



Funk Zone Opportunity!

23 E. Yanonali St.
Santa Barbara, CA 93101

FOR SALE | \$3,200,000

±10,028 SF of Land Near the Beach.



FOR SALE ±10,028sf LAND IN THE FUNK ZONE

23 E. YANONALI ST. | SANTA BARBARA, CA 93101

PROPERTY BRIEF

This high visibility funk zone property is a large paved lot on the corner of Yanonali and Helena Street is approximately 10,028 square foot parcel. This zoning allows for all R3 residential uses so long that the residential use does not exceed 70% of the overall use in a mixed use project. Other uses include ocean related, recreational, arts, restaurants, small stores. Property is located one block off of lower State Street, and less than a quarter mile from the beach in the heart of the Funk Zone.

Price ± \$3,200,000

Price/SF Land ± \$319/SF

Lot Size ± 10,028 SF

APN ± 033-052-018

Zoning ± CO-CAR (Coastal oriented commercial, arts, and recreational)

CSO ± 2.5%



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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- 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.

