

608 Anacapa St., Ste. B

Santa Barbara, CA 93101

For Lease | Prime Downtown Restaurant Space

Located in downtown Santa Barbara just one block off State Street.



Austin Herlihy
805.879.9633
aherlihy@radiusgroup.com
CA Lic. 01518112



FOR LEASE ■ APPROX. 3,585SF RETAIL SPACE

608 ANACAPA ST., STE. B | SANTA BARBARA, CA 93101

Prime Downtown Location



PROPERTY BRIEF

Opportunity to lease prime restaurant space with an existing kitchen in the heart of downtown just one block off State Street. The space boasts 14 ft. ceilings, large street-facing windows and outdoor patio seating with built-in heaters. This turn-key space is fully equipped with tables and chairs, full kitchen with 2 walk-in refrigerators, 10-burner range, range hood, fryers, prep and dishwashing stations. Adjacent to Antioch University with an enrollment of 450 students as well as multiple development projects. Perfect for restaurant, catering company or soft goods retail. Contact Listing Agent to show.

- Type ■ Retail/Restaurant
- Lease Rate ■ \$1.95/SF NNN (\$0.61)
- Size ■ ±3,585 SF — Suite B (Includes Existing Kitchen & Bar)
- Zoning ■ C-M
- Available ■ Immediately
- Parking ■ 542 Spaces in City Lot Directly Across Street
- HVAC ■ Yes
- Restrooms ■ 2 Private ADA
Additional Employee Restrooms on 2nd Floor

Austin Herlihy
805.879.9633
aherlihy@radiusgroup.com
CA Lic. 01518112

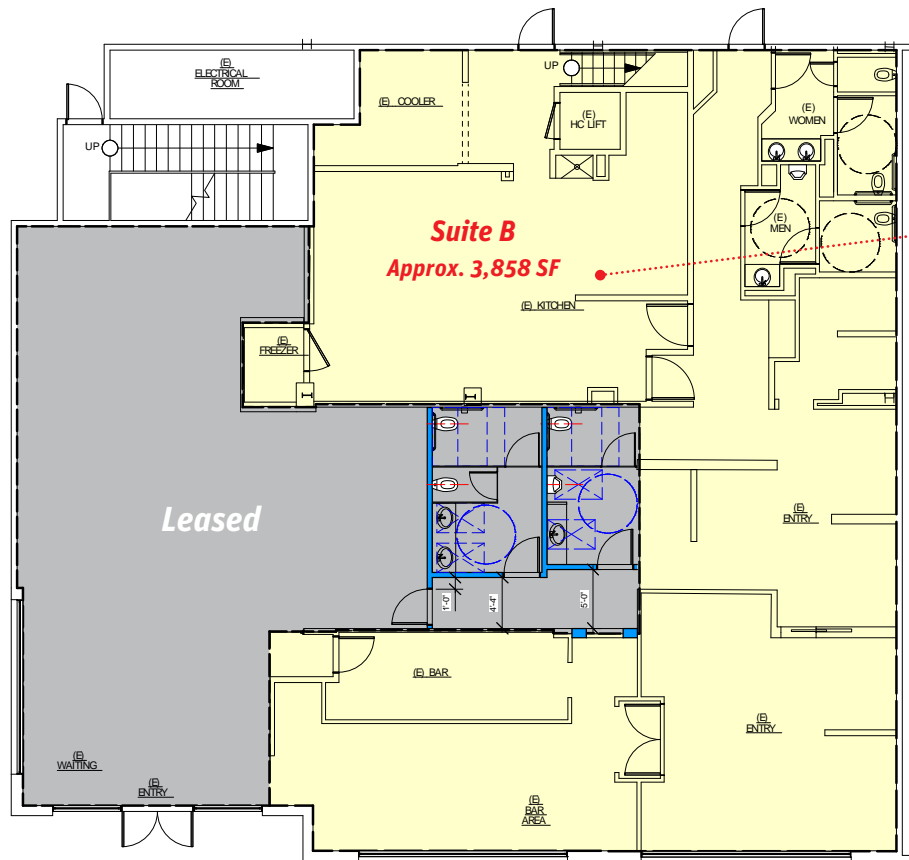


FOR LEASE :: APPROX. 3,585SF RETAIL SPACE

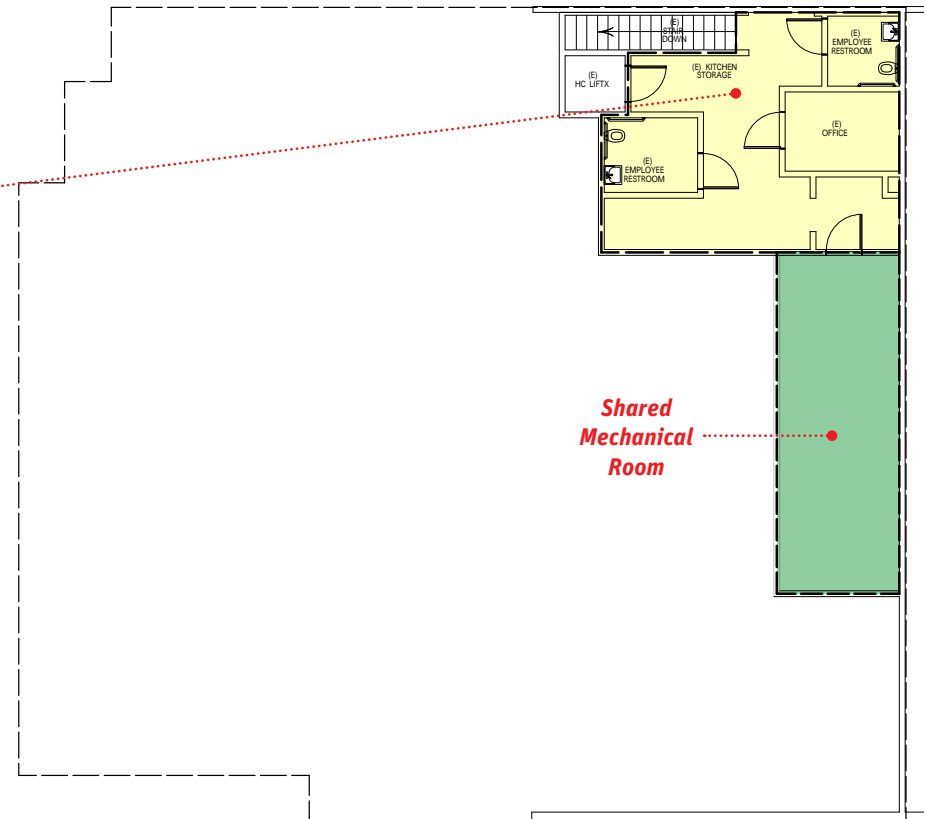
608 ANACAPA ST., STE. B | SANTA BARBARA, CA 93101

PROPOSED FLOOR PLAN FOR DEMISED SPACE

Demised Space | Suite B



Mezzanine Breakdown



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.

Austin Herlihy
805.879.9633
aherlihy@radiusgroup.com
CA Lic. 01518112



FOR LEASE :: APPROX. 3,585SF RETAIL SPACE

608 ANACAPA ST., STE. B | SANTA BARBARA, CA 93101

ADDITIONAL PHOTOS



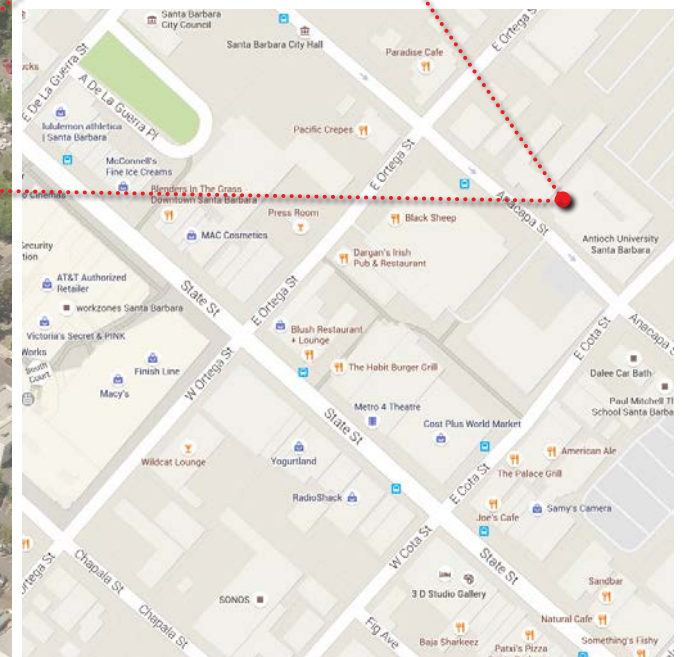
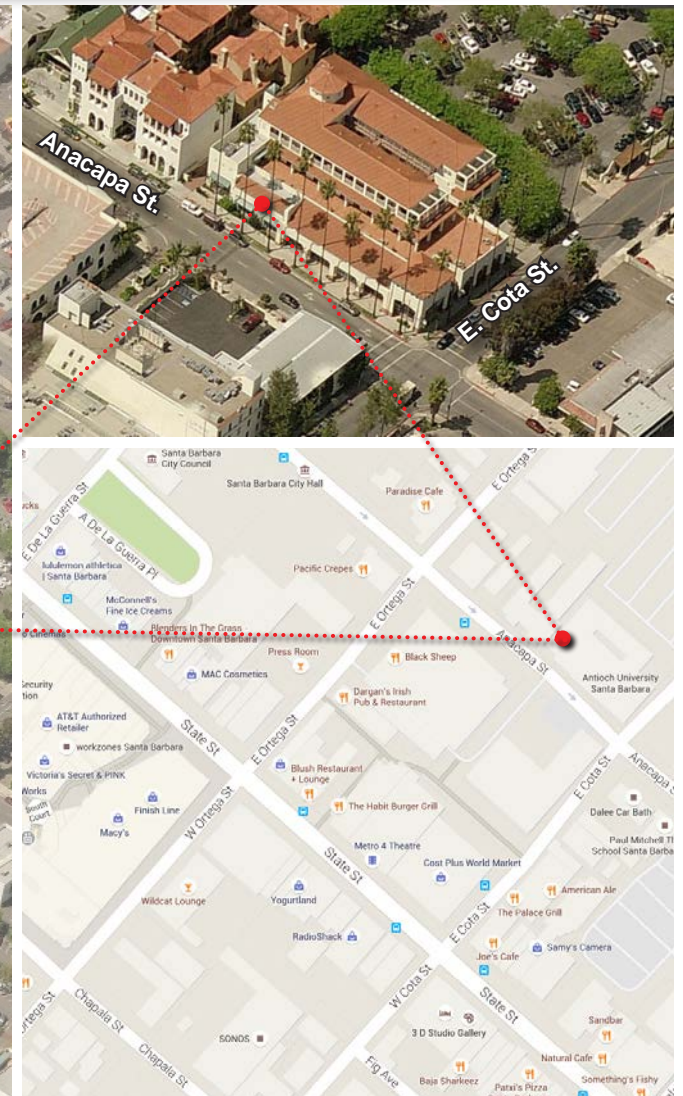
The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

Austin Herlihy
805.879.9633
aherlihy@radiusgroup.com
CA Lic. 01518112



FOR LEASE :: APPROX. 3,585SF RETAIL SPACE

608 ANACAPA ST., STE. B | SANTA BARBARA, CA 93101



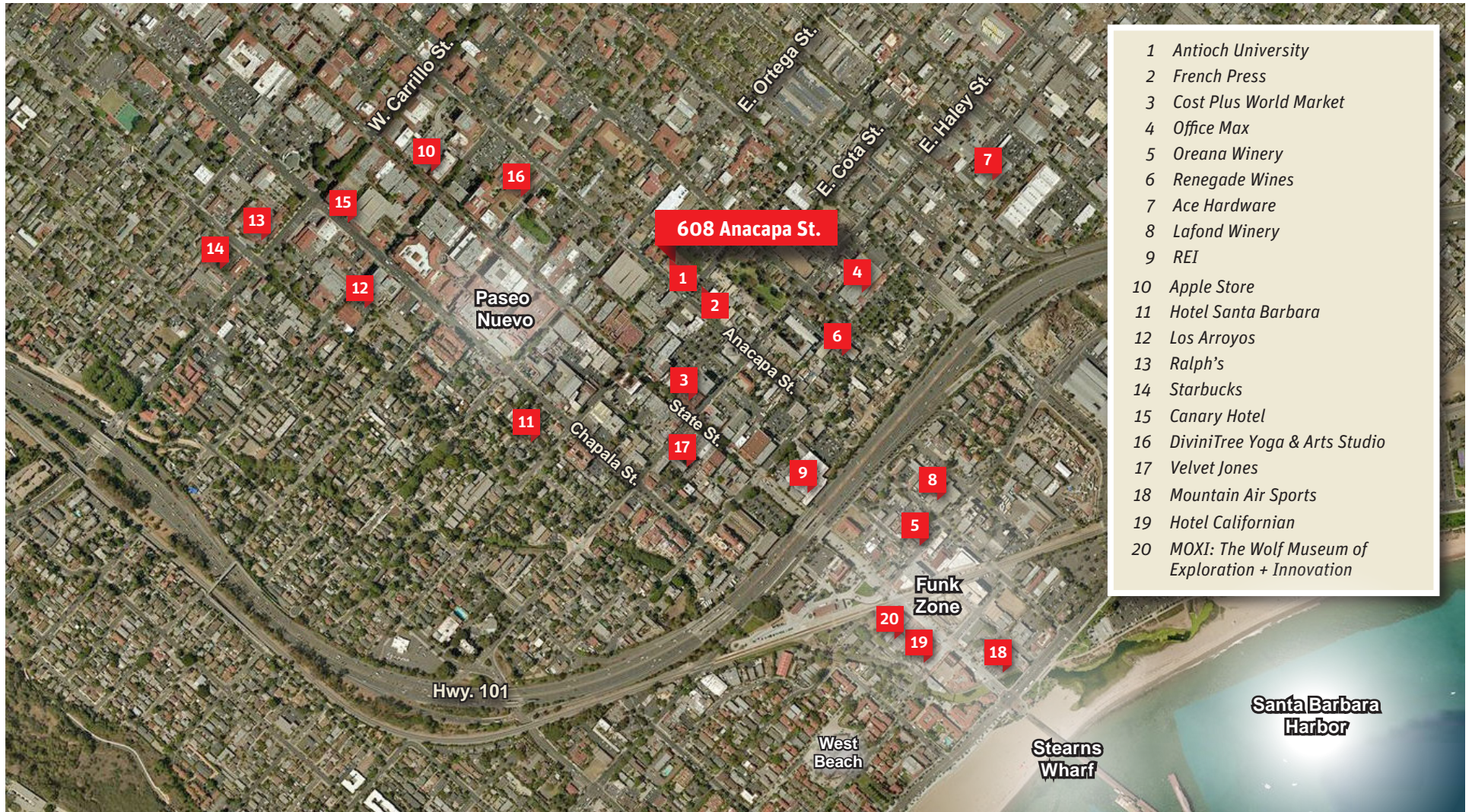
The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

Austin Herlihy
805.879.9633
aherlihy@radiusgroup.com
CA Lic. 01518112



FOR LEASE :: APPROX. 3,585SF RETAIL SPACE

608 ANACAPA ST., STE. B | SANTA BARBARA, CA 93101



- 1 Antioch University
- 2 French Press
- 3 Cost Plus World Market
- 4 Office Max
- 5 Oreana Winery
- 6 Renegade Wines
- 7 Ace Hardware
- 8 Lafond Winery
- 9 REI
- 10 Apple Store
- 11 Hotel Santa Barbara
- 12 Los Arroyos
- 13 Ralph's
- 14 Starbucks
- 15 Canary Hotel
- 16 DiviniTree Yoga & Arts Studio
- 17 Velvet Jones
- 18 Mountain Air Sports
- 19 Hotel Californian
- 20 MOXI: The Wolf Museum of Exploration + Innovation

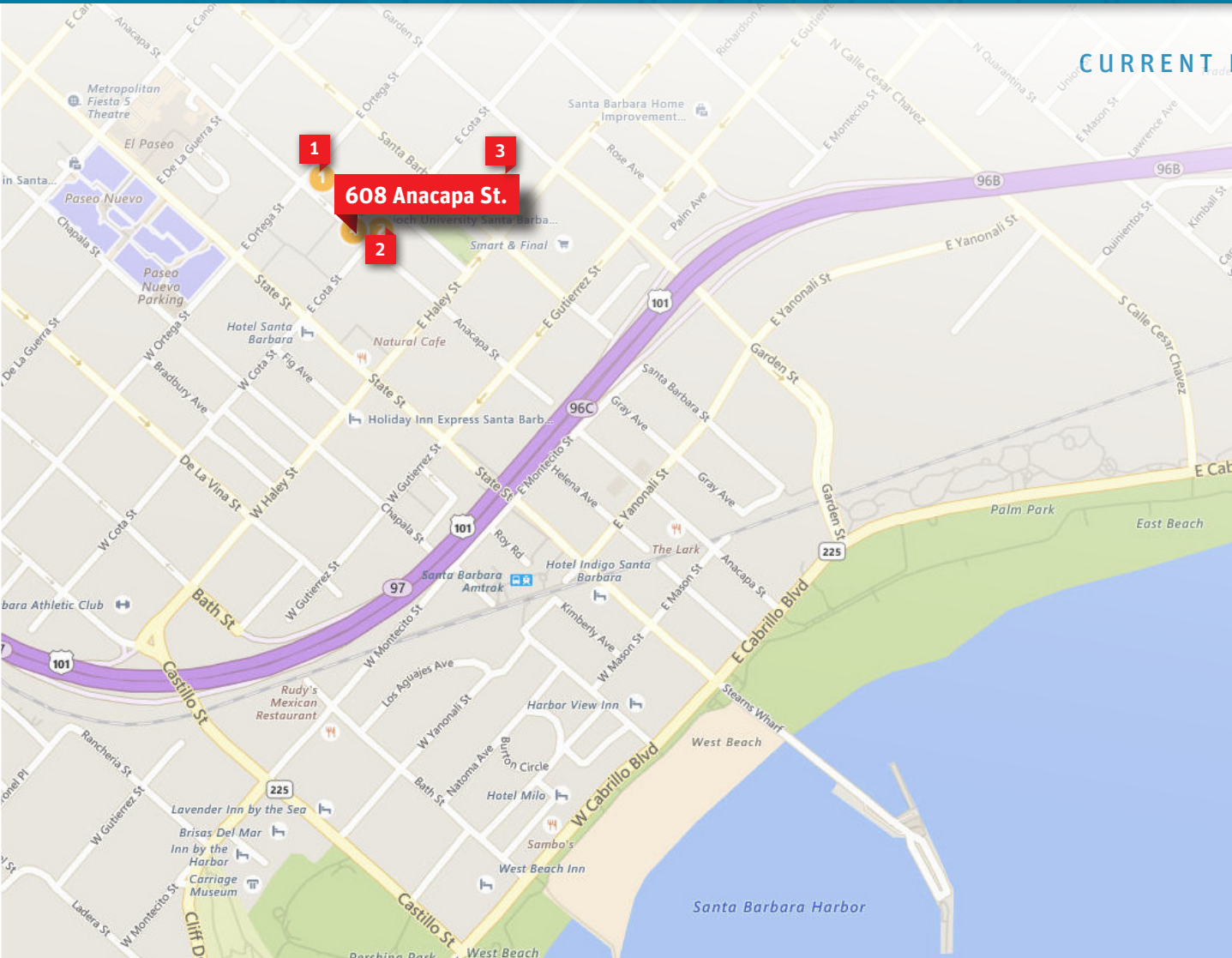
The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

Austin Herlihy
 805.879.9633
aherlihy@radiusgroup.com
 CA Lic. 01518112



FOR LEASE :: APPROX. 3,585SF RETAIL SPACE

608 ANACAPA ST., STE. B | SANTA BARBARA, CA 93101



CURRENT NEARBY DEVELOPMENT PROJECTS

1 634 Anacapa St.

Proposal to construct a new three-story, mixed-use building with 6,022 square feet of commercial space and 30 residential units under the Average Unit Size Density (AUD – Priority Housing Overlay) Program with a density of 63 dwelling units per acre.

2 116 E. Cota St.

Proposal for a new four-story, mixed-use building on a 10,865 sq. ft. vacant lot adjacent to Plaza Vera Cruz. The project includes 15 residential units and approximately 738 square feet of commercial space under the AUD Program.

3 219 E. Haley St.

Proposal for a 31,137 square-foot mixed-use development under the AUD (Priority Housing Overlay) Program with 63 dwelling units per acre. The project comprises 2,520 square feet of commercial and 36 two bedroom units on the second and third floors.

Total Development – Currently 81 apartment units and 9,280 SF of commercial space

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.

Austin Herlihy
805.879.9633
aherlihy@radiusgroup.com
CA Lic. 01518112



MAJOR RETAILERS | DOWNTOWN SANTA BARBARA



NORDSTROM	EXPRESS	RITE AID
<i>Lucky Brand</i>	VICTORIA'S SECRET	
H&M	GAP	AMERICAN EAGLE OUTFITTERS
Bath & Body Works	BR BANANA REPUBLIC	Sur la table
Abercrombie & Fitch	SEPHORA	claire's
	PACSUN	
MEN'S WEARHOUSE®		