

FOR LEASE ±3,350SF DOWNTOWN RETAIL/OFFICE SPACE

1224 STATE ST. | SANTA BARBARA, CA 93101

Lease Rate Reduction! Now \$2.08/SF NNN



PROPERTY BRIEF

Prime downtown retail space just steps from The Granada Theatre and Granada parking garage. This space was completely gutted and remodeled in recent years offering high quality finishes and a wide range of commercial uses. Unlike most retail suites in the area, this space also has a second rear storefront entry and is situated next to a high traffic pedestrian walkway.

Type ■ Retail/Office

Lease Rate ■ \$2.08/SF NNN (\$0.40)

Size ■ ±3,350 SF

Floor ■ 1st Floor

Restrooms ■ Private Men's & Women's

Parking ■ City Parking Lot Behind Space

Zoning ■ C-2 (General Commercial)

Available ■ Now

CSO ■ 3.0%

To Show ■ Call Listing Agents

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.

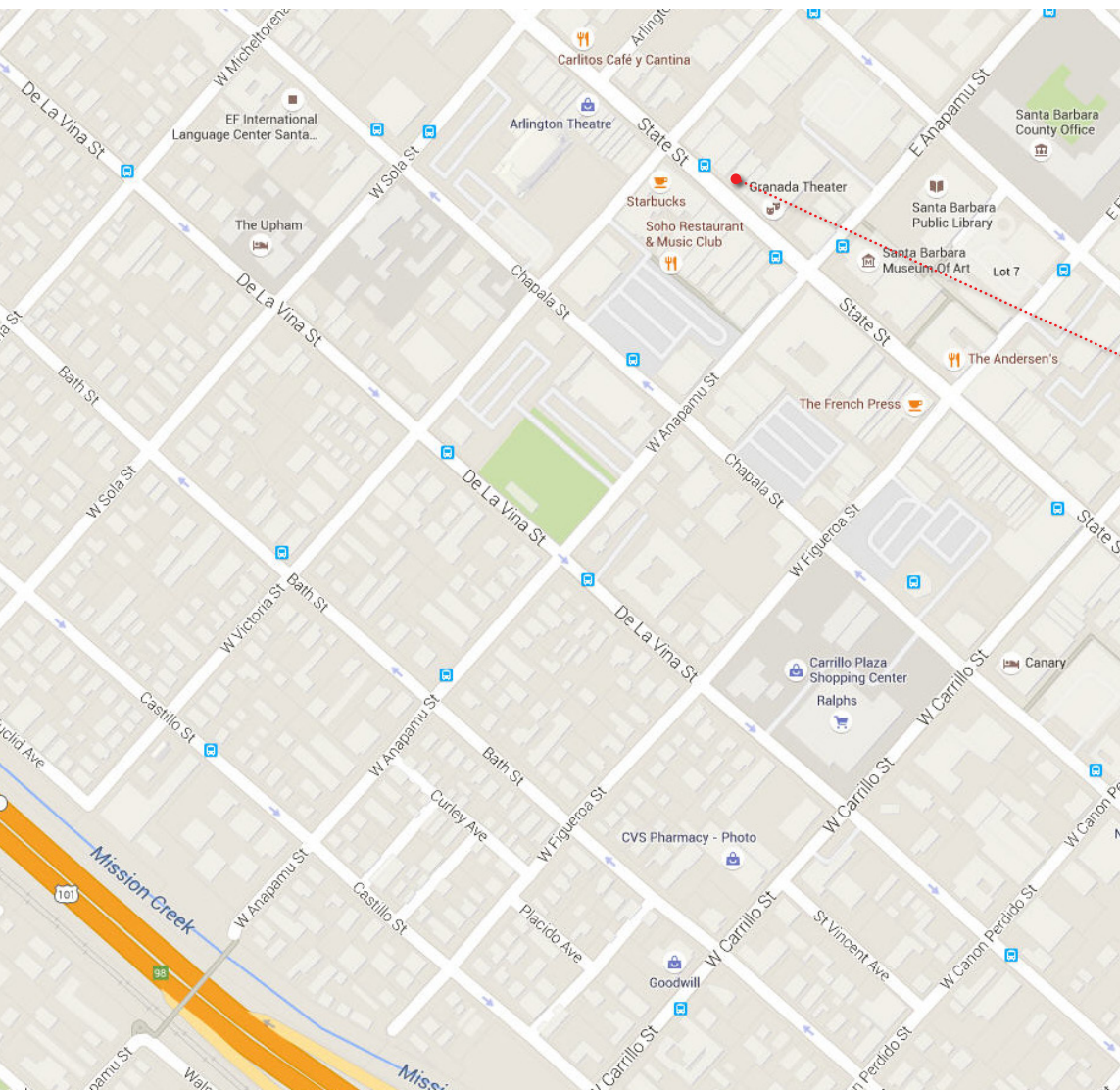
Brad Frohling
805.879.9613
bfrohling@radiusgroup.com
CA Lic. 01323736

Lisa Engel Shields
805.654.9300 ext. 105
lshields@radiusgroup.com
CA Lic. 01742786



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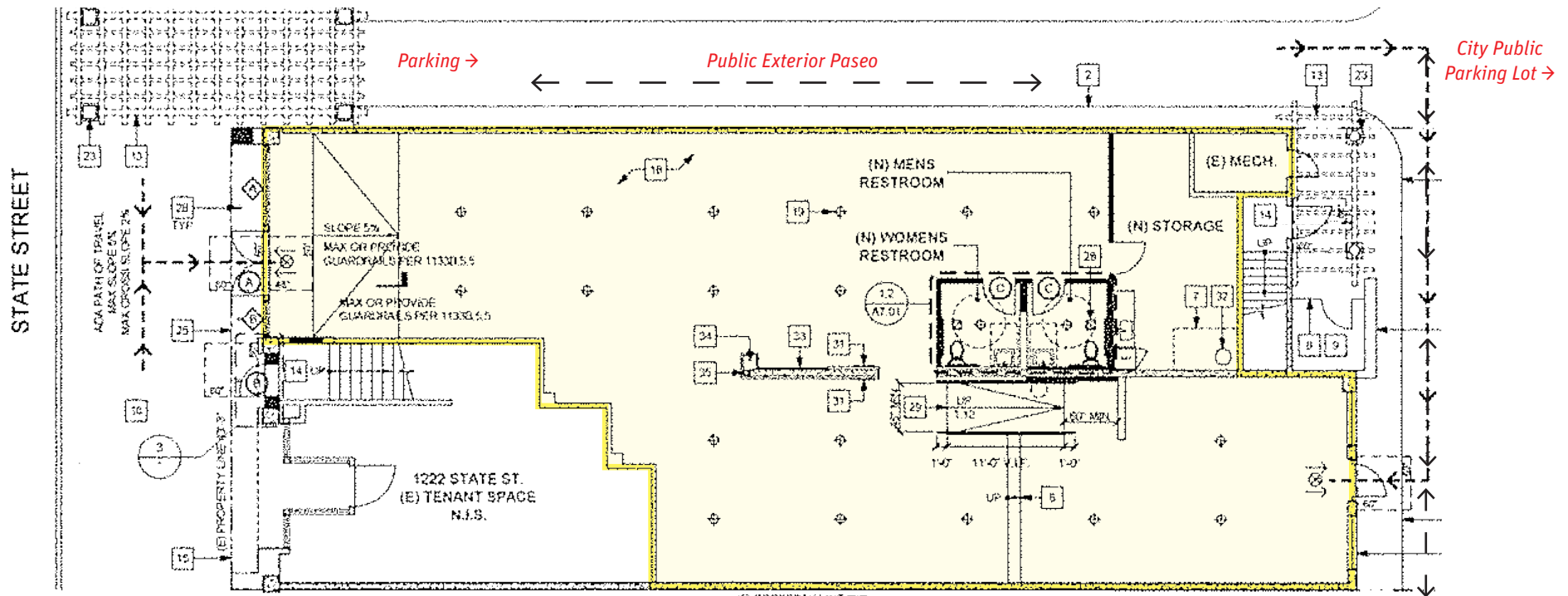
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FLOOR PLAN



Demographics

2018 Estimates	1 Mile	3 Mile	5 Mile
Average Household Income:	\$84,489	\$115,134	\$122,315
Population:	32,919	93,830	117,774
Daytime Population:	30,727	72,836	86,025

2018 Demographics from Sites USA

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DOWNTOWN SANTA BARBARA MERCHANTS MAP



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±3,350 SF



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