

# 328 W. Montecito St.

Santa Barbara, CA 93101

OFFERED AT \$1,700,000

*Approx. 11,398 SF (Net) Vacant Corner Lot Near Santa Barbara City College*

SANTA BARBARA HARBOR

SANTA BARBARA CITY COLLEGE

SUBJECT PROPERTY

MONTECITO ST.

CASTILLO ST.





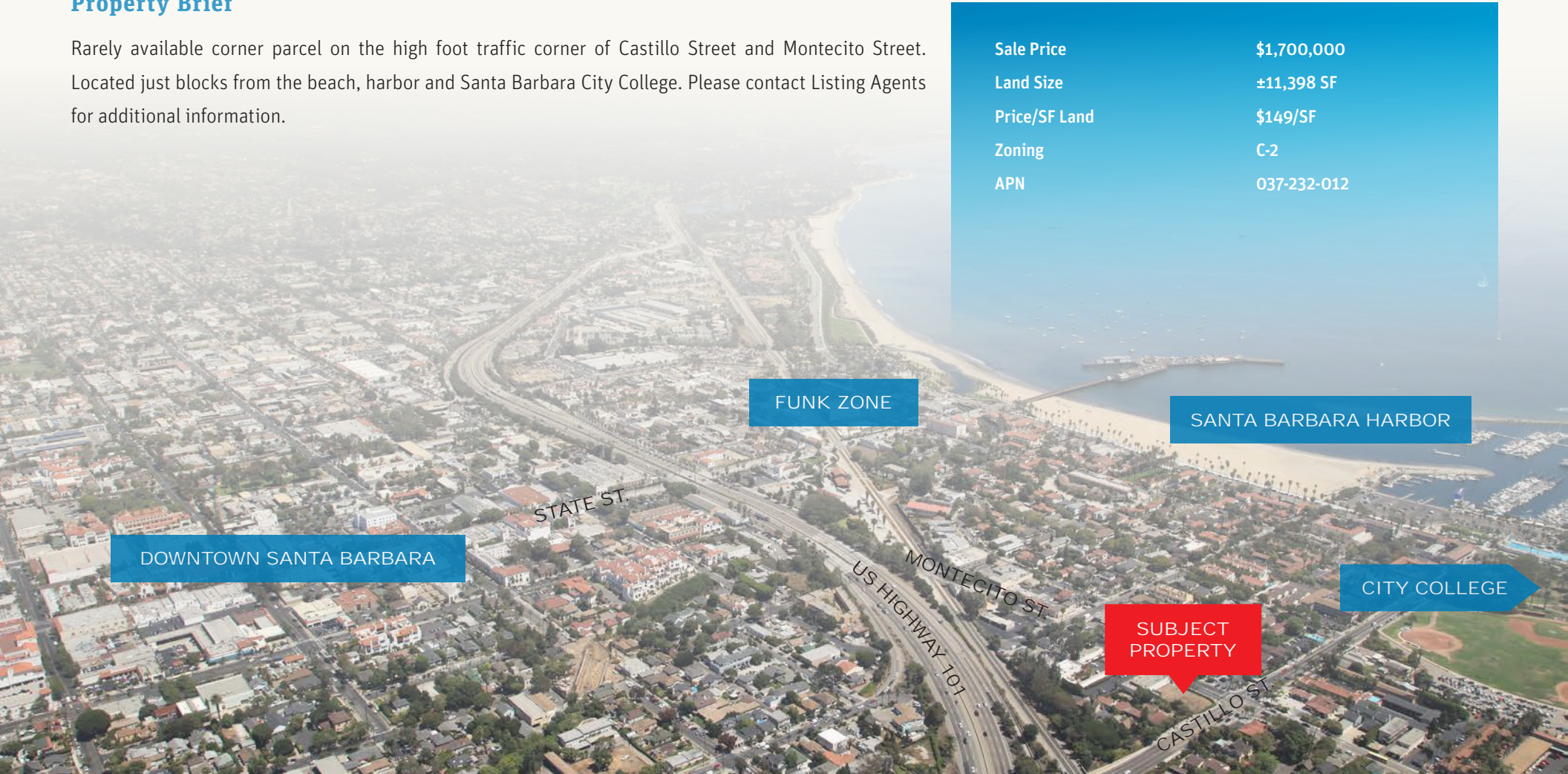
# FOR SALE ±11,398sf VACANT CORNER LOT NEAR SB CITY COLLEGE

328 W. MONTECITO ST. | SANTA BARBARA, CA 93101

## Property Brief

Rarely available corner parcel on the high foot traffic corner of Castillo Street and Montecito Street. Located just blocks from the beach, harbor and Santa Barbara City College. Please contact Listing Agents for additional information.

Sale Price	\$1,700,000
Land Size	±11,398 SF
Price/SF Land	\$149/SF
Zoning	C-2
APN	037-232-012



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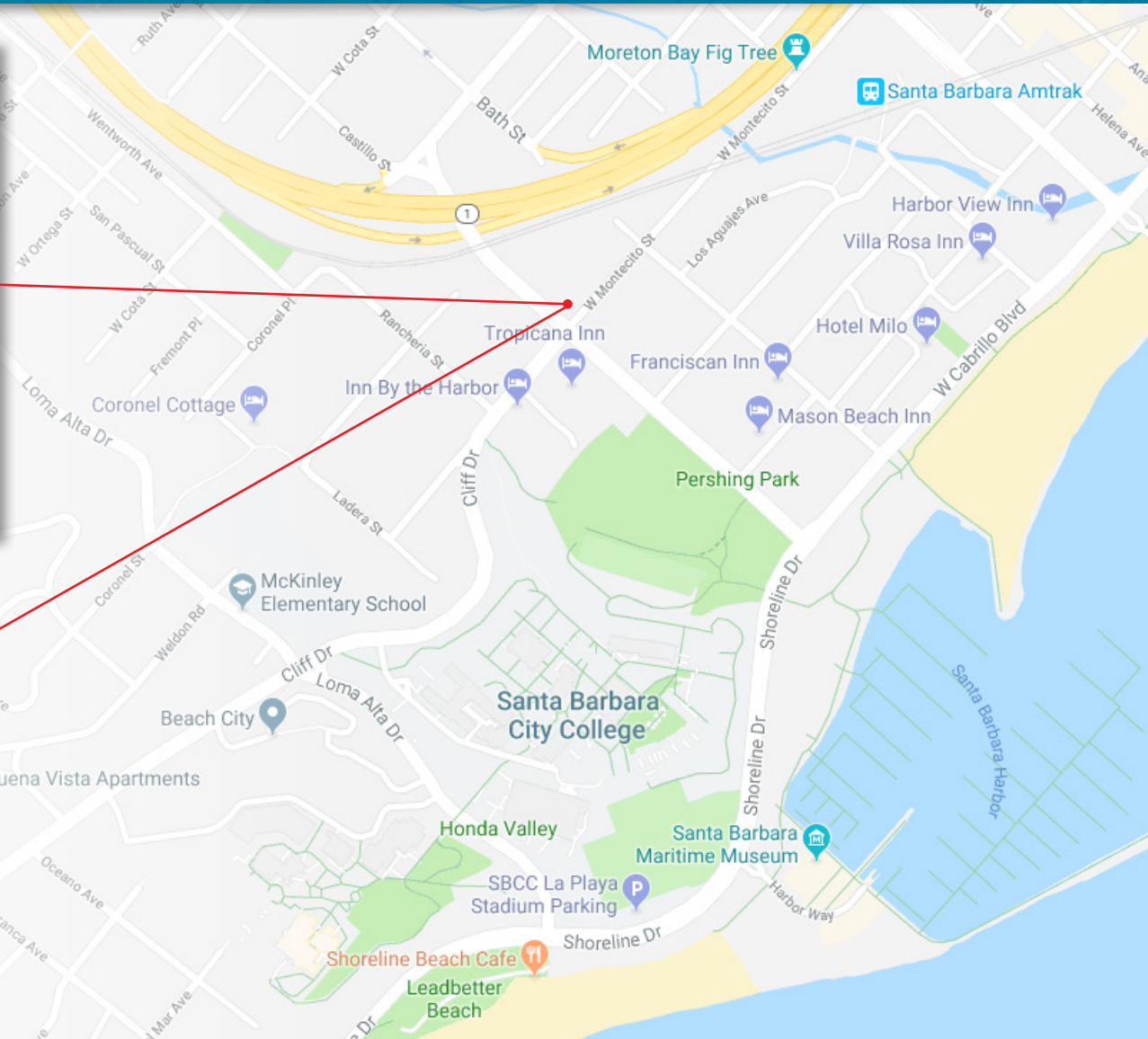
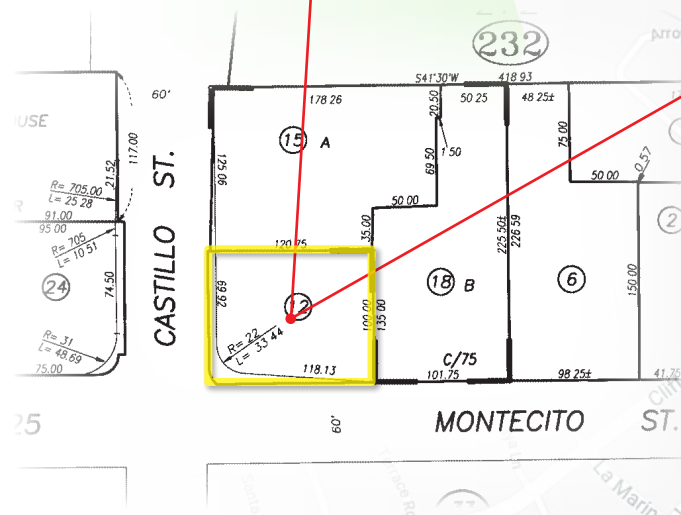
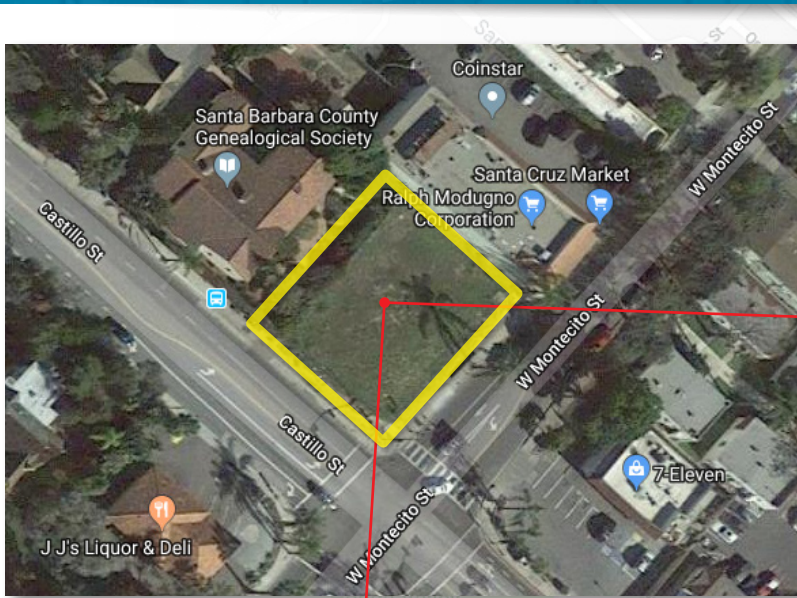
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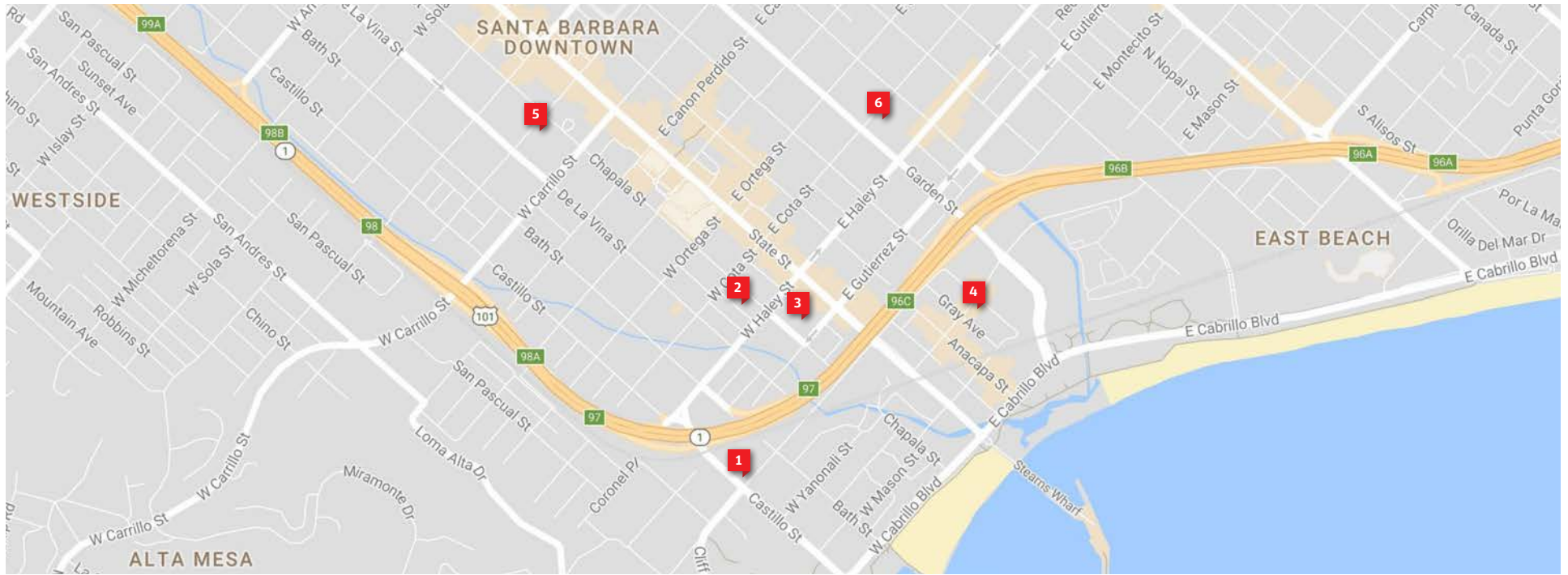
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## LAND SALE COMPS



	Property Address	Date Sold	Sale Price	Lot Size	Price/SF Lot
1	<b>Subject Property</b>	—	<b>Offered at \$1,700,000</b>	<b>11,398 SF</b>	<b>\$149/SF</b>
2	517 Chapala St.	5/3/2016	\$2,100,000	11,500 SF	\$182/SF
3	414 Chapala St.	12/13/2016	\$3,224,540	14,657 SF	\$220/SF
4	136 E. Yanonali St.	2/7/2017	\$2,475,000	10,019 SF	\$247/SF
5	101 W. Figueroa St.	12/1/2017	\$2,575,000	10,018 SF	\$257/SF
6	320–322 E. Cota St.	9/28/2017	\$2,620,000	15,244 SF	\$172/SF

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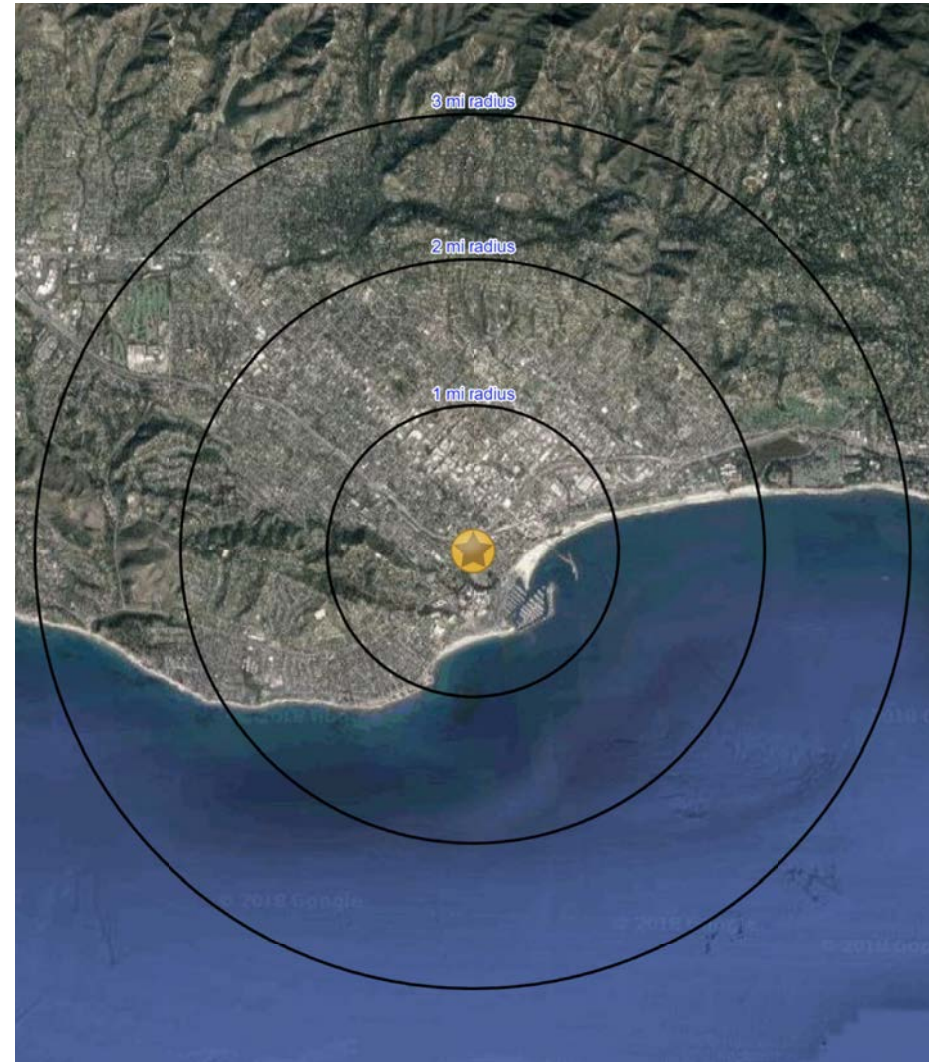
## DEMOGRAPHICS PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

328 W Montecito St Santa Barbara, CA 93101	1 mi radius	2 mi radius	3 mi radius
<b>Population</b>			
Estimated Population (2018)	19,458	62,888	83,284
Projected Population (2023)	19,929	64,620	85,506
Census Population (2010)	18,464	60,103	79,702
Census Population (2000)	18,607	60,760	81,402
Projected Annual Growth (2018-2023)	471 0.5%	1,732 0.6%	2,222 0.5%
Historical Annual Growth (2010-2018)	994 0.7%	2,785 0.6%	3,582 0.6%
Historical Annual Growth (2000-2010)	-143 -0.1%	-657 -0.1%	-1,700 -0.2%
Estimated Population Density (2018)	6,196 psm	5,006 psm	2,947 psm
Trade Area Size	3.1 sq mi	12.6 sq mi	28.3 sq mi
<b>Households</b>			
Estimated Households (2018)	7,495	24,146	32,714
Projected Households (2023)	7,753	25,031	33,891
Census Households (2010)	7,145	23,200	31,499
Census Households (2000)	6,982	23,194	31,848
Projected Annual Growth (2018-2023)	257 0.7%	885 0.7%	1,178 0.7%
Historical Annual Change (2000-2018)	514 0.4%	952 0.2%	866 0.2%
<b>Average Household Income</b>			
Estimated Average Household Income (2018)	\$83,154	\$97,561	\$110,319
Projected Average Household Income (2023)	\$99,466	\$117,513	\$134,472
Census Average Household Income (2010)	\$66,158	\$76,227	\$83,256
Census Average Household Income (2000)	\$51,800	\$59,388	\$69,294
Projected Annual Change (2018-2023)	\$16,312 3.9%	\$19,953 4.1%	\$24,153 4.4%
Historical Annual Change (2000-2018)	\$31,353 3.4%	\$38,172 3.6%	\$41,025 3.3%
<b>Daytime Demographics (2018)</b>			
Total Businesses	2,925	5,866	6,922
Total Employees	26,729	57,857	65,765
Company Headquarter Businesses	25 0.9%	41 0.7%	44 0.6%
Company Headquarter Employees	2,160 8.1%	6,431 11.1%	6,839 10.4%
Employee Population per Business	9.1 to 1	9.9 to 1	9.5 to 1
Residential Population per Business	6.7 to 1	10.7 to 1	12.0 to 1
Adj. Daytime Demographics Age 16 Years or Over	31,952	73,859	88,570

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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