

FOR LEASE | ±800 SF



EXCELLENT MEDICAL/OFFICE SPACE | ADJACENT TO SANTA BARBARA COTTAGE HOSPITAL

504 W PUEBLO STREET | SANTA BARBARA, CA 93105

YAIR HAIMOFF, SIOR






Executive Managing Director
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CA DRE Lic. #01414758

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omission, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc. CA DRE #02042805

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PROPERTY FEATURES

-  Excellent Medical/Office Space
-  Fully Renovated
-  Available for Immediate Occupancy
-  Impeccably Designed and Efficient Layout
-  Shared Reception Area, Breakroom & Bathrooms

LOCATION HIGHLIGHTS

-  Across The Street from Santa Barbara Cottage Hospital
-  Strong Demographics - Surrounded by Single & Multi-Residential Homes
-  Minutes from Amenities, Restaurants, Cottage Hospital – City of Santa Barbra, Public Transportation & Freeway Onramp



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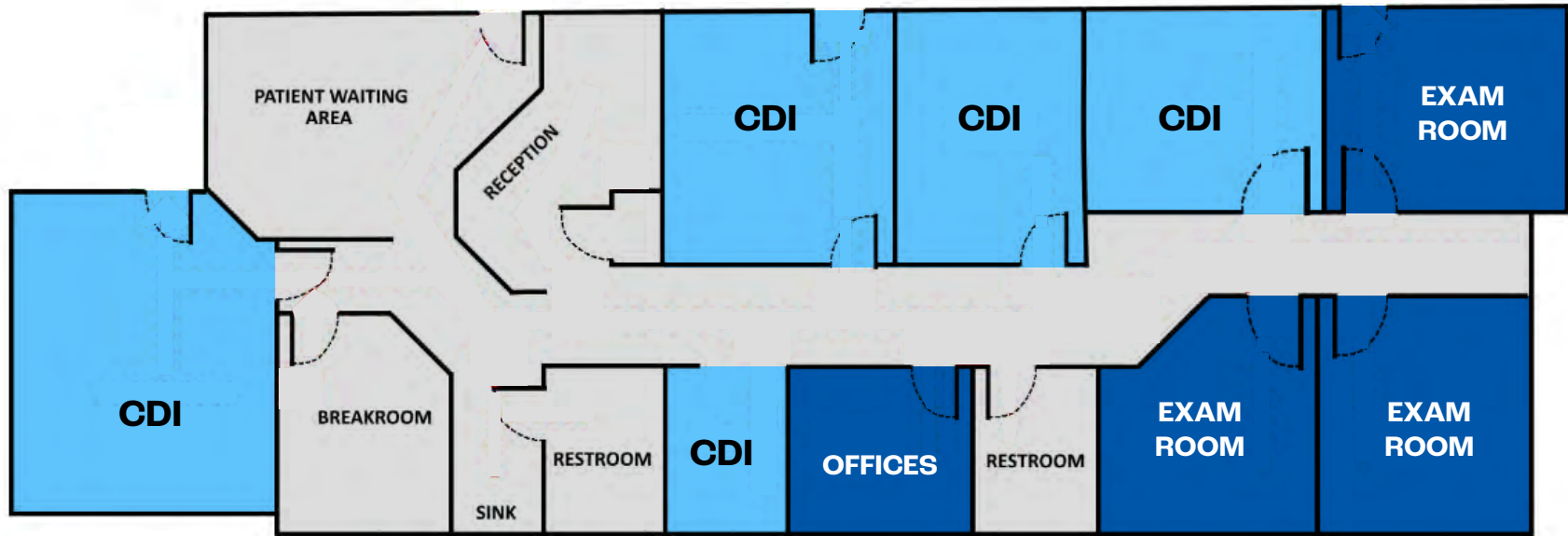
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FLOOR PLAN

■ SHARED ■ OCCUPIED ■ AVAILABLE



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DEMOGRAPHIC DATA



POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	23,116	93,400	120,765
Estimated Households	9,052	36,717	45,949



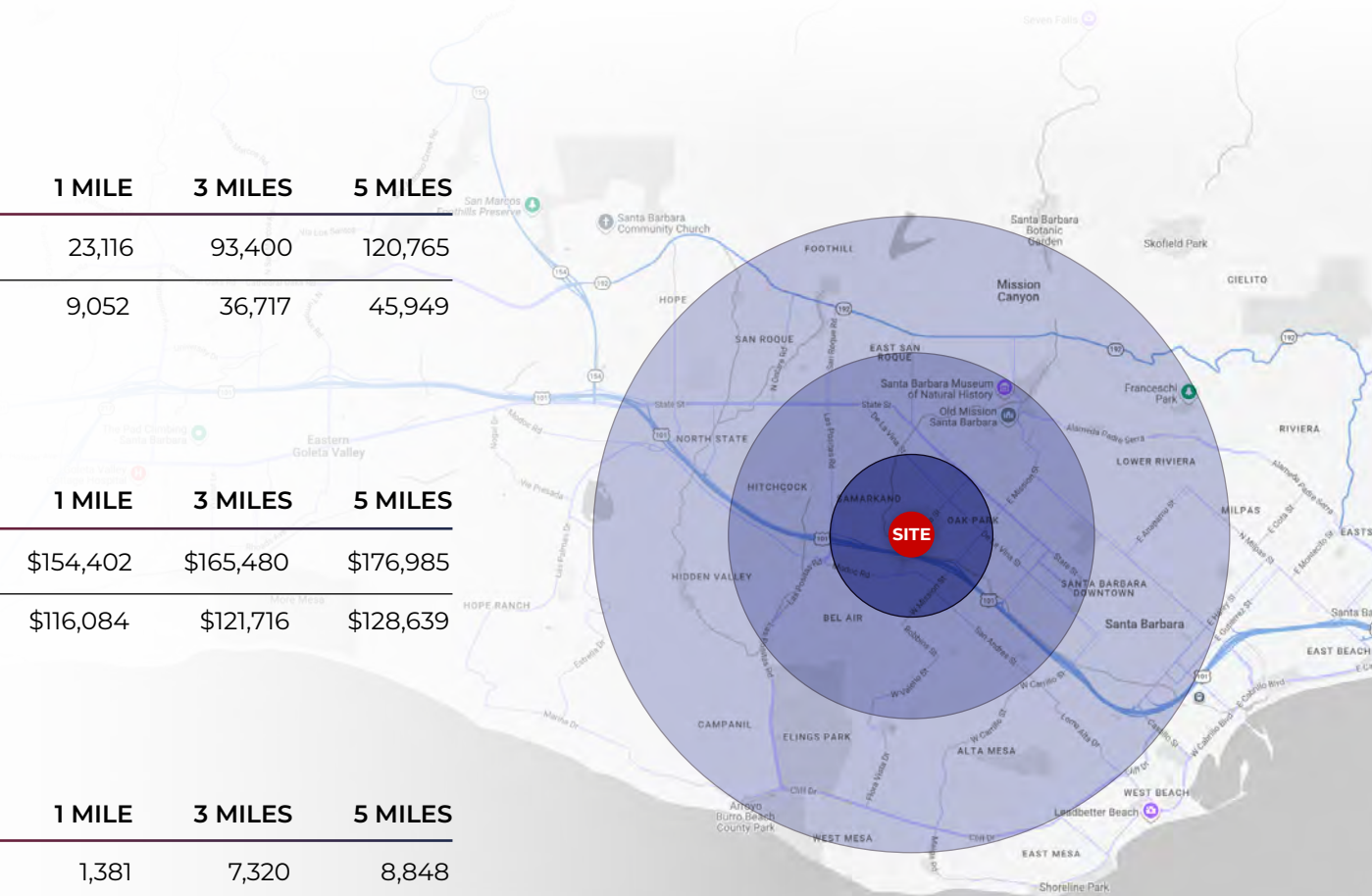
HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Average Household Income	\$154,402	\$165,480	\$176,985
Median Household Income	\$116,084	\$121,716	\$128,639



DAYTIME POPULATION

	1 MILE	3 MILES	5 MILES
Total Businesses	1,381	7,320	8,848
Total Employees	9,225	54,762	66,567



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