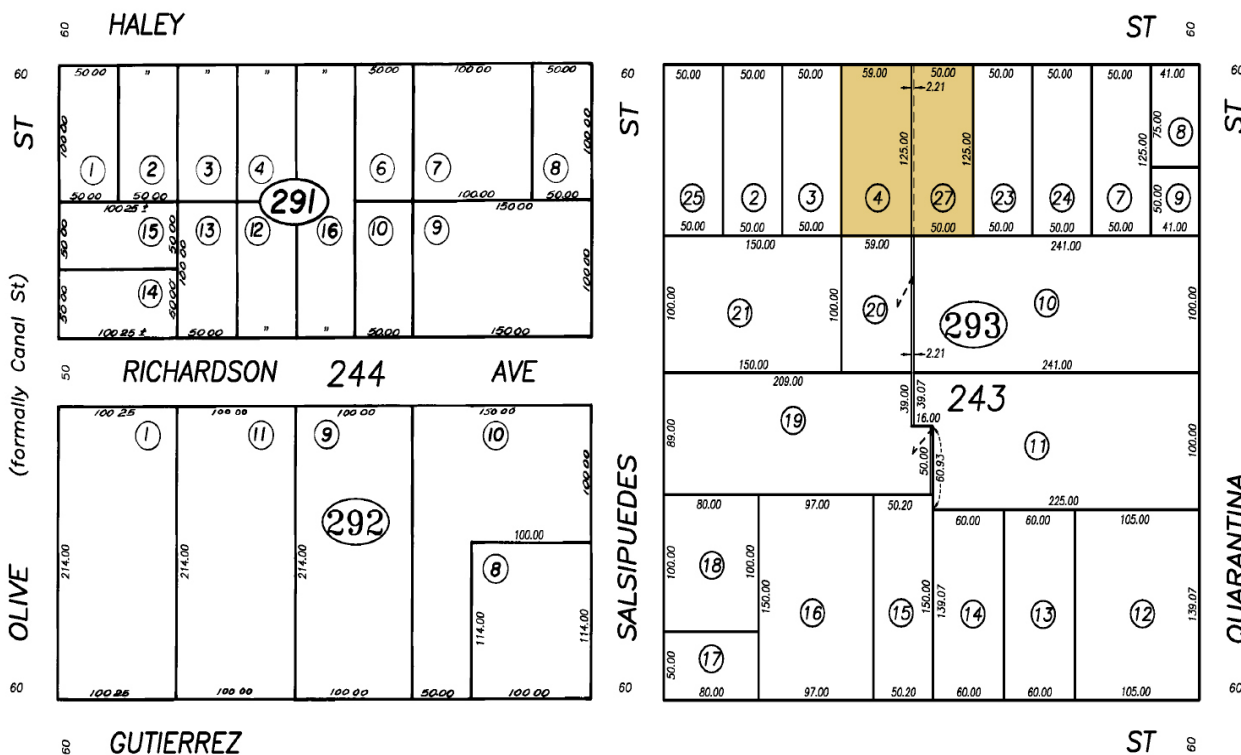
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614-618 E. Haley St.

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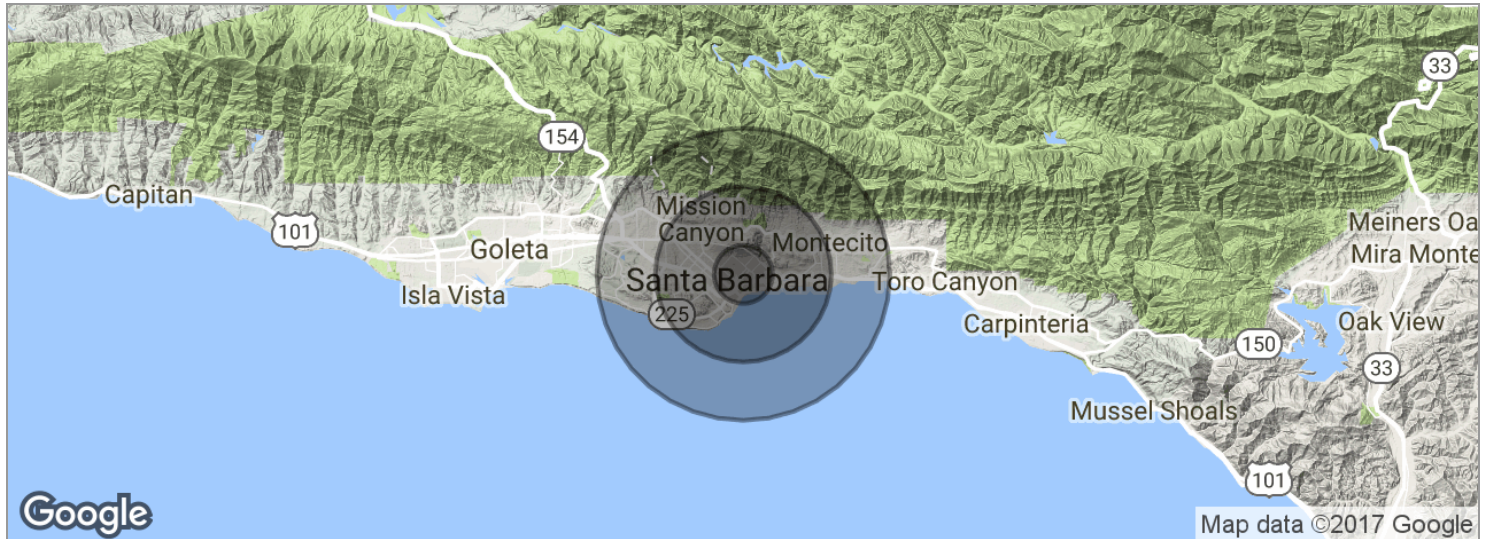
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	17,833	81,770	116,622
Median age	34.5	36.0	39.0
Median age (male)	35.6	35.5	38.6
Median age (Female)	34.7	37.1	39.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,275	31,646	46,639
# of persons per HH	2.8	2.6	2.5
Average HH income	\$71,586	\$85,742	\$96,674
Average house value		\$902,395	\$915,913

\* Demographic data derived from 2010 US Census

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