

SANTA BARBARA CA 93101

706 STATE ST

**MAJOR PRICE
REDUCTION**

Now offered at
\$1,645,000

±2,413 SF Downtown State Street
Building Well-Positioned near
The Funk Zone, and the burgeoning
Lagoon District/Haley Corridor

**SUBJECT
PROPERTY**



PRESENTED BY

GENE DEERING

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706 STATE STREET

SANTA BARBARA CA 93101

MAJOR PRICE REDUCTION | ±2,413 SF BLDG

706 State Street is a rare opportunity to acquire a premier property in the heart of downtown Santa Barbara's iconic State Street corridor. The property benefits from exceptional visibility, strong pedestrian traffic, and immediate proximity to top retailers, restaurants, hotels, and cultural destinations that drive consistent local and tourist activity. The current tenant is scheduled to vacate at the end of the year, providing a buyer with near-term flexibility to reposition, re-tenant, or occupy the property. This creates a compelling opportunity for an investor or owner-user to capture upside in a supply-constrained, high-barrier-to-entry coastal market. As State Street continues its recovery and evolution, 706 State Street offers long-term value, strong fundamentals, and irreplaceable downtown Santa Barbara real estate.

NEW PRICE	\$1,645,000 (\$682/SF)
Building Size	±2,413 SF (±484 SF Patio Space)
Land Size	±3,049 SF
APN	037-092-017
Zoning	C-G (Commercial General)
Parking	None (public parking near by)
HVAC	None
Floors	Single Level
Restrooms	One
Sprinklers	None
CSO	3%
Other	Skylights and Rear Patio

Occupancy: Current tenants Lease expires 12/31/2026. They pay \$8,270 a month gross for the rest of the term.

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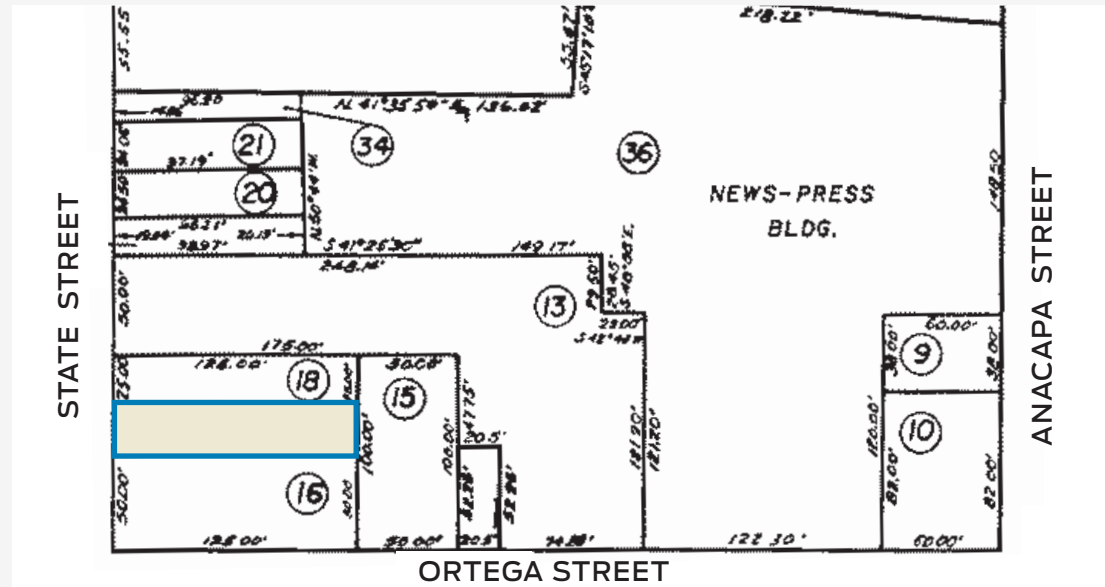
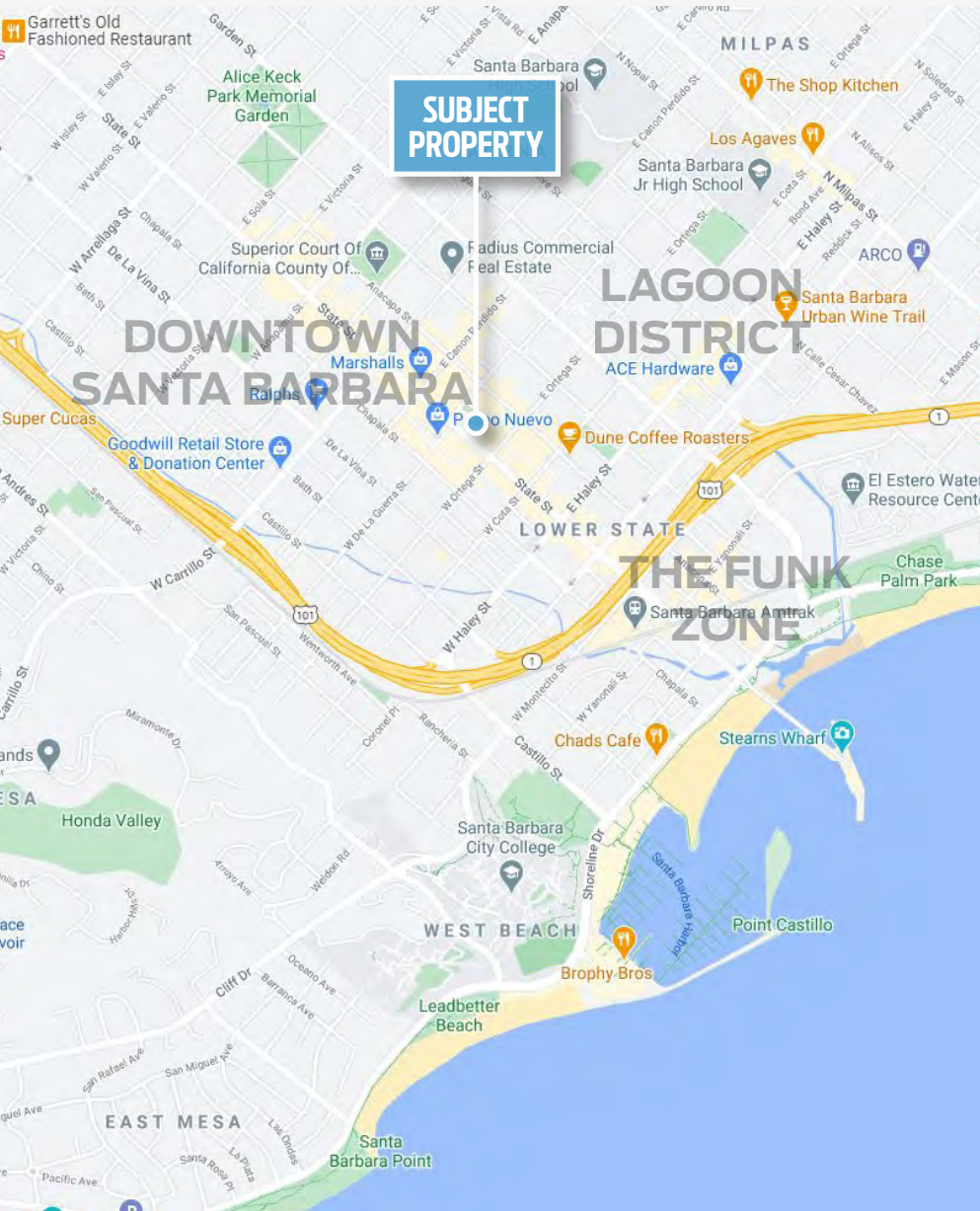


RADIUSGROUP.COM

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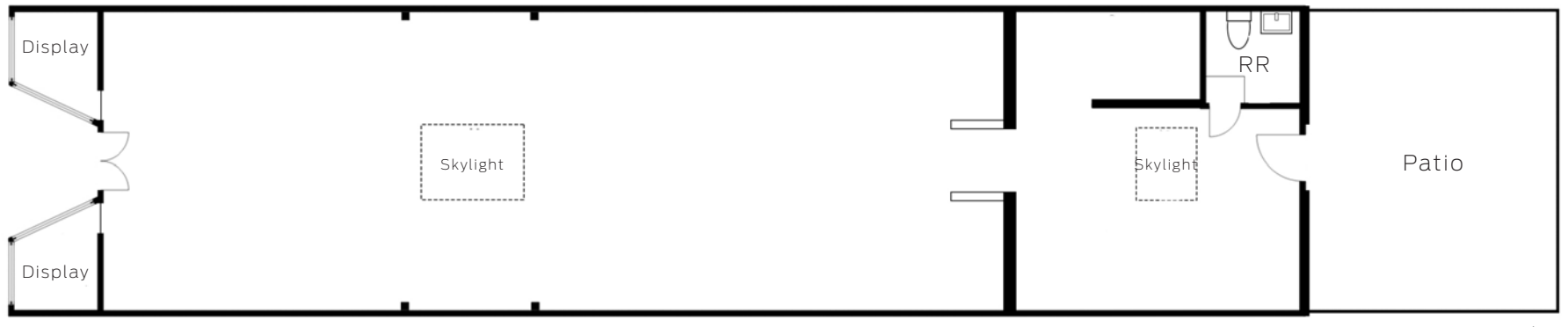


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STATE STREET



Not to scale

Floor Plan

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PASEO NUEVO MALL

- SEPHORA · AVEDA · H&M
- BATH & BODY WORKS
- CALIFORNIA PIZZA KITCHEN
- ZUMIEZ · BANANA REPUBLIC
- HOLLISTER · EUREKA BURGER
- PANDA EXPRESS · T-MOBILE
- VICTORIA'S SECRET

**SUBJECT
PROPERTY**

THE ARLINGTON THEATRE

THE GRANADA
THEATRE

SANTA BARBARA
COURTHOUSE &
SUNKEN GARDENS

EL PRESIDIO DE
SANTA BÁRBARA
STATE HISTORIC PARK

COACH
OUTLET

DE LA GUERRA PLAZA

LOBERO
THEATRE

U.S. POST OFFICE

SANTA BARBARA
HISTORICAL MUSEUM

VOURI

WORLD MARKET/
COST PLUS

UMBRA SPACE

CITY PARKING
LOT 10

GALA

LA PALOMA
CAFE

VILLA WINE
BAR & KITCHEN

NEW SANTA BARBARA
POLICE STATION
(Under Construction)

THE PALACE
GRILL

THE BLACK SHEEP
RESTAURANT

COGNIXION

ALPHA SCHOOL
SANTA BARBARA

STAR RUG
CLEANERS

DUNE COFFEE
ROASTERS

**CITY LOT 11
±184 SPACES**

E. COTA ST.

ANACAPA ST.

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**Downtown Area Merchants
& Attractions**

- 1 Community West Bank
- 2 Saint Remy at El Prado Inn by Marriott
- 3 Renaud's Patisserie & Bistro
- 4 Scarlett Begonia
- 5 LOKUM
- 6 McConnell's Fine Ice Creams
- 7 Historic Santa Barbara Courthouse
- 8 World Market/Cost Plus
- 9 Lobero Theater
- 10 Buena Onda Empanadas
- 11 Joe's Cafe
- 12 Chocolate Maya
- 13 Rare Society
- 14 MOXI Wolf Museum of Exploration
- 15 Stearns Wharf
- 16 Hotel Californian
- 17 Oku
- 18 Jeannine's Restaurant & Bakery
- 19 Hilton Santa Barbara Beachfront Resort
- 20 El Presidio de Santa Bárbara State Historic Park
- 21 Santa Barbara Public Market
- 22 Hook & Press Donuts



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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 destinations in which to live and travel.



Located on a pristine coastline approximately 332 miles south of San Francisco and 92 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 mild Mediterranean climate.

With a population of approximately 87,000, Santa Barbara is both small and vibrant. Locals and visitors are drawn to the city's charming downtown and picturesque State Street with its rich Spanish architecture and historical sites, wide variety of shops and galleries and numerous Zagat-rated restaurants. Pristine, sunny beaches, an expansive harbor and countless attractions including the Santa Barbara Zoo, Santa Barbara Mission, Arlington Theatre, Stearns Wharf, Santa Barbara Museum of Art and Santa Barbara Museum of Natural History all add to the area's appeal. And with nearly 200+ vineyards within a short drive, Santa Barbara County is a renowned wine region offering an array of some of the finest labels in the world.



**“The 12 Best Cities
for a Weekend Getaway”**

U.S. News & World Report



**“30 Best Small Cities
in America”**

Condé Nast Traveler's Readers' Choice Awards