



FOR LEASE

630 Chapala St. & 25 W. Ortega St.
Santa Barbara, CA 93101

*Iconic Downtown Santa
Barbara Property*



PROPERTY SUMMARY

Total SF	+/- 1,550 SF - 10,680 SF <i>**Up to 12,580 SF</i>
Lot SF	+/- 25,699 SF
Potential Use	Retail/Office <i>*verify uses with city</i>
Available	NOW
Zoning	"M-C" Manufacturing Commercial
Parcel #	037-131-001 037-131-002

- Premier Downtown Location
- Corner Lot
- One block off of State Street
- Across from Paseo Nuevo Mall
- First time on the market in 70 years







SITE PLAN

SPACE A	1,550 SF
SPACE B	4,450 SF
SPACE C	4,680 SF (+1,200 SF Mezzanine)
Total SF	+/-10,680 SF

Future Expansion	1,900 SF **Not currently constructed
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Key Distances	
101 Freeway	0.5 Miles
Santa Barbara Amtrak	0.6 Miles
Stearns Wharf	1.0 Miles
Santa Barbara Community College	1.2 Miles
Santa Barbara Airport	9.7 Miles
University of California Santa Barbara	9.9 Miles
Los Angeles International Airport	98.2 Miles



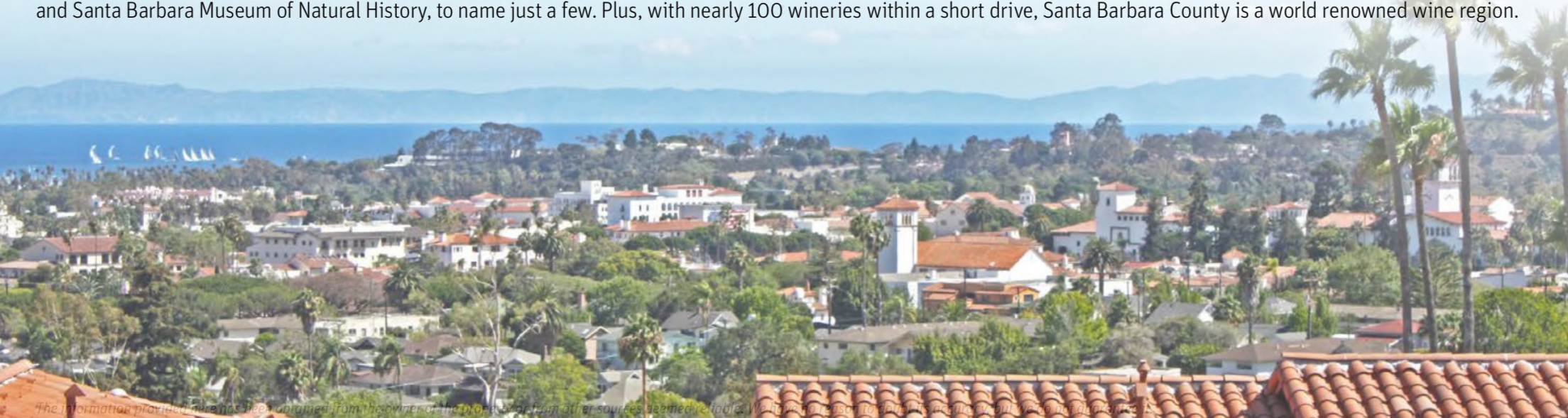


SANTA BARBARA

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.



The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We assume no responsibility for its accuracy, but we do not warrant it.



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

- Population (2020)** ❖ 88,662
- Household Income (Median)** ❖ \$100,041
- Households ❖ ±35,449
- Age 0–18 ❖ ±18.6%
- Age 18–44 ❖ ±42.0%
- Age 44–64 ❖ ±25.2%
- Age 65+ ❖ ±14.2%





CANADA PACIFIC

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