

FOR SALE

**Leased Trophy Investment Property
on Santa Barbara's Iconic Waterfront**

OFFERED AT \$5,750,000

216
W. CABRILLO
BOULEVARD

SANTA BARBARA
CA 93101



RADIUS[®]
Commercial Real Estate

RADIUSGROUP.COM

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216 W. Cabrillo Boulevard offers a rare opportunity to acquire a premier, income-producing coastal asset in the heart of Santa Barbara. The property is fully leased to Chad's Restaurant, a long-standing and well-recognized local operator (est. 1957), providing stable base rent with additional upside through a percentage-rent structure tied directly to sales performance. Situated along Santa Barbara's iconic waterfront corridor, the property benefits from exceptional visibility, strong foot traffic, and immediate proximity to West Beach, the Harbor, Stearns Wharf, and downtown amenities. This irreplaceable location, combined with a proven tenant and built-in revenue growth potential, positions 216 W. Cabrillo Boulevard as a true trophy investment in one of California's most supply-constrained coastal markets.

KITCHEN EQUIPMENT

• Three (3) Walk-ins • 600 Amps of Power • Liquor License: Beer & Wine (Type 41), Owned by Lessee

THE ASSET

Investment Highlights

Offered at
\$5,750,000

Building Size
±3,257 SF

Price/Building SF
\$1,765/SF

Land Size
±9,147 SF

Cap Rate
4.43%
(Based Upon % Rent
and 2025 Revenue)

APN
033-092-010

Parking
15 Spaces

Zoning
HRC-1 (Hotel Related Commerce I)

CSO
2.5%

LEASE ABSTRACT

Tenant: Chads

Expiration: June 30, 2028

Lease Type: Percentage Lease Based upon
Gross Sales with a Monthly Minimum

Options: (3) 5-Year Options @ CPI Increase

Expenses: Landlord to pay property taxes.

Contact Listing Agents for more Lease specifics.

PRESENTED BY

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AREA OVERVIEW



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SANTA BARBARA CA 93101

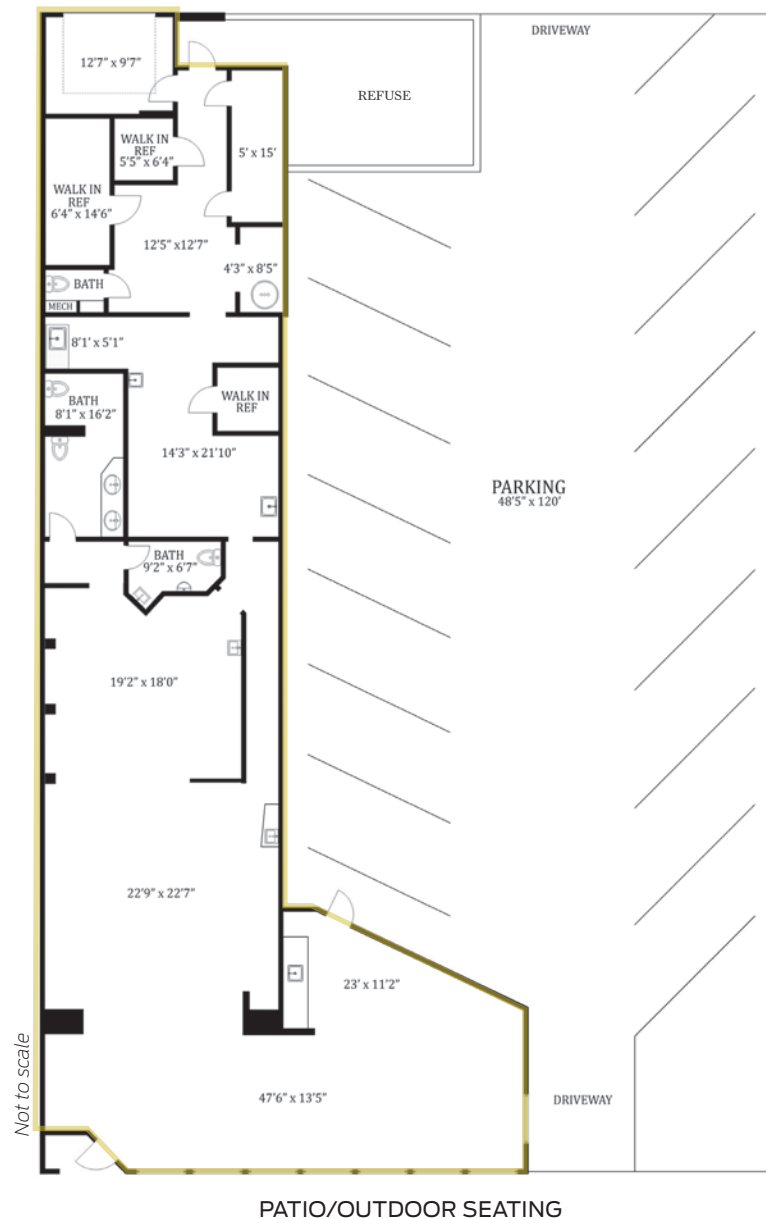
FOR SALE

Trophy Investment Property Situated Along Santa Barbara's
Famed Waterfront

Single Level Floor Plan

Building Size: ±3,257 SF

Lot Size: ±9,147 SF (±0.21 AC)



BEACH & SANTA
BARBARA HARBOR



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DOWNTOWN SANTA BARBARA

SANTA BARBARA
AMTRAK STATION

MOXI THE WOLF
MUSEUM OF EXPLORATION
+ INNOVATION

HOTEL CALIFORNIAN

MARGERUM SANTA
BARBARA TASTING ROOM

RIVIERA BEACH HOUSE



FUNK
ZONE

HARBOR VIEW INN

AMBASSADOR PARK

THE COTTAGE
AT WEST BEACH

VETERANS' MEMORIAL
BUILDING

HARBOR HOUSE INN

CASA DEL MAR INN

HOTEL MILO SANTA
BARBARA

216 WEST
CABRILLO BLVD

WEST
BEACH

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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

