1525 STATE STREET

SUITE 203
SANTA BARBARA
CA 93101

SUITE 203

FOR SALE

±3,306 SF 2nd floor office condo with multiple private offices, open workspace & 6 parking spaces

PRESENTED BY

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Plaza Linda Vista is a mixed-use property featuring a professional office component on the first and second floors, with residential condos on the third floor and above the parking garage. Now, 9 of those office condos are being offered for sale, some vacant and ideal for owner-users, others leased and generating income for investors. The seller recently completed the process of condo mapping all 15 office suites in the building, creating individual office condos. Condo maps and HOA information available for review upon request.

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Suite 203 presents a rare opportunity to own a large, traditional office suite in a prime Santa Barbara location. Spanning approximately 3,306 SF, the space features a classic layout with multiple private offices, open work areas, conference room, copy/storage room, reception area, and even a distinctive "Oval Office" executive suite. Currently occupied by a month-to-month tenant, this offering is perfect for an owner-user seeking near-term occupancy or an investor looking for a light value-add project, update the suite and re-lease at market rates. With strong bones and flexible potential, Suite 203 is a standout opportunity in a highly desirable professional corridor.

SUITE 203

Offered at

$1,495,000

Opportunity Highlights

Suite Size
Rentable: ±3,306
Usable: ±2,849

Price Per Bldg SF
$452/SF

Proposed Parking
6 Covered Spaces (2 Stacked)
(Underground Garage)

HVAC
Yes

Restrooms
One Private & Common

Floor
2nd

Elevator
Yes

Current Lease
Month-to-Month

HOA Fee
$2,366

Various commercial condos available for purchase within the project. Contact listing agents for all offerings.

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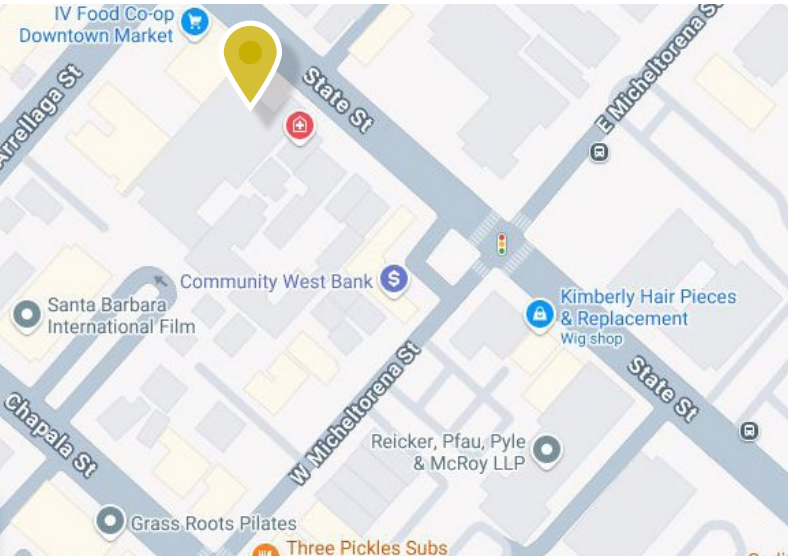

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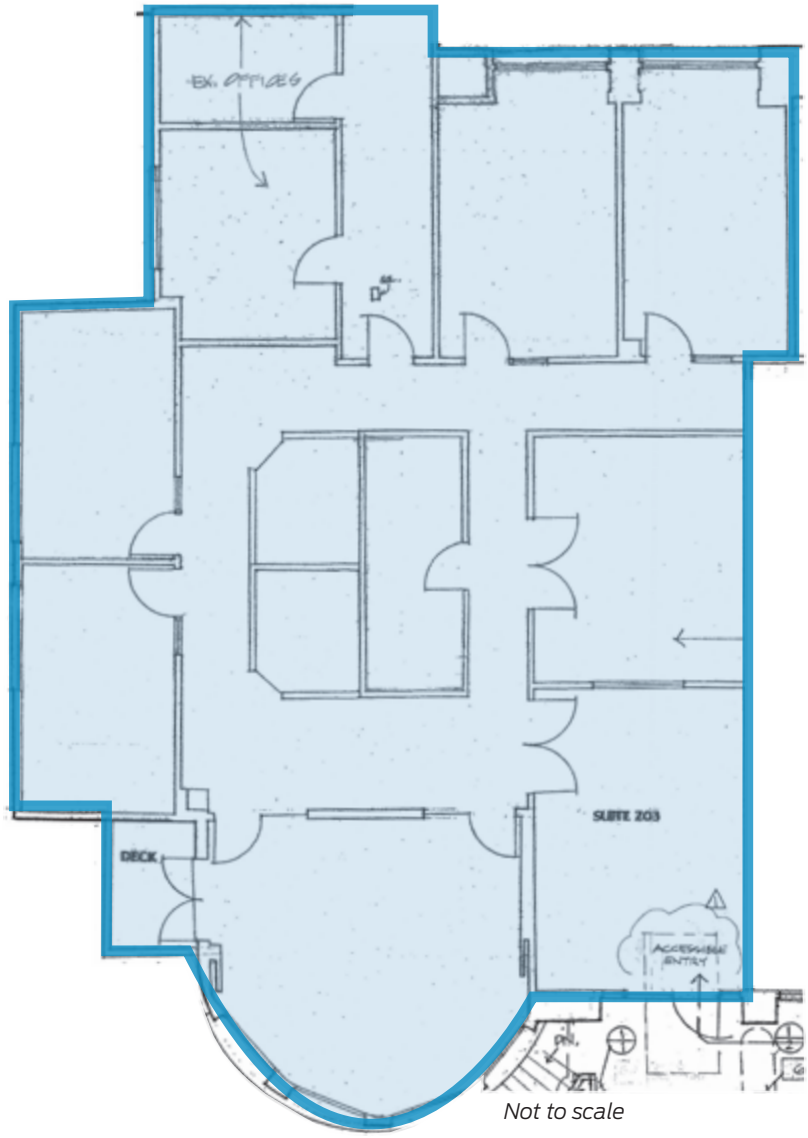
FLOOR PLAN



Not to scale

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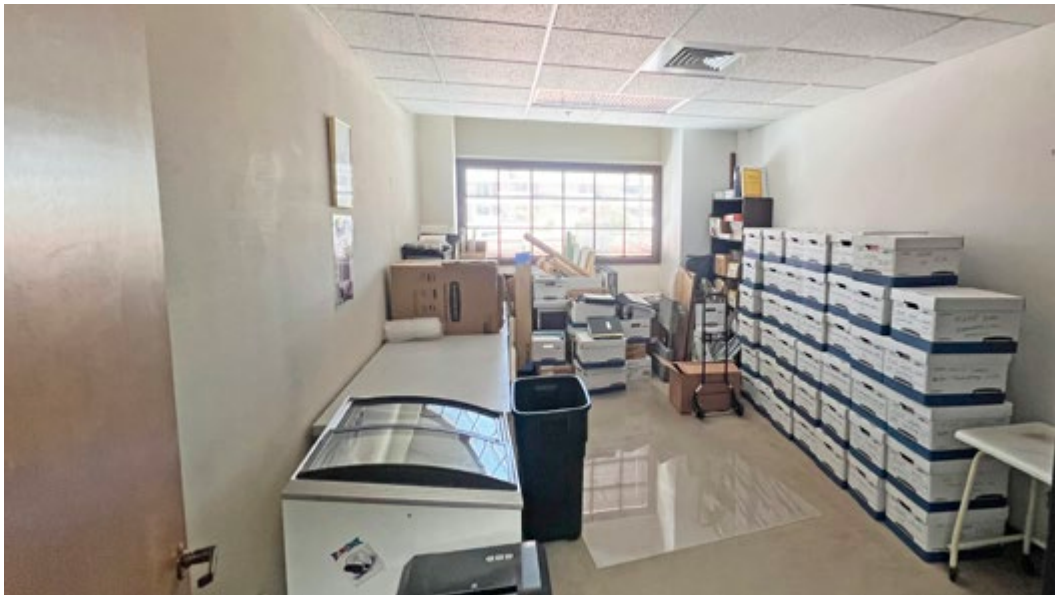

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Downtown Area Merchants & Attractions

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

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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.

Sunset

"Best Beach Town"

Sunset Magazine's 2015 Inaugural Travel Awards

U.S. News & World Report

"The 12 Best Cities for a Weekend Getaway"

U.S. News & World Report

Condé Nast Traveler

"30 Best Small Cities in America"

Condé Nast Traveler's Readers' Choice Awards

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