



PROMINENT SIGNAGE

AVAILABLE FOR LEASE!

±4,424 SF Commercial Building
Located in Santa Barbara's Highly
Sought After Lagoon District.

OFFERED FOR LEASE AT

\$2.50/SF NNN (\$0.80)

513 LAGUNA ST.
SANTA BARBARA, CA 93101

Paul Gamberdella

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PROPERTY OVERVIEW

This ±4,424 SF building, situated in Santa Barbara's highly sought after "Lagoon District," can accommodate a wide variety of quasi office, industrial and retail uses. The highly flexible property features great identity/signage, an open floor plan, vaulted ceilings, great natural light, roll-up door, break area, two private restrooms and a highly secure parking lot on reinforced concrete with 12 gated spaces.

Offering Specifics

Lease Rate	\$2.50/SF NNN (\$0.80)
Building Size	Approx. 3,795 SF Main Building Approx. 679 SF Covered Trash & Recycling Enclosure Total = Approx. 4,425 SF
Lot Size	Approx. 10,000 SF
APNs	031-211-012; 013
Zoning	M-C
Fire Sprinklers	None
Parking	12 Gated Spaces (2.71/1,000)
Breakroom	Yes
Restrooms	Two (2)
Available	Immediately
CSO	3.0%

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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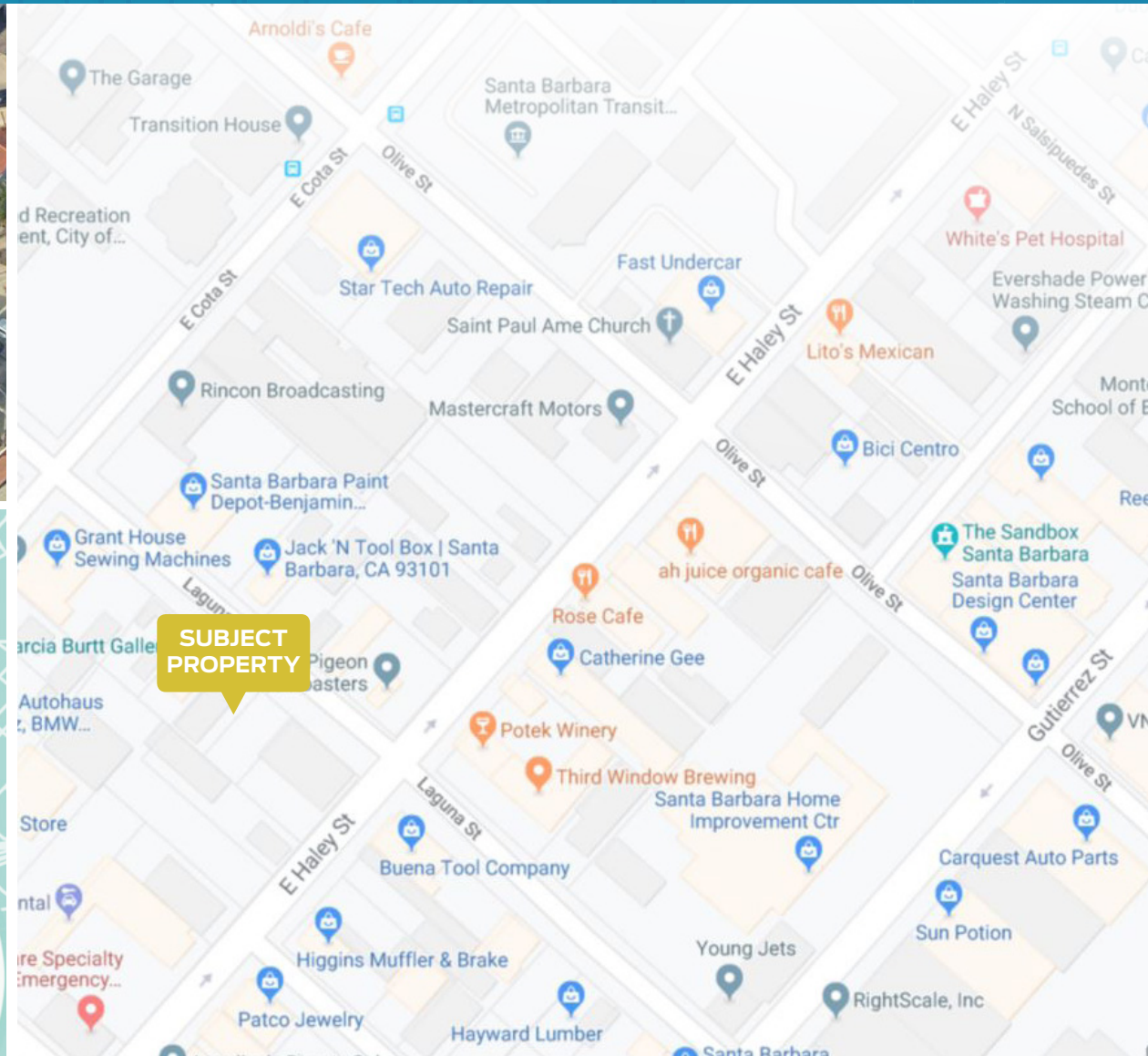
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LOCATION | DOWNTOWN SANTA BARBARA & THE FUNK ZONE



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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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PROPERTY PHOTOS



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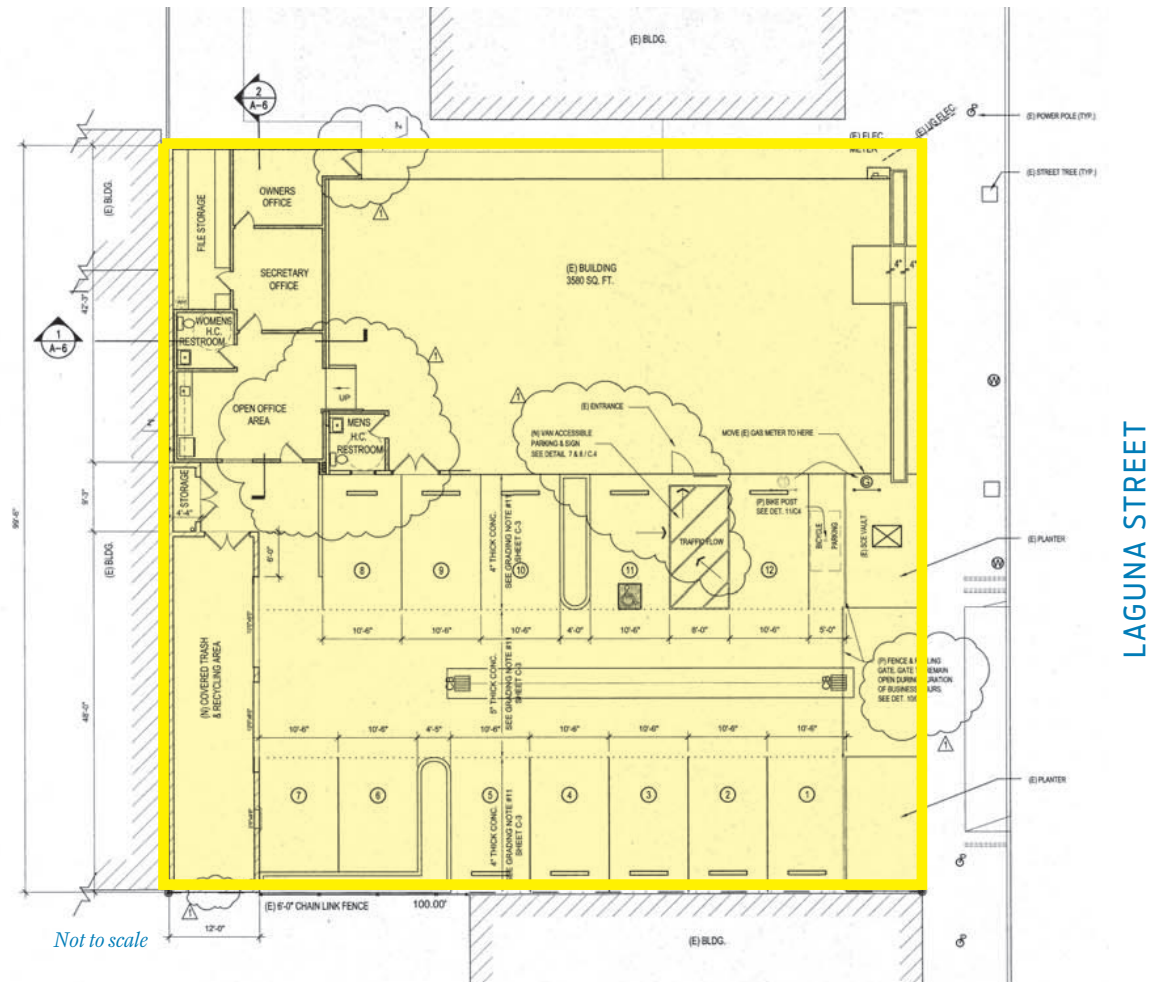
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SITE PLAN



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THE NEIGHBORHOOD

Santa Barbara's Lagoon District

A thriving neighborhood where local businesses bond and bloom. Tourists and residents now have a new place to experience first class breweries, wineries, and award-winning cuisine.



More than three centuries ago, this part of downtown Santa Barbara's Eastside was a swamp-like estuary with marshes and lagoons fed by creeks that channeled water from the Riviera slopes to the flatlands below. Fast forward to today, and you'll find a burgeoning neighborhood so diverse, and evolving so quickly, that up until now, it has defied description and a unified identity. Today's Lagoon District is bound by Garden, Cota, Milpas, Montecito, and Anacapa Streets and is poised to experience substantial engagement, visibility and growth among Santa Barbara locals and visitors. Comprised of various retail, industrial and commercial buildings, the neighborhood diversity and character speaks to its history as an authentic Santa Barbara experience.



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