



32 ANACAPA ST.

SANTA BARBARA, CA 93101

For Lease: \$4.50/SF NNN (\$0.75)

4,285 SF of Retail Space Near the Beach

Austin Herlihy
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±4,285SF RETAIL BUILDING IN THE FUNK ZONE FOR LEASE

32 Anacapa St. | Santa Barbara, CA 93101



PROPERTY OVERVIEW

32 Anacapa St. is situated at the heart of Santa Barbara's vibrant Funk Zone, the South Coast's acclaimed food and wine mecca. This high-visibility property is less than one block from the beach and the new Hotel Californian. Within a half mile radius of the subject property are 23 hotels comprising 900 rooms. This includes the aforementioned Hotel Californian, a 121-key hotel, and 121,557 square feet of open plazas, paseos and gardens. Contact Listing Agents for additional information.

Offering Specifics

Lease Rate	\$4.50/SF NNN (\$0.75)
Size	Approx. 4,285 SF
Lot Size	Approx. 12,196 SF
Parking	Rear Private Parking Lot (This property is also adjacent to a 207-space public lot).
Zoning	OC/S-D-3 (Ocean Related Commerce)
Parking	Public Lot Adjacent

Also For Sale At a Reduced Price of \$4,350,000



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.

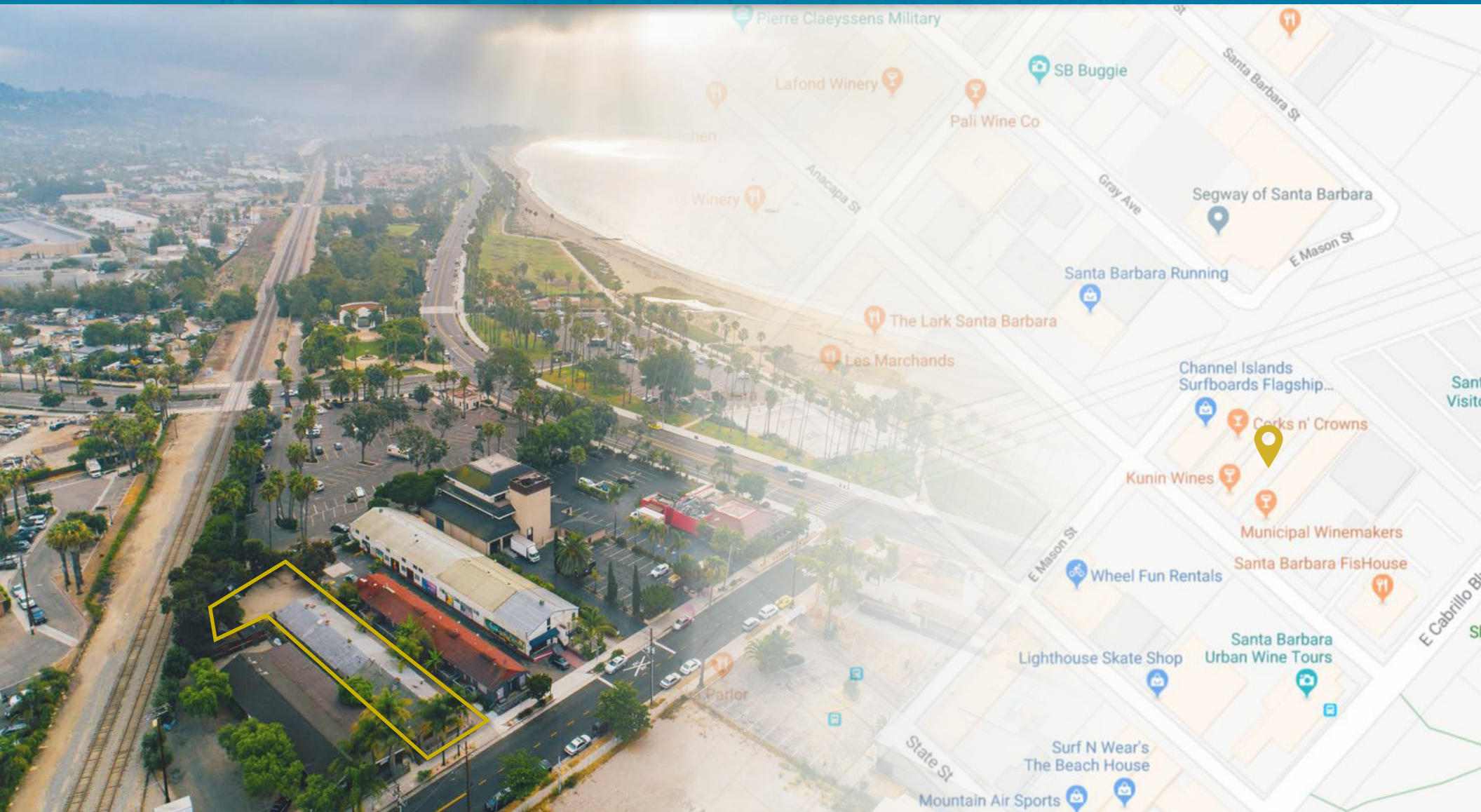
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NEARBY ATTRACTIONS

- 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 Metropulos Fine Foods Merchant
- 10 REI
- 11 Tyger Tyger
- 12 Figueroa Mountain Brewery
- 13 The Lark Restaurant
- 14 The Californian Hotel
- 15 MOXI: The Wolf Museum of Exploration + Innovation
- 16 The Wayfarer Hotel
- 17 Casa Blanca Restaurant & Cantina
- 18 Channel Islands Surfboards
- 19 Santa Barbara FisHouse
- 20 CrossFit Santa Barbara
- 21 Seven Bar & Kitchen



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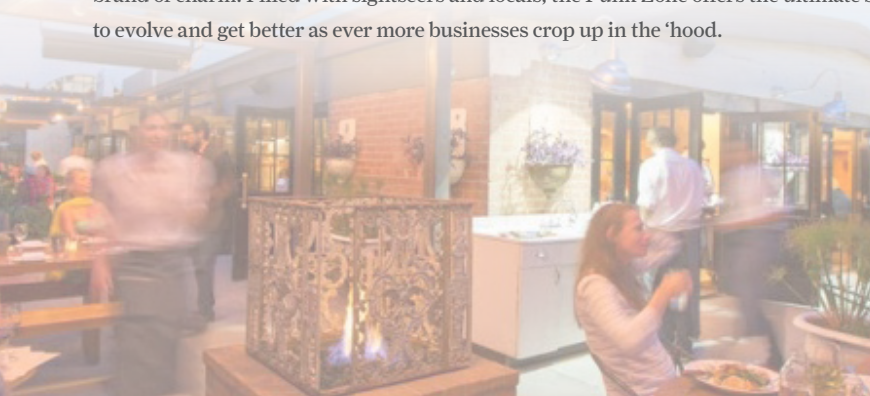
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The Funk Zone: Santa Barbara's Unique Arts, Business & Industrial District

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.



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