

FOR LEASE | ±17,000 SF RETAIL BUILDING IN DOWNTOWN SANTA BARBARA

410 State St. | Santa Barbara, CA 93101



PROPERTY BRIEF



Offering Specifics

Location	Desirable downtown location with easy access to the 101 Freeway.
Lease Rate	\$2.50/SF NNN (\$0.50)
Building Size	Approx. 17,000 SF (100' x 170')
Year Built	1992
Ceiling Height	18' Clear
Parking	77 on-site parking spaces plus City Parking Lot 12
Roll-up Door	One (1) with load lifter
Zoning	C-2 General Commercial
Term	10-Year
Available	Now
To Show	Contact Listing Agent

Demographics

2019 Estimates	1 Mile	3 Miles	5 Miles
Average Household Income:	\$80,615	\$120,468	\$128,543
Population:	20,385	87,553	111,834
Daytime Population:	47,358	92,735	113,696
Projected Population by 2024	20,844	89,398	114,306

2019 Demographics from Sites USA (0515)

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.

Steve Brown

805.879.9607

sbrown@radiusgroup.com

CA Lic. 00461986

Bill Hagelis

805.879.9630

bhagelis@radiusgroup.com

CA Lic. 00898756

Linda Hagelis

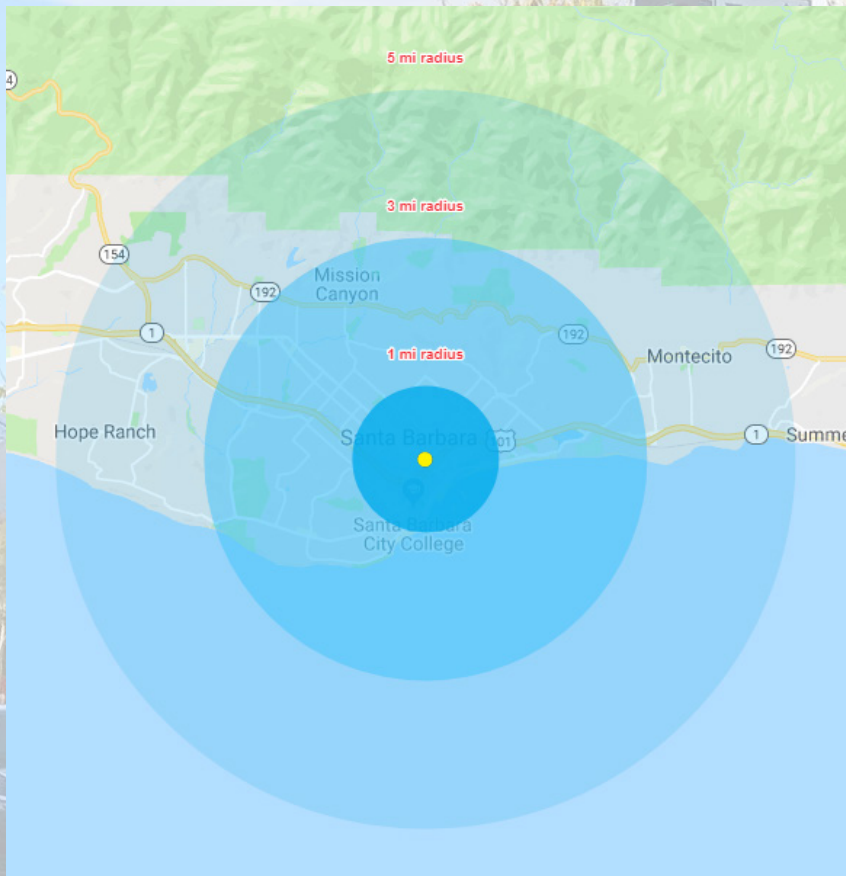
805.879.9609

lhagelis@radiusgroup.com

CA Lic. 01152655

FOR LEASE | ±17,000 SF RETAIL BUILDING IN DOWNTOWN SANTA BARBARA

410 State St. | Santa Barbara, CA 93101



410 State St Santa Barbara, CA 93101	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2019)	20,385	87,553	111,834
Projected Population (2024)	20,844	89,398	114,306
Census Population (2010)	19,225	83,543	106,651
Census Population (2000)	19,535	85,745	108,912
Projected Annual Growth (2019-2024)	458 0.4%	1,845 0.4%	2,472 0.4%
Historical Annual Growth (2010-2019)	1,160 0.6%	4,010 0.5%	5,183 0.5%
Historical Annual Growth (2000-2010)	-310 -0.2%	-2,202 -0.3%	-2,261 -0.2%
Estimated Population Density (2019)	6,492 <i>psm</i>	3,098 <i>psm</i>	1,424 <i>psm</i>
Trade Area Size	3.1 <i>sq mi</i>	28.3 <i>sq mi</i>	78.5 <i>sq mi</i>
Households			
Estimated Households (2019)	8,156	34,557	45,023
Projected Households (2024)	8,382	35,484	46,276
Census Households (2010)	7,639	32,815	42,753
Census Households (2000)	7,388	33,228	43,127
Projected Annual Growth (2019-2024)	226 0.6%	927 0.5%	1,253 0.6%
Historical Annual Change (2000-2019)	768 0.5%	1,329 0.2%	1,897 0.2%
Average Household Income			
Estimated Average Household Income (2019)	\$80,615	\$120,468	\$128,543
Projected Average Household Income (2024)	\$95,854	\$146,317	\$156,755
Census Average Household Income (2010)	\$57,694	\$85,249	\$93,268
Census Average Household Income (2000)	\$48,031	\$71,969	\$78,557
Projected Annual Change (2019-2024)	\$15,238 3.8%	\$25,849 4.3%	\$28,212 4.4%
Historical Annual Change (2000-2019)	\$32,585 3.6%	\$48,500 3.5%	\$49,986 3.3%
Median Household Income			
Estimated Median Household Income (2019)	\$61,022	\$88,944	\$90,385
Projected Median Household Income (2024)	\$70,316	\$102,796	\$104,597
Census Median Household Income (2010)	\$45,780	\$63,088	\$65,138
Census Median Household Income (2000)	\$35,606	\$53,151	\$57,288
Projected Annual Change (2019-2024)	\$9,294 3.0%	\$13,852 3.1%	\$14,212 3.1%
Historical Annual Change (2000-2019)	\$25,416 3.8%	\$35,793 3.5%	\$33,097 3.0%
Per Capita Income			
Estimated Per Capita Income (2019)	\$32,626	\$47,798	\$51,970
Projected Per Capita Income (2024)	\$38,911	\$58,321	\$63,677
Census Per Capita Income (2010)	\$22,926	\$33,485	\$37,388
Census Per Capita Income (2000)	\$18,199	\$27,636	\$30,995
Projected Annual Change (2019-2024)	\$6,285 3.9%	\$10,523 4.4%	\$11,707 4.5%
Historical Annual Change (2000-2019)	\$14,428 4.2%	\$20,163 3.8%	\$20,975 3.6%
Estimated Average Household Net Worth (2019)	\$754,291	\$1.29 M	\$1.35 M

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.

Steve Brown
805.879.9607
sbrown@radiusgroup.com
CA Lic. 00461986

Bill Hagelis
805.879.9630
bhagelis@radiusgroup.com
CA Lic. 00898756

Linda Hagelis
805.879.9609
lhagelis@radiusgroup.com
CA Lic. 01152655

FOR LEASE | ±17,000 SF RETAIL BUILDING IN DOWNTOWN SANTA BARBARA

410 State St. | Santa Barbara, CA 93101



MARKET OVERVIEW

Santa Barbara | The American Riviera

Symbolizing the ultimate in casual California lifestyle, Santa Barbara is undoubtedly one of America's most desirable destinations to live and travel.



Located on a pristine coastline approximately 337 miles south of San Francisco and 93 miles north of Los Angeles, Santa Barbara is nestled between the Pacific Ocean and the Santa Ynez Mountains on a stretch of coast known as the "American Riviera" because of its favorable Mediterranean climate.

With a population of approximately 92,000, Santa Barbara is both small and vibrant. Locals and visitors alike are drawn to the city's charming downtown and picturesque State Street with its rich Spanish architecture and historical sites, and wide variety of shops and galleries, numerous Zagat-rated restaurants, thriving open-air shopping centers like the famed Paseo Nuevo, pristine, sunny beaches and harbor, and countless other outdoor attractions including the Santa Barbara Zoo, Santa Barbara Mission, Stearns Wharf and Santa Barbara Museum of Natural History, to name just a few. Plus, with nearly 100 wineries within a short drive, Santa Barbara County is a world renowned wine region.

"Best Beach Town"

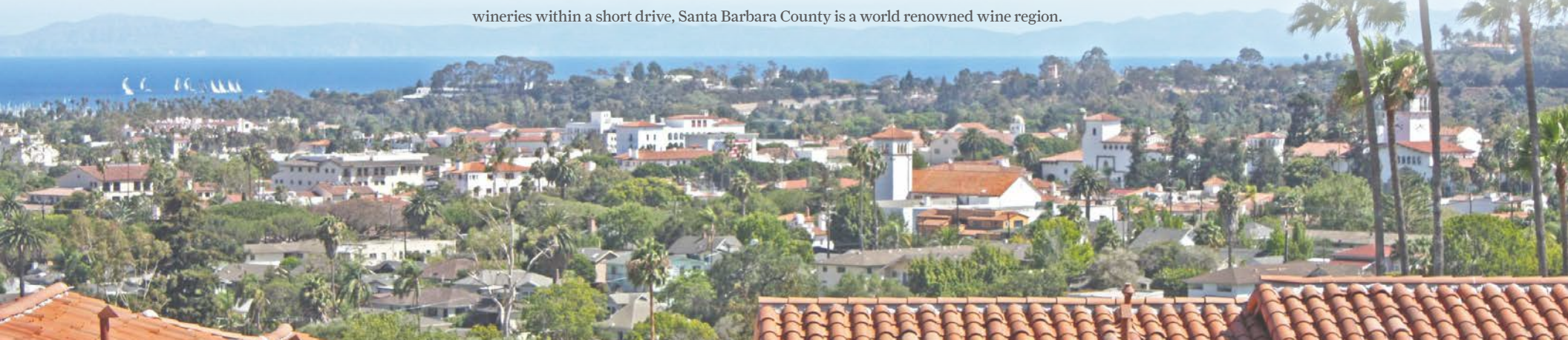
Sunset Magazine's 2015 Inaugural Travel Awards

"The 12 Best Cities for a Weekend Getaway"

U.S. News & World Report

"30 Best Small Cities in America"

Condé Nast Traveler's Readers' Choice Awards



Steve Brown

805.879.9607

sbrown@radiusgroup.com

CA Lic. 00461986

Bill Hagelis

805.879.9630

bhagelis@radiusgroup.com

CA Lic. 00898756

Linda Hagelis

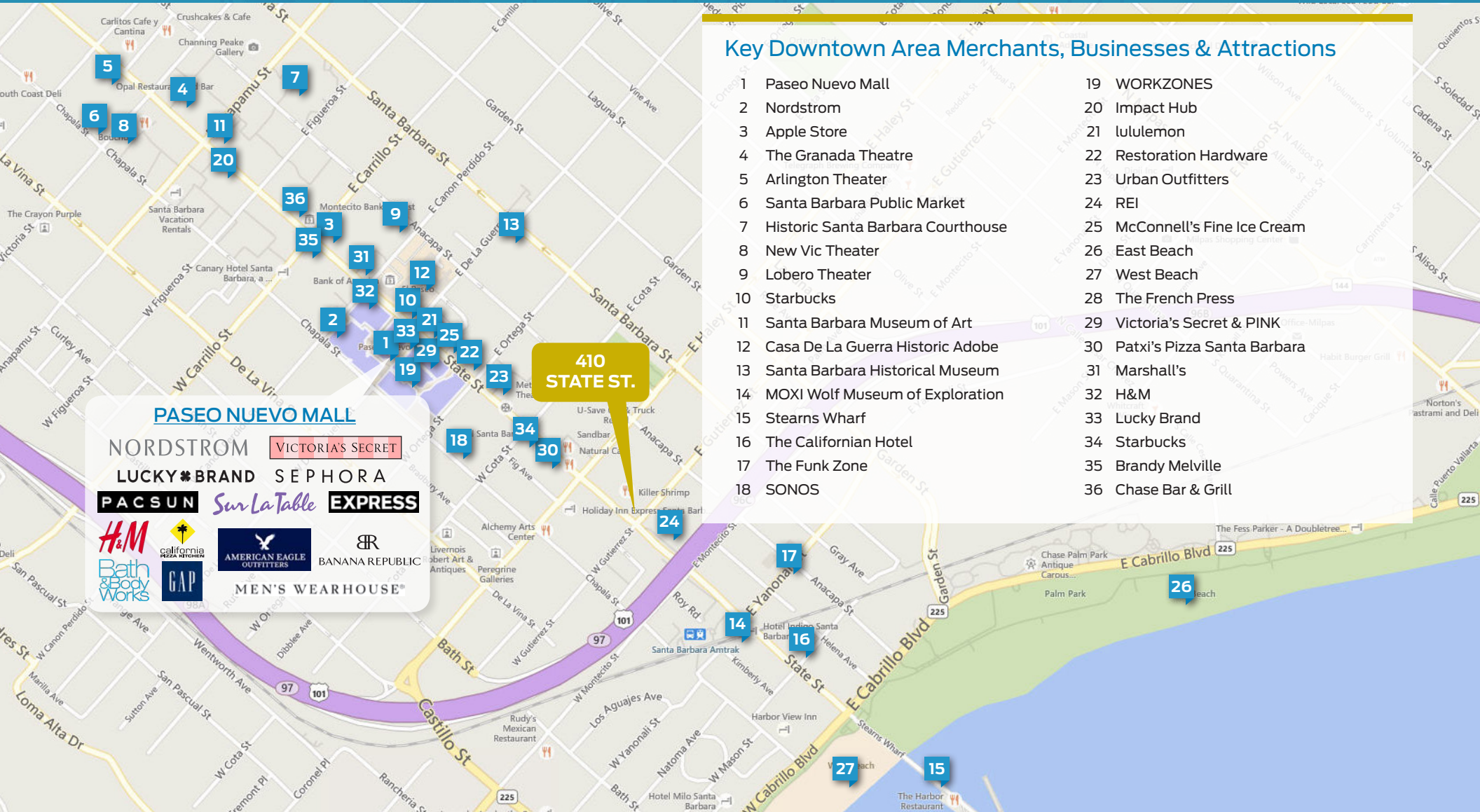
805.879.9609

lhagelis@radiusgroup.com

CA Lic. 01152655

FOR LEASE | ±17,000 SF RETAIL BUILDING IN DOWNTOWN SANTA BARBARA

410 State St. | Santa Barbara, CA 93101



Key Downtown Area Merchants, Businesses & Attractions

- | | |
|-------------------------------------|--------------------------------|
| 1 Paseo Nuevo Mall | 19 WORKZONES |
| 2 Nordstrom | 20 Impact Hub |
| 3 Apple Store | 21 lululemon |
| 4 The Granada Theatre | 22 Restoration Hardware |
| 5 Arlington Theater | 23 Urban Outfitters |
| 6 Santa Barbara Public Market | 24 REI |
| 7 Historic Santa Barbara Courthouse | 25 McConnell's Fine Ice Cream |
| 8 New Vic Theater | 26 East Beach |
| 9 Lobero Theater | 27 West Beach |
| 10 Starbucks | 28 The French Press |
| 11 Santa Barbara Museum of Art | 29 Victoria's Secret & PINK |
| 12 Casa De La Guerra Historic Adobe | 30 Patxi's Pizza Santa Barbara |
| 13 Santa Barbara Historical Museum | 31 Marshall's |
| 14 MOXI Wolf Museum of Exploration | 32 H&M |
| 15 Stearns Wharf | 33 Lucky Brand |
| 16 The Californian Hotel | 34 Starbucks |
| 17 The Funk Zone | 35 Brandy Melville |
| 18 SONOS | 36 Chase Bar & Grill |

PASEO NUEVO MALL

NORDSTROM VICTORIA'S SECRET
 LUCKY BRAND SEPHORA
 PACSUN Sur La Table EXPRESS
 H&M Bath & Body Works
 AMERICAN EAGLE OUTFITTERS BANANA REPUBLIC
 GAP MEN'S WEARHOUSE

Steve Brown

805.879.9607

sbrown@radiusgroup.com

CA Lic. 00461986

Bill Hagelis

805.879.9630

bhagelis@radiusgroup.com

CA Lic. 00898756

Linda Hagelis

805.879.9609

lhagelis@radiusgroup.com

CA Lic. 01152655

FOR LEASE | ±17,000 SF RETAIL BUILDING IN DOWNTOWN SANTA BARBARA

410 State St. | Santa Barbara, CA 93101



MARKET OVERVIEW

Economy

As a major travel destination, Santa Barbara's tourism and hospitality industry are vital components of the local economy, which also includes a very large service sector (nearly 35%), education, technology, health care, finance, agriculture, manufacturing, and local government. Education in particular is well-represented with five higher learning institutions including UCSB, Santa Barbara City College and Westmont College. Santa Barbara has a vibrant, growing tech industry, expanding hotels with over 500 new rooms coming online in the near future, and additional extensive development.

Rank	Employer	# Employees	Rank	Employer	# Employees
1	University of California, Santa Barbara	6,200	6	Raytheon	1,500
2	County of Santa Barbara	4,000	7	Sansum Clinic	1,500
3	Santa Barbara Cottage Hospital	2,500	8	City of Santa Barbara	1,000
4	Santa Barbara City College	2,000	9	United States Postal Service	1,000
5	Santa Barbara School Districts	1,800	10	Union Bank	950



Demographics

2018 Est. Population	30,627 (1-mile radius)
	92,520 (3-mile radius)
	114,747 (5-mile radius)
Annual Tourism	7.2 million / yr.
Visitor-Related Spending	1.9 billion / yr.
Households	45,754
Age 0-18	18.6%
Age 18-44	42.0%
Age 44-64	25.2%
Age 65+	14.2%

County of Santa Barbara Population

Buellton	4,893
Solvang	5,363
Guadalupe	7,144
Carpinteria	13,442
Goleta	30,202
Lompoc	43,314
Santa Barbara	90,385
Santa Maria	101,103
Unincorporated	137,552
Total	433,398

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.

Steve Brown

805.879.9607

sbrown@radiusgroup.com

CA Lic. 00461986

Bill Hagelis

805.879.9630

bhagelis@radiusgroup.com

CA Lic. 00898756

Linda Hagelis

805.879.9609

lhagelis@radiusgroup.com

CA Lic. 01152655