



***Funk Zone Opportunity!***

**32 Anacapa St.**  
**Santa Barbara, CA 93101**

**FOR LEASE | \$4.50/SF NNN**

***±4,335 SF of Retail Space Near the Beach.***





# FOR LEASE ±4,335sf RETAIL BUILDING IN THE FUNK ZONE

## 32 ANACAPA ST. | SANTA BARBARA, CA 93101

### PROPERTY BRIEF

32 Anacapa St. is situated at the heart of Santa Barbara's vibrant Funk Zone, the South Coast's acclaimed food and wine mecca. This high-visibility property is less than one block from the beach and the new Hotel Californian. Within a half mile radius of the subject property are 23 hotels comprising 900 rooms. This includes the aforementioned Hotel Californian, a 121-key hotel, and ±21,557 square feet of open plazas, paseos and gardens. Contact Listing Agents for additional information.

Lease Rate ▯ \$4.50/SF NNN

Size ▯ ±4,335 SF

Lot Size ▯ ±12,196 SF

Parking ▯ Rear Private Parking Lot (*In addition, this property is adjacent to a 207-space public parking lot.*)

Zoning ▯ OC/S-D-3 (Ocean Related Commerce)



**Also available for sale. Offered at \$4,950,000.**

*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.*

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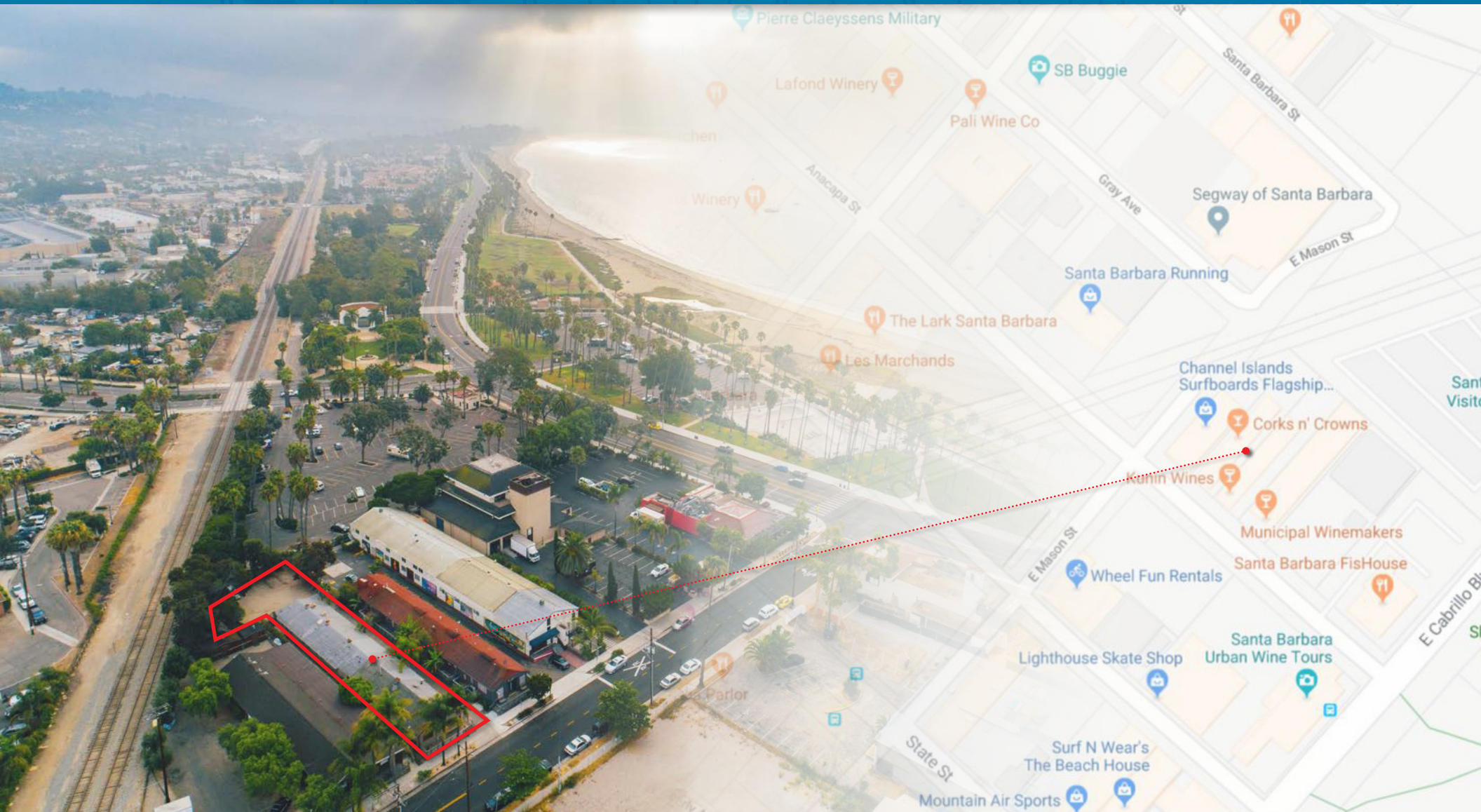
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## 32 ANACAPA ST. | SANTA BARBARA, CA 93101

- 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 Lighthouse Skate Shop
- 10 Metropulos Fine Foods Merchant
- 11 REI
- 12 Enterprise Fish Co.
- 13 Figueroa Mountain Brewery
- 14 The Lark Restaurant
- 15 The Californian Hotel
- 16 MOXI: The Wolf Museum of Exploration + Innovation
- 17 The Wayfarer Hotel
- 18 Casa Blanca Restaurant & Cantina
- 19 Channel Islands Surfboards
- 20 Santa Barbara FisHouse
- 21 CrossFit Santa Barbara
- 22 Seven Bar & Kitchen
- 23 Loquita



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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.

