

W PUEBLO ST • SANTA BARBARA CA 93105

504

FOR LEASE • STE. 201

**±1,407 SF 2nd floor Medical Office
suite across from Santa Barbara
Cottage Hospital**

LEASE RATE: \$2.55/SF NNN (\$1.42)

Paul Gamberdella

805.879.9622

pgamberdella@radiusgroup.com

CA LIC. 01267748

Frank Gamberdella

805.879.9640

fgamberdella@radiusgroup.com

CA LIC. 02224940

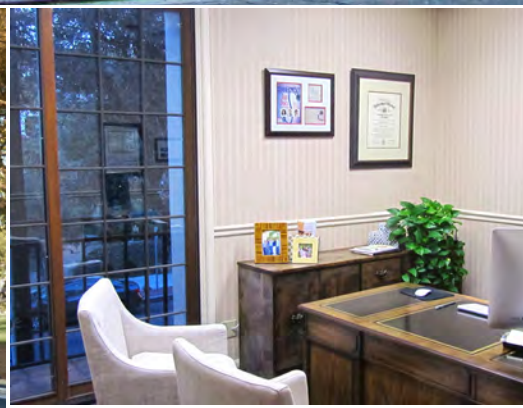


FOR LEASE • ±1,407sf MEDICAL OFFICE ACROSS FROM COTTAGE HOSPITAL

504 W. Pueblo St., Ste. 201 | Santa Barbara, CA 93105



View of Santa Barbara Cottage Hospital



PROPERTY OVERVIEW

Conveniently located and well-appointed medical office suite situated at the corner of W. Pueblo St. and Oak Park Ln. across from Santa Barbara Cottage Hospital. This 2nd floor suite, accessed via stairs or elevator, features a functional layout including a lobby/reception area, office, exam rooms, lab, filing and storage, two restrooms, and a break room. Facing Oak Park Ln., the space offers nice views of the newly re-developed hospital from 2nd floor windows. Contact Listing Agents for further details and to arrange a showing.

Offering Specifics

Lease Rate	\$2.55/SF NNN (\$1.42)
Size	Ste. 201: ±1,407 SF
Utilities	Paid by tenant
Date Available	January 1, 2027
Floor	2nd (Elevator access)
Restrooms	Two (2) private
Parking	One (1) reserved space plus use of remainder of on-site parking lot for patients.
To Show	Call Listing Agents
CSO	3.0%

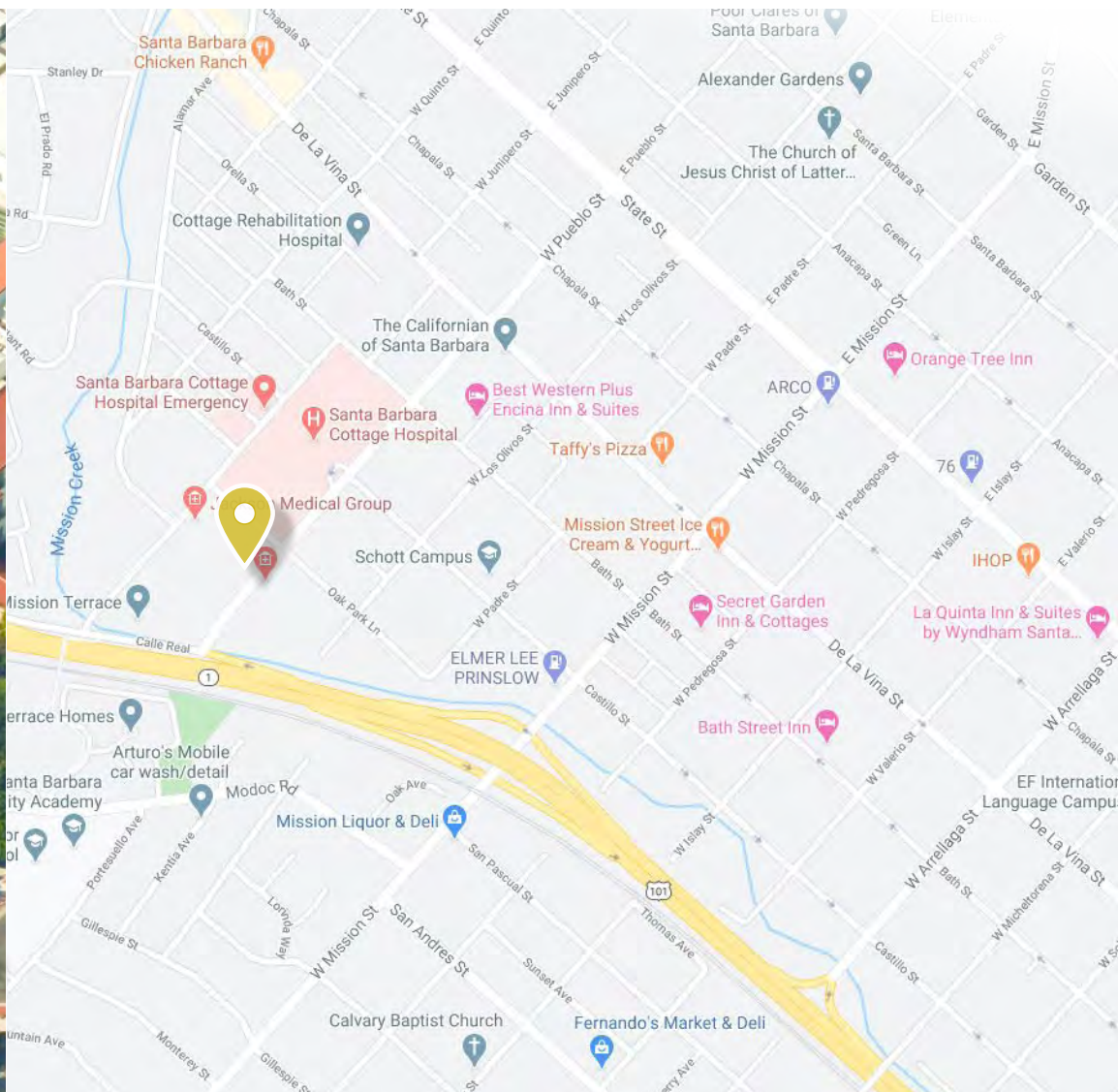
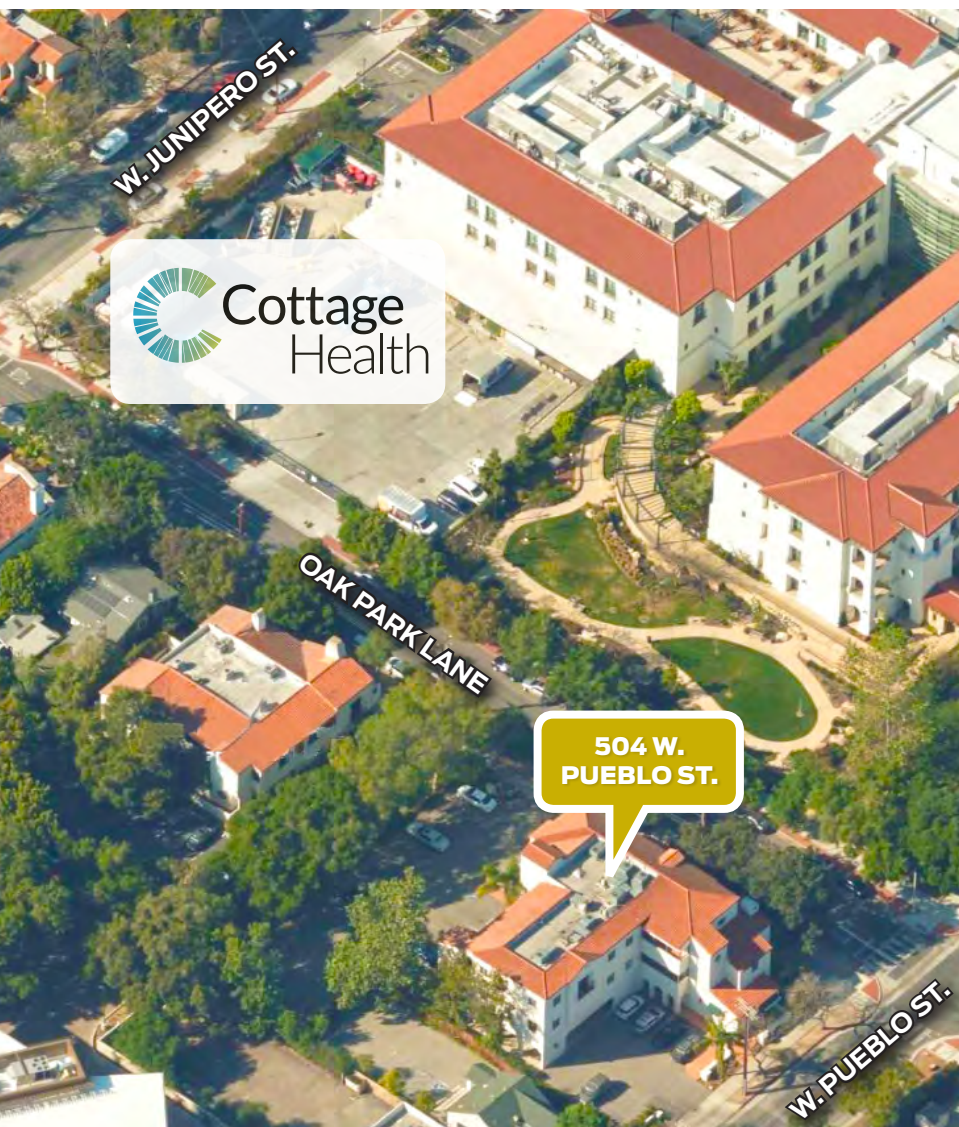
Paul Gamberdella
805.879.9622
pgamberdella@radiusgroup.com
CA LIC. 01267748

Frank Gamberdella
805.879.9640
fgamberdella@radiusgroup.com
CA LIC. 02224940



FOR LEASE • ±1,407sf MEDICAL OFFICE ACROSS FROM COTTAGE HOSPITAL

504 W. Pueblo St., Ste. 201 | Santa Barbara, CA 93105



Paul Gamberdella
805.879.9622
pgamberdella@radiusgroup.com
CA LIC. 01267748

Frank Gamberdella
805.879.9640
fgamberdella@radiusgroup.com
CA LIC. 02224940



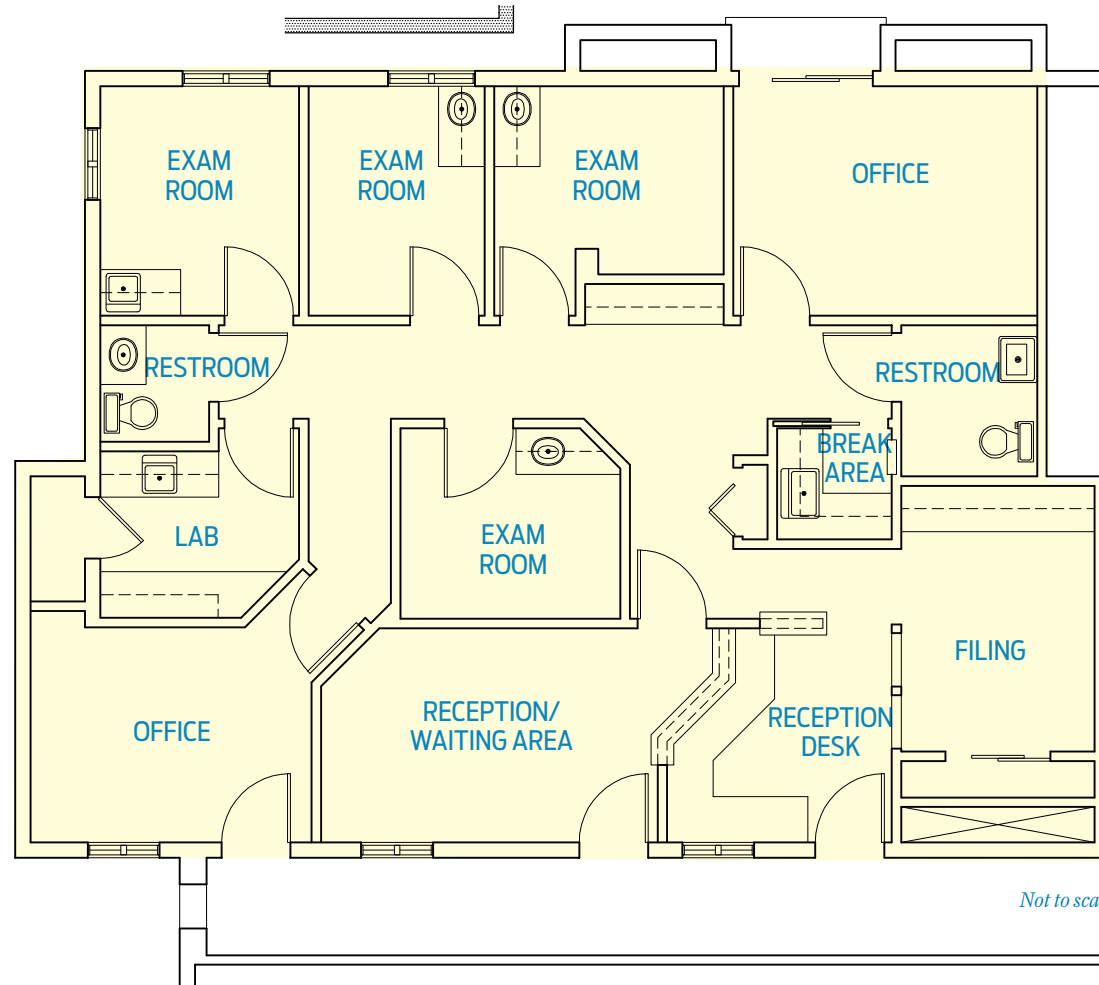
FOR LEASE • ±1,407^{SF} MEDICAL OFFICE ACROSS FROM COTTAGE HOSPITAL

504 W. Pueblo St., Ste. 201 | Santa Barbara, CA 93105

FLOORPLAN | 2ND FLOOR

(Exclusive use of entire suite)

±1,407 SF | \$2.55/SF NNN (\$1.42)



Not to scale

Paul Gamberdella

805.879.9622

pgamberdella@radiusgroup.com

CA LIC. 01267748

Frank Gamberdella

805.879.9640

fgamberdella@radiusgroup.com

CA LIC. 02224940



FOR LEASE • ±1,407sf MEDICAL OFFICE ACROSS FROM COTTAGE HOSPITAL

504 W. Pueblo St., Ste. 201 | Santa Barbara, CA 93105

SUITE 201 PHOTOS



Paul Gamberdella
805.879.9622
pgamberdella@radiusgroup.com
CA LIC. 01267748

Frank Gamberdella
805.879.9640
fgamberdella@radiusgroup.com
CA LIC. 02224940

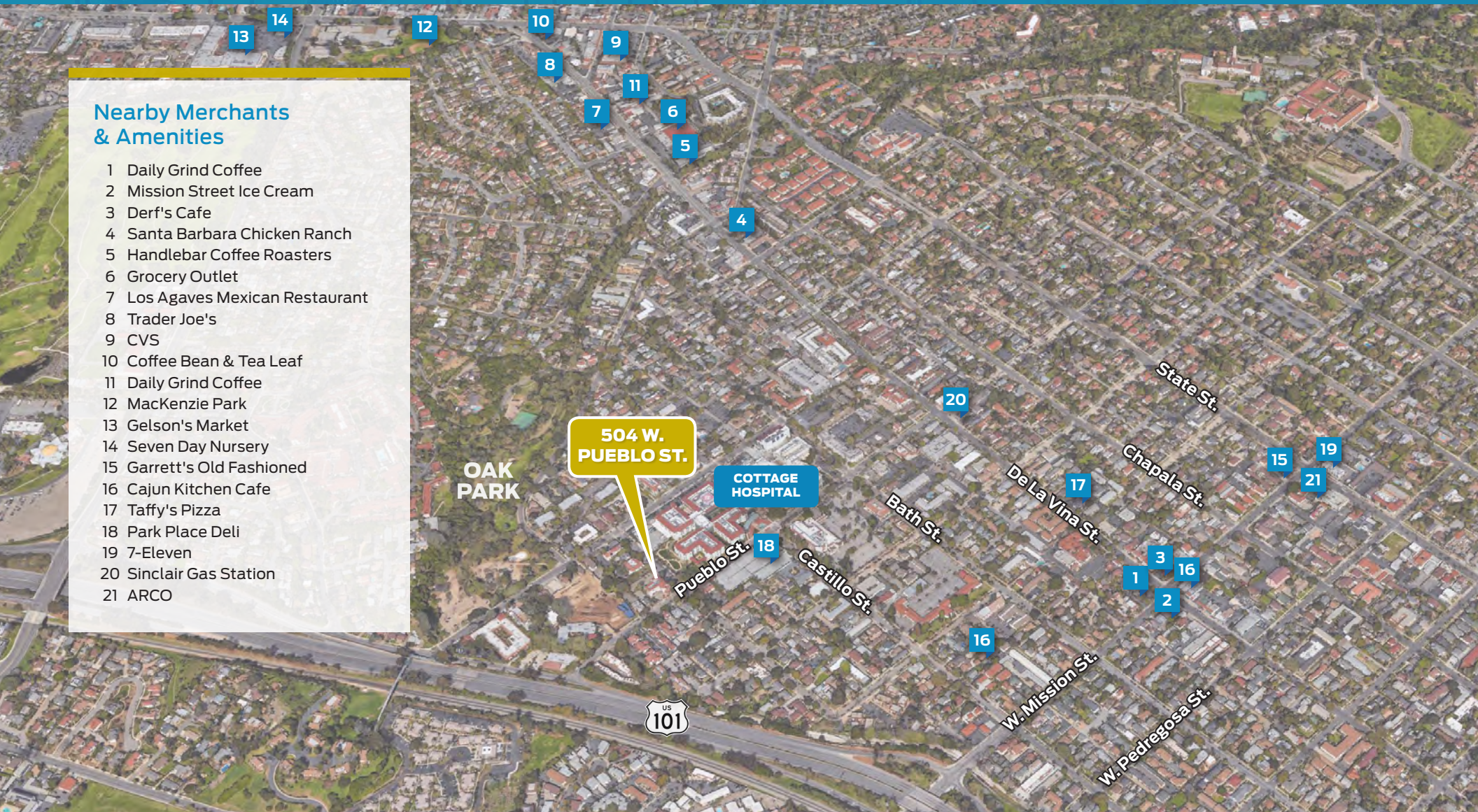


FOR LEASE • ±1,407sf MEDICAL OFFICE ACROSS FROM COTTAGE HOSPITAL

504 W. Pueblo St., Ste. 201 | Santa Barbara, CA 93105

Nearby Merchants & Amenities

- 1 Daily Grind Coffee
- 2 Mission Street Ice Cream
- 3 Derf's Cafe
- 4 Santa Barbara Chicken Ranch
- 5 Handlebar Coffee Roasters
- 6 Grocery Outlet
- 7 Los Agaves Mexican Restaurant
- 8 Trader Joe's
- 9 CVS
- 10 Coffee Bean & Tea Leaf
- 11 Daily Grind Coffee
- 12 MacKenzie Park
- 13 Gelson's Market
- 14 Seven Day Nursery
- 15 Garrett's Old Fashioned
- 16 Cajun Kitchen Cafe
- 17 Taffy's Pizza
- 18 Park Place Deli
- 19 7-Eleven
- 20 Sinclair Gas Station
- 21 ARCO



Paul Gamberdella

805.879.9622

pgamberdella@radiusgroup.com

CA LIC. 01267748

Frank Gamberdella

805.879.9640

fgamberdella@radiusgroup.com

CA LIC. 02224940



FOR LEASE • ±1,407sf MEDICAL OFFICE ACROSS FROM COTTAGE HOSPITAL

504 W. Pueblo St., Ste. 201 | Santa Barbara, CA 93105

SANTA BARBARA COTTAGE HOSPITAL & OAK PARK NEIGHBORHOOD

Santa Barbara Cottage Hospital (SBCH) is a 510-bed, acute-care teaching hospital and level II trauma center, the largest of its kind between Los Angeles and the San Francisco Bay Area. The hospital was founded in 1888 by 50 women determined to provide a healthcare facility for the growing community of Santa Barbara. With annual admissions of 18,204 patients, 44,397 emergency department visits and 2,216 births, the hospital is renowned for its comprehensive maternal-child and pediatric services (Cottage Children's Hospital), cardiac, neurosurgical and oncology programs, emergency and trauma services, modern operating rooms, sophisticated diagnostic radiology equipment, outpatient surgery, eye center, psychiatric and chemical dependency services and inpatient and outpatient rehabilitation services (Cottage Rehabilitation Hospital).

The Cottage Hospital Modernization and Seismic Compliance Project was approved by the Santa Barbara City Council 12 years ago. The massive multi-phase, \$700 million construction project brings the total square footage of the new Hospital to 712,550 SF. The project has completed Phase 6, which consists of a nursing pavilion and a diagnostic and treatment pavilion.



The Oak Park area of Mission Creek has been a popular picnic and recreation spot in Santa Barbara and is one of the most visited parks in the city.

