



# THE HOTEL CALIFORNIAN

ON STATE STREET | SANTA BARBARA, CA 93101

**1,257 SF Ground Floor Retail Suite For Lease**

*Premier opportunity to lease final remaining retail suite*

Austin Herlihy  
805.879.9633  
[aherlihy@radiusgroup.com](mailto:aherlihy@radiusgroup.com)  
CA Lic. 01518112

Chris Parker  
805.879.9642  
[cparker@radiusgroup.com](mailto:cparker@radiusgroup.com)  
CA Lic. 01887788





# 1,257SF GROUND FLOOR RETAIL SUITE FOR LEASE

The Hotel Californian on State Street | Santa Barbara, CA 93101

## Premier Opportunity to Lease Ground Floor Retail Suite



## PROPERTY OVERVIEW

The newly opened Hotel Californian, with its world class amenities and irreplaceable location, is drawing a multitude of international visitors and local guests. The 121-key luxury hotel features ocean views, a rooftop pool, spa, landscaped courtyard and a plaza incorporating new construction with first-class finishes. This 1,257 SF retail suite is adjacent to the open outdoor plaza and offers frontage on State Street with convenient public parking. This space is designed to match and enhance the quality of the hotel and attract hotel guests, tourists and locals. Guests and retail tenants will benefit from the uniquely walkable location with immediate access to the beach, Stearns Wharf, the Funk Zone and downtown Santa Barbara.

## Offering Specifics

Type	Retail
Lease Rate	\$7.00/SF Gross
Suite Size	Approx. 1,257 SF
Term	5-10 Years
Available	Now
Zoning	HRC-2/S-D-3
HVAC	Yes
Floor	Ground
Ceiling Height	13'2"
CSO	3.0%
Condition	Space to be delivered in shell condition

*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](mailto:aherlihy@radiusgroup.com)  
CA Lic. 01518112

Chris Parker  
805.879.9642  
[cparker@radiusgroup.com](mailto:cparker@radiusgroup.com)  
CA Lic. 01887788





# 1,257SF GROUND FLOOR RETAIL SUITE FOR LEASE

The Hotel Californian on State Street | Santa Barbara, CA 93101

LOCATION | DOWNTOWN SANTA BARBARA & THE FUNK ZONE



Austin Herlihy  
805.879.9633  
[aberlihy@radiusgroup.com](mailto:aberlihy@radiusgroup.com)  
CA Lic. 01518112

Chris Parker  
805.879.9642  
[cparker@radiusgroup.com](mailto:cparker@radiusgroup.com)  
CA Lic. 01887788





# 1,257SF GROUND FLOOR RETAIL SUITE FOR LEASE

The Hotel Californian on State Street | Santa Barbara, CA 93101

THE HOTEL CALIFORNIAN



Recently completed, The Hotel Californian on lower State Street boasts 123 rooms, over 20,000 sq. ft. of retail space and paseos

Austin Herlihy  
805.879.9633  
[aberlihy@radiusgroup.com](mailto:aberlihy@radiusgroup.com)  
CA Lic. 01518112

Chris Parker  
805.879.9642  
[cparker@radiusgroup.com](mailto:cparker@radiusgroup.com)  
CA Lic. 01887788





# 1,257SF GROUND FLOOR RETAIL SUITE FOR LEASE

The Hotel Californian on State Street | Santa Barbara, CA 93101

## 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 Enterprise Fish Co.
- 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

*The Hotel Californian*

**Austin Herlihy**  
 805.879.9633  
[aherlihy@radiusgroup.com](mailto:aherlihy@radiusgroup.com)  
 CA Lic. 01518112

**Chris Parker**  
 805.879.9642  
[cparker@radiusgroup.com](mailto:cparker@radiusgroup.com)  
 CA Lic. 01887788





# 1,257SF GROUND FLOOR RETAIL SUITE FOR LEASE

The Hotel Californian on State Street | Santa Barbara, CA 93101

## THE HOTEL CALIFORNIAN | SITE MAP



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  
[aberliby@radiusgroup.com](mailto:aberliby@radiusgroup.com)  
CA Lic. 01518112

**Chris Parker**  
805.879.9642  
[cparker@radiusgroup.com](mailto:cparker@radiusgroup.com)  
CA Lic. 01887788

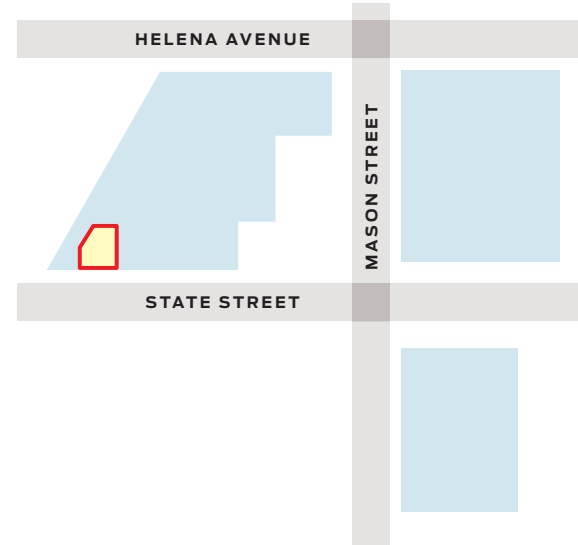
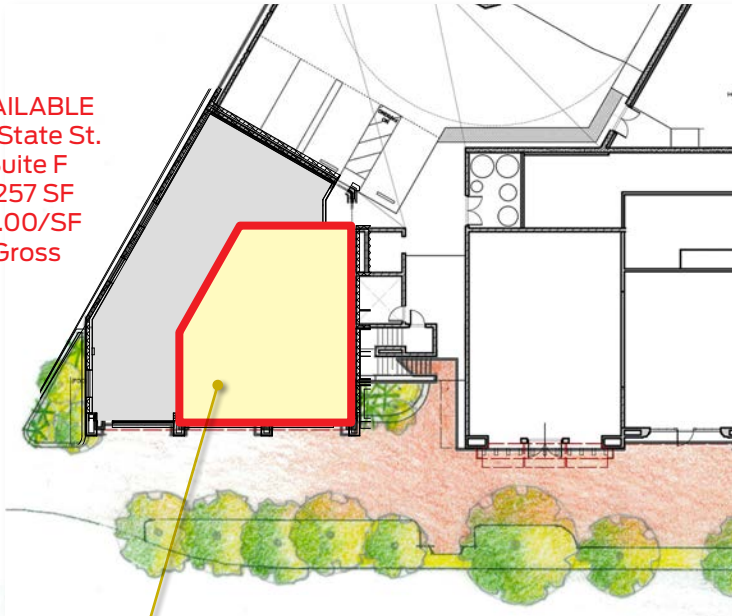


# 1,257SF GROUND FLOOR RETAIL SUITE FOR LEASE

The Hotel Californian on State Street | Santa Barbara, CA 93101

120 STATE ST., SUITE F | STATE STREET ELEVATION

AVAILABLE  
120 State St.  
Suite F  
1,257 SF  
\$7.00/SF  
Gross



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  
[aberlihy@radiusgroup.com](mailto:aberlihy@radiusgroup.com)  
CA Lic. 01518112

Chris Parker  
805.879.9642  
[cparker@radiusgroup.com](mailto:cparker@radiusgroup.com)  
CA Lic. 01887788





# 1,257SF GROUND FLOOR RETAIL SUITE FOR LEASE

The Hotel Californian on State Street | Santa Barbara, CA 93101

THE MARKET

## 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. This stretch of coast is known as the "American Riviera" because of its mild Mediterranean climate.

With a population of approximately 92,101, Santa Barbara is both small and vibrant. Locals and visitors are drawn to the city's charming downtown and picturesque State Street with its rich Spanish architecture and historical sites, wide variety of shops and galleries, numerous Zagat-rated restaurants and thriving open-air shopping centers like the famed Paseo Nuevo Mall. Pristine, sunny beaches, an expansive harbor and countless outdoor attractions including the Santa Barbara Zoo, Santa Barbara Mission, Stearns Wharf and Santa Barbara Museum of Natural History all add to the area's appeal. And with nearly 220 vineyards within a short drive, Santa Barbara County is a renowned wine region offering an array of some of the finest labels in the world.

### "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*

Austin Herlihy  
805.879.9633  
[aberlihy@radiusgroup.com](mailto:aberlihy@radiusgroup.com)  
CA Lic. 01518112

Chris Parker  
805.879.9642  
[cparker@radiusgroup.com](mailto:cparker@radiusgroup.com)  
CA Lic. 01887788





# 1,257SF GROUND FLOOR RETAIL SUITE FOR LEASE

The Hotel Californian on State Street | Santa Barbara, CA 93101

## THE MARKET

### Tourism

**Annually, Santa Barbara welcomes more than 7.2 million tourists and approximately 30 cruise ships which generate over \$1.9 billion in visitor spending.**

Santa Barbara is sometimes referred to as the American Riviera. Its beautiful beaches, majestic mountains, and colorful culture make Santa Barbara a premier resort destination as well as an attraction for neighbor counties such as Ventura County (Population 854,223), San Luis Obispo County (Population 252,631) and Los Angeles County (Population 10,163,507). World-class accommodations and dining await many visitors. From the City, you are just minutes away from Santa Barbara wine country. The gorgeous Santa Ynez Valley, with its breath-taking vistas, is home to such notable attractions as Solvang and the Chumash Reservation.

The travel and tourism sector continues to be a driving force behind Santa Barbara County's economy. In 2019, leisure and hospitality workers totaled 28,614, according to UCSB's Economic Forecast Project. (Compare that to 4,009 workers in the tech industry, 18,341 in retail and 23,035 in farming.) Annual spending by travelers to the South Coast totals more than \$1.9 billion and generates more than \$45 million in yearly tax revenues, according to Destination Analysts, a tourism market research firm.



Approx. 7.2 Million visitors to the South Coast in 2017.

Visitor split — 67.4% California Travelers, 17% Other US States, 17% International.

24% of visitors spend at least 1 night in area hotels.  
Average trip length 3 days / 2.4 nights.

\$1.9 Billion in direct visitor spending annually.

The region is home to 220 vineyards and 23,000 acres of vineyards.

Tourism & Hospitality Industry supports roughly 18,341 jobs.

*Source: 2016/2017 Destination Analysts & Visit Santa Barbara*



**Austin Herlihy**  
805.879.9633  
[aberlihy@radiusgroup.com](mailto:aberlihy@radiusgroup.com)  
CA Lic. 01518112

**Chris Parker**  
805.879.9642  
[cparker@radiusgroup.com](mailto:cparker@radiusgroup.com)  
CA Lic. 01887788





# 1,257SF GROUND FLOOR RETAIL SUITE FOR LEASE

The Hotel Californian on State Street | Santa Barbara, CA 93101

## GET YOUR FUNK 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.



**Austin Herlihy**  
805.879.9633  
[aberlihy@radiusgroup.com](mailto:aberlihy@radiusgroup.com)  
CA Lic. 01518112

**Chris Parker**  
805.879.9642  
[cparker@radiusgroup.com](mailto:cparker@radiusgroup.com)  
CA Lic. 01887788





# 1,257SF GROUND FLOOR RETAIL SUITE FOR LEASE

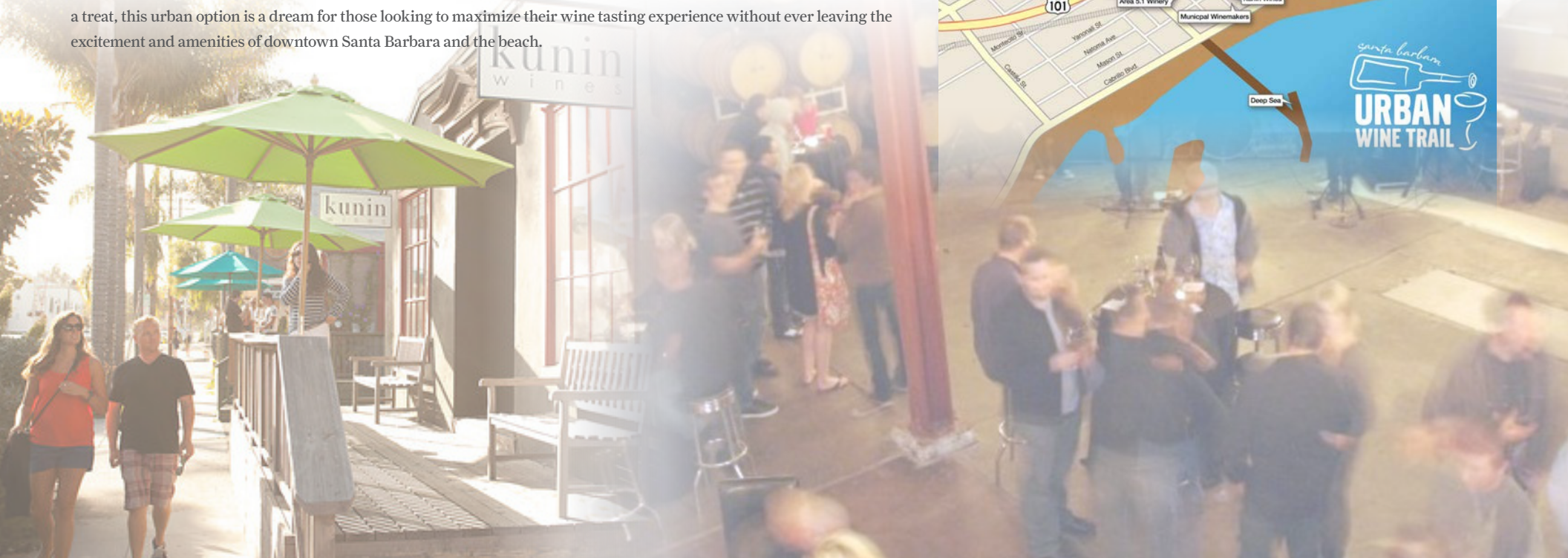
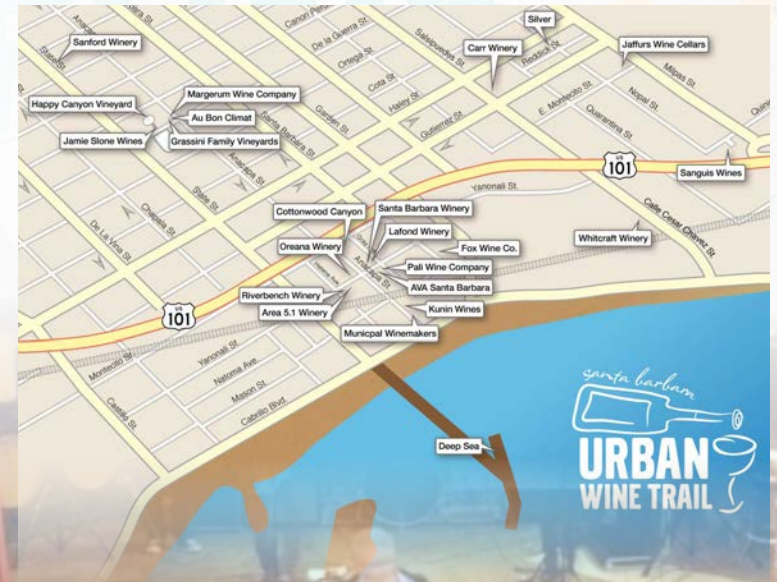
The Hotel Californian on State Street | Santa Barbara, CA 93101

## THE MARKET

### The Urban Wine Trail

Santa Barbara's acclaimed Urban Wine Trail offers novices and aficionados the opportunity to learn about and taste wines of many different varieties crafted from Santa Barbara County's finest vineyards. With 29 tasting rooms conveniently located in the Funk Zone just blocks from downtown and the beach, the wine trail was created to provide the ideal adventure for those wanting to sip and savor without the lengthy car ride.

A uniquely "green" experience, the Urban Wine Trail can be navigated entirely by foot, bike or even pedicab, allowing for detours to shop, sight see and sink your toes in the sand. While rolling hills and breathtaking vineyards are certainly a treat, this urban option is a dream for those looking to maximize their wine tasting experience without ever leaving the excitement and amenities of downtown Santa Barbara and the beach.



Austin Herlihy  
805.879.9633  
[aberlihy@radiusgroup.com](mailto:aberlihy@radiusgroup.com)  
CA Lic. 01518112

Chris Parker  
805.879.9642  
[cparker@radiusgroup.com](mailto:cparker@radiusgroup.com)  
CA Lic. 01887788

