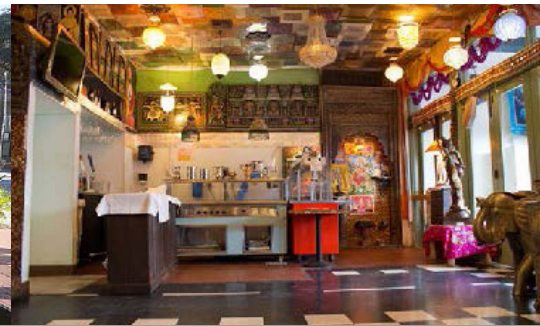
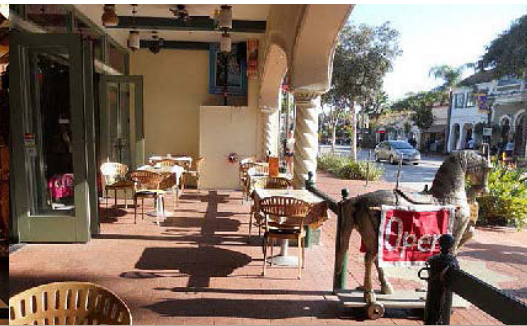


PRIME 5,663sf RETAIL/RESTAURANT SPACE FOR LEASE

418 STATE ST. | SANTA BARBARA, CA



Ideal for Restaurant, Brewery or Nightclub



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PROPERTY OVERVIEW

Exceptional opportunity to lease this prime retail space on Santa Barbara's bustling lower State Street offering high visibility, high traffic count and one of the region's top tourist trade destinations.

Excellent location for a high volume retail merchant, microbrewery or restaurant. Features include a newly remodeled facade, recessed French doors and an outdoor brick patio fronting the premises.

Unparalleled Central Coastal Location

The subject property is located at the center of downtown Santa Barbara's vibrant lower State Street corridor, just up the street from the beach and two blocks from the new 123-room Entrada de Santa Barbara Hotel Development. The property is further enhanced by the extension of the mall's street improvements, tile landscaping, fountains, etc.

The property also benefits from the already successful Waterfront District businesses and is mere footsteps from the Funk Zone, which includes the popular Urban Wine Trail with its array of some of the area's most popular restaurants, wine bars and microbreweries, attracting both locals and tourists alike. At the very end of State Street where downtown Santa Barbara's main artery meets the beach is the famed Stearns Wharf which attracts over 5,000,000 visitors annually and is named Santa Barbara's No. 1 tourist destination.

Please contact Listing Agents for details or to show.



Lease Specifics

- ▣ **\$2.85 NNN (\$0.86)**
- ▣ **Building Size — Approx. 5,663 SF**
- ▣ **Term — Long Term**
- ▣ **Available — Immediately**
- ▣ **Zoning — C-M (Allows Brewing & Wine Making)**
- ▣ **Restrooms — 2 Private**

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.

10.03.16

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CONCEPTUAL FLOORPLAN

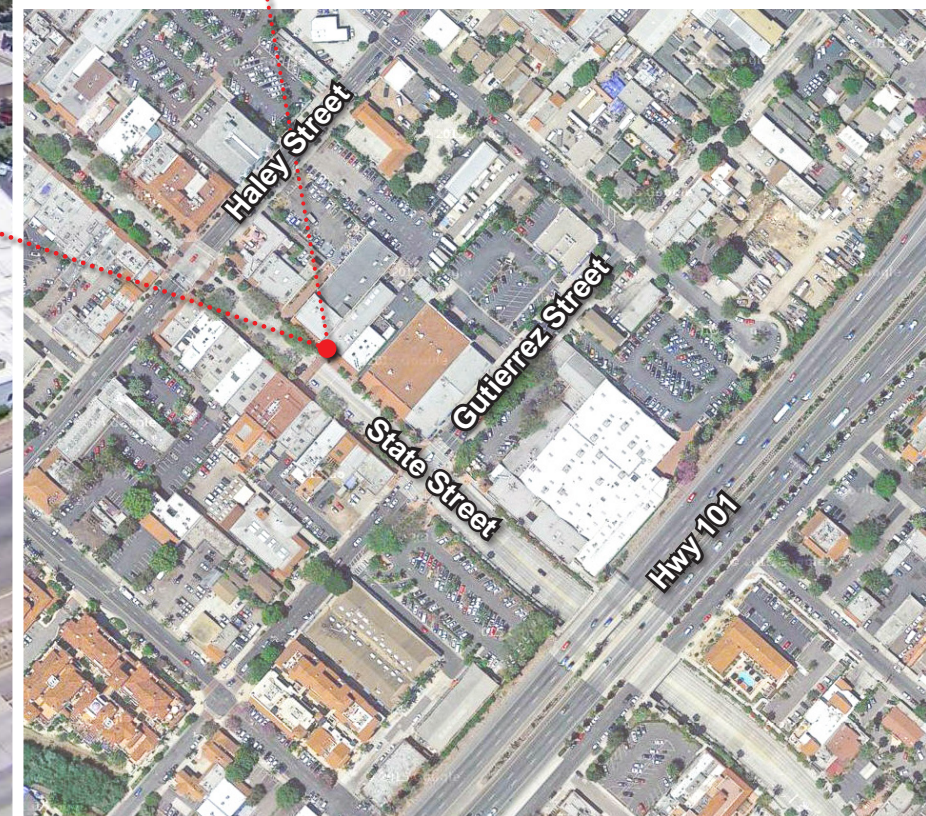
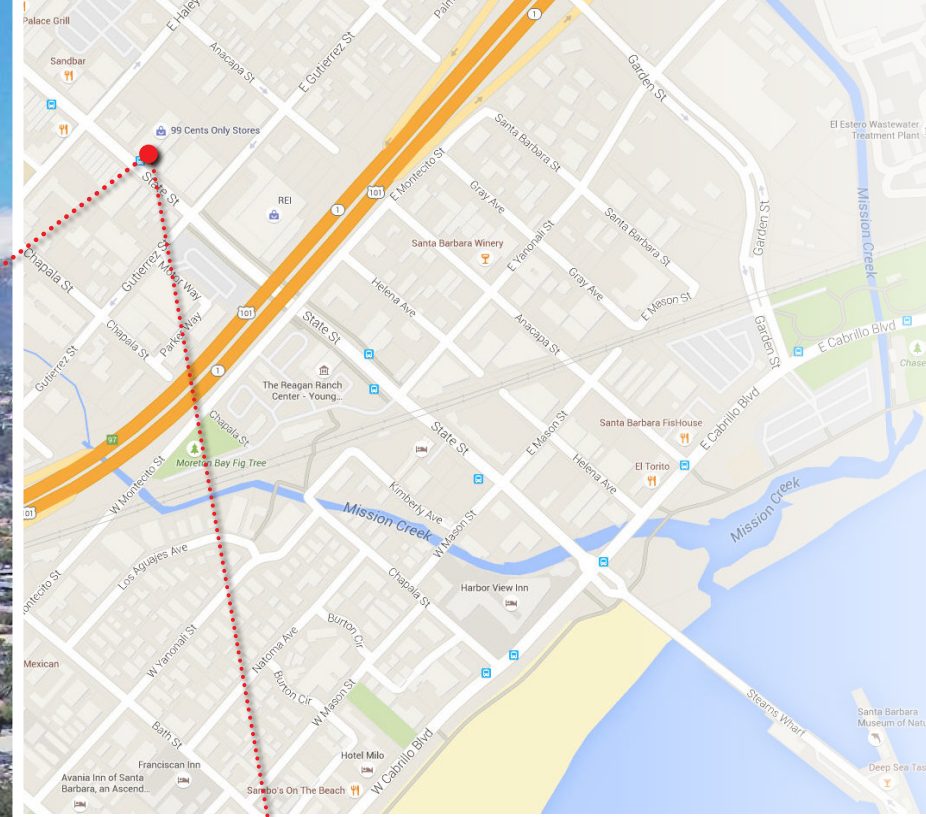


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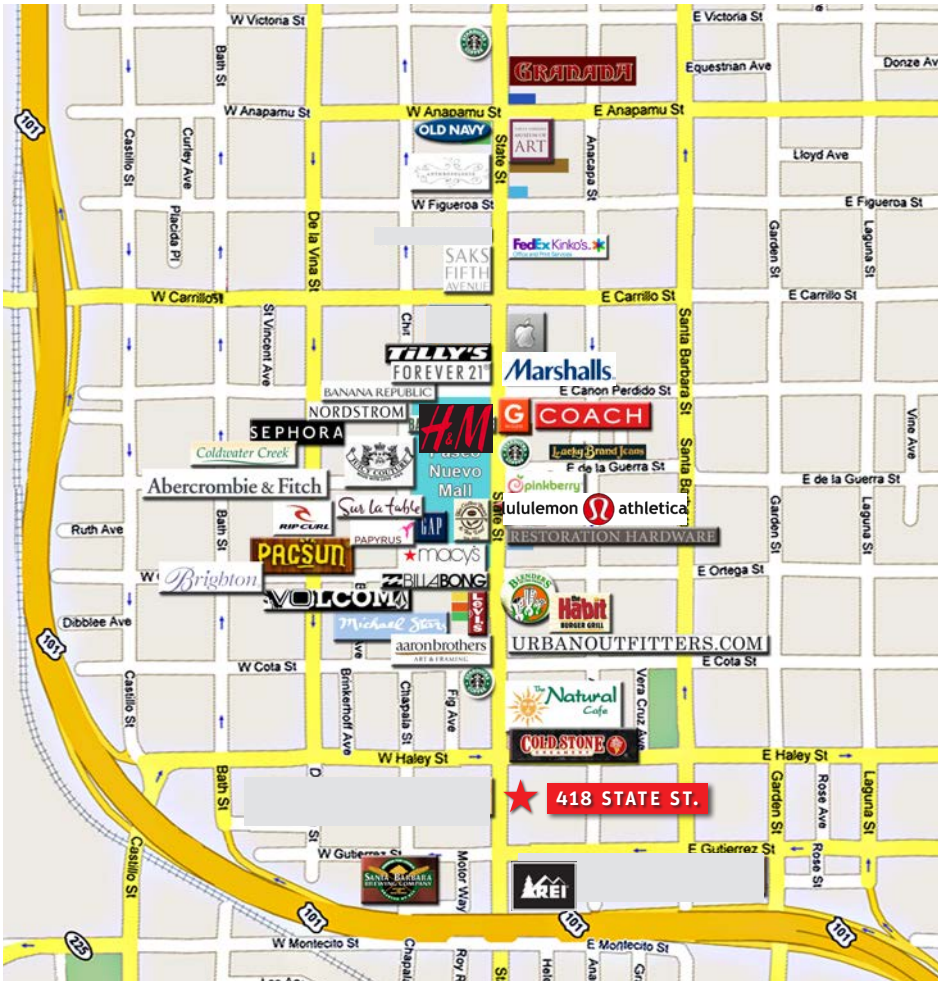




PRIME 5,663sf RETAIL/RESTAURANT SPACE FOR LEASE

418 STATE ST. | SANTA BARBARA, CA

DOWNTOWN SHOPPING & RETAILERS MAP



Abercrombie & Fitch	721 State St.	Papyrus	819 State St.
Apple Store	928 State St.	Pinkberry	742 State St.
Anthropologie	1119 State St.	REI	318 State St.
Billabong	631 State St.	Restoration Hardware	710 State St.
Marshalls	900 State St.	Rip Curl	727 State St.
Coach	808 State St.	Saks Off 5th	1001 State St.
Coffee Bean & Tea Leaf	811 State St.	Sephora	Paseo Nuevo Mall
Forever 21	901 State St.	Sur La Table	821 State St.
Gap	Paseo Nuevo Mall	Tilly's	917 State St.
G by Guess	820 State St.	Urban Outfitters	624 State St.
Granada Theatre	1214 State St.	Volcom	625 State St.
H&M	827 State St.		
Juicy Couture	803 State St.		
Levi's	611 State St.		
Lululemon	740 State St.		
MAC Cosmetics	716 State St.		
Macy's	701 State St.		
Michael Stars	939 State St.		
Nordstrom	Paseo Nuevo Mall		

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GET YOUR THE FUNK ZONE

SANTA BARBARA'S UNIQUE ARTS, BUSINESS & INDUSTRIAL DISTRICT

The Funk Zone is the South Coast's unique arts, business and industrial district perfectly situated in Santa Barbara's up-and-coming waterfront area, footsteps from the beach, Stearns Wharf and the city's famed downtown. The Funk Zone encompasses approximately 16 square blocks between the railroad and the beach, and adjacent to State Street, the main commercial thoroughfare through the city, and is easily accessible off the 101 freeway.

The Funk Zone delights visitors and locals alike 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.

The Funk Zone is a place for entertainment, education and community building. A platform for social discourse with a spirit for innovation and activism, the neighborhood offers the best that Santa Barbara has to offer wrapped up in an eclectic, dynamic package. This mixed-use neighborhood by the waterfront, just off the very end of lower State Street (between State & Garden and Yanonali & Mason Streets, to be specific), used to be an industrial and manufacturing hub. Now it's filled with an eclectic mix of restaurants, locally-owned shops, art studios and galleries, wine tasting rooms and breweries, surfboard shapers and a variety of other skilled craft workers.

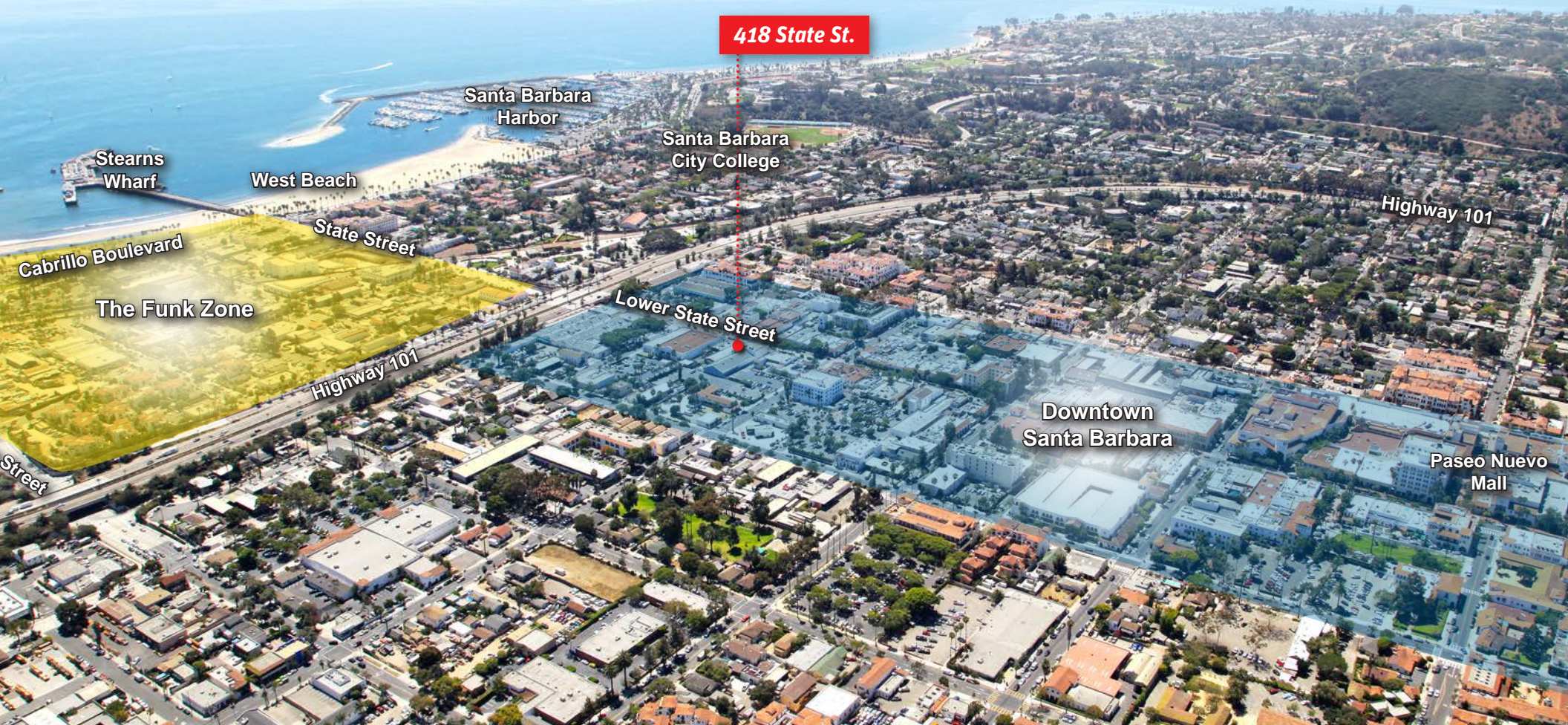
The Funk Zone offers the perfect contrast to the pristine red tile roofs and whitewashed buildings that are synonymous with Santa Barbara's architectural style and make our main downtown historic arts district so memorable and lovely. Minus the polish and plus some grit, the Funk Zone has its own distinctive brand of charm. Very close to the Amtrak station, Stearns Wharf and Cabrillo Boulevard, which are filled with sightseers on the weekends, the Funk Zone's little side streets are still considered uncharted territory even for some locals. Hence the "new" factor. It offers a sense of discovery and it continues to evolve and get better as more businesses crop up in the 'hood.



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THE FUNK ZONE & DOWNTOWN SANTA BARBARA



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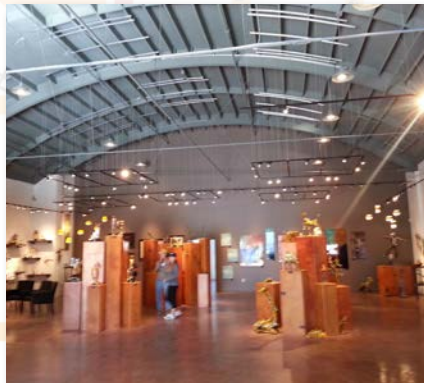
PRIME 5,663SF RETAIL/RESTAURANT SPACE FOR LEASE

418 STATE ST. | SANTA BARBARA, CA

THE FUNK ZONE | A SHARED EXPERIENCE

Santa Barbara has always been a haven for artists, artisans, wine makers and chefs looking for a slightly different approach. Thanks to the growth of The Funk Zone, this neighborhood location has exploded into a contemporary Santa Barbara sub-culture of artisan shops, art galleries, hip eateries, award-winning microbreweries, and even a craft distillery. Don't be deterred by the name; the area doesn't have a *funk* so much as it does a *vibe*. Artists, winemakers, and up-and-coming chefs have taken up shop in aged warehouses and forgotten scuba shops, transforming the zone into an understated array of hidden hot spots along California's Central Coast.

Vistors may spend the day in The Funk Zone channeling their inner artist by visiting the satellite gallery of the Santa Barbara Museum of Contemporary Art at Hotel Indigo, or by taking a tour at The Santa Barbara Art Foundry. For dining options, many wander over to the old Santa Barbara Fish Market building for a shared dining experience at The Lark. And how could one forget, the Funk Zone is home to countless tasting rooms and a few special wineries, making a day, or afternoon of wine tasting Santa Barbara County's best, fun and easy. Additionally, 5 of the many wineries located in the Funk Zone are also part of the Urban Wine Trail!



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THE FUNK ZONE | THE URBAN WINE TRAIL

The Santa Barbara Urban Wine Trail offers both novices and aficionados the opportunity to learn about and taste wines of many different varieties and styles crafted from Santa Barbara County's finest vineyards. With all 17 tasting rooms conveniently located in the Funk Zone just blocks from the beach, the wine trail is the ideal adventure for those who want to sip and savor without wasting precious time on a lengthy car ride.

A uniquely "green" wine tasting experience, this trail can be navigated by foot, bike or even pedi cab, and often allows for detours to shop, sight see and sink your toes in the sand. Rolling hills and breathtaking vineyard views are certainly a treat, but this urban option is a dream for those looking to maximize their wine tasting experience without ever having to leave downtown Santa Barbara.



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SANTA BARBARA

THE AMERICAN RIVIERA

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

With a population of approximately 92,000 in 2014, 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.



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SANTA BARBARA | DOWNTOWN ATTRACTIONS

Moxi — The Wolf Museum of Exploration + Innovation *(under construction)*

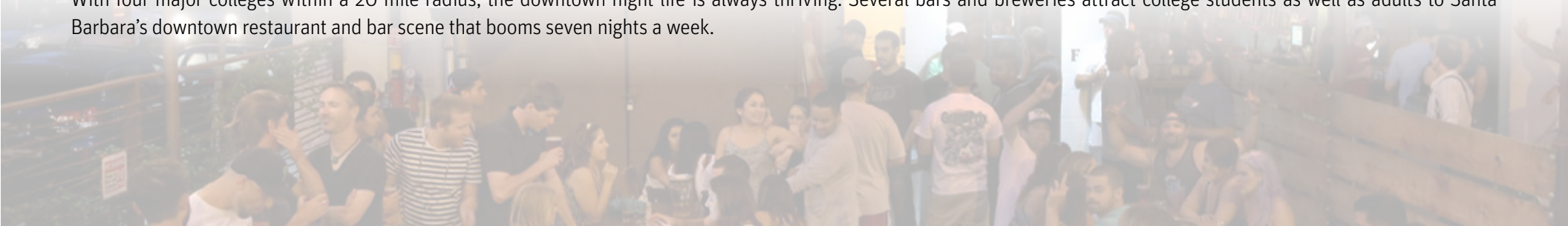
A three-story, 25,000 SF children's museum next to the downtown train station is slated to open in June 2016. It's envisioned as a scaled-down version of San Francisco's massive and popular Exploratorium "learning lab" and is expected to draw around 100,000 visitors annually.

Downtown Farmers Market

Every Tuesday and Saturday the Santa Barbara Farmers Market takes over lower State Street and parts of downtown bringing together hundreds of people walking through the downtown corridors. The Santa Barbara Certified Farmers Market Association, founded in 1983, is recognized for organizing the premier farmers market on the Central Coast.

Heart of the Pub Crawl

Santa Barbara is sometimes referred to as the American Riviera. Her beautiful beaches, majestic mountains and colorful culture make Santa Barbara a premier college destination. With four major colleges within a 20 mile radius, the downtown night life is always thriving. Several bars and breweries attract college students as well as adults to Santa Barbara's downtown restaurant and bar scene that booms seven nights a week.



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SANTA BARBARA | ECONOMY & DEMOGRAPHICS

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% in 2004), 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

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

2014 Population ±92,000

Population Density ±2,105 per square mile

Households ±35,449

Age 0-18 ±18.6%

Age 18-44 ±42.0%

Age 44-64 ±25.2%

Age 65+ ±14.2%



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